

**Presque Isle Township
Ordinance No. __-__-2024**

AN ORDINANCE TO AMEND THE PRESQUE ISLE TOWNSHIP ZONING ORDINANCE CONCERNING THE C-1 DISTRICT.

PRESQUE ISLE TOWNSHIP HEREBY ORDAINS:

Section 1: Amendment of Section 4.10

Section 4.10 (C-1: Neighborhood Commercial District) of the Presque Isle Township Zoning Ordinance is hereby amended as follows:

B. Uses Allowed

TABLE OF PERMITTED USES & SPECIAL USES	
<i>P = Permitted by right S = Permitted with a Special Use Permit *supplemental development regulations</i>	C-1
Arts, Entertainment & Recreation (continued)	
<i>Theater, Drive-In §7.16</i>	P*
Commercial, Services & Retail	
<i>Flea Market</i>	P
Transportation, Wholesale & Storage	
<i>Self-Storage Facilities/Mini-Storage §7.46</i>	P S*

Section 2: Amendment of Section 4.16

Section 4.16 (Full Table of Permitted and Special Uses) of the Presque Isle Township Zoning Ordinance is hereby amended as follows:

Table of Permitted Uses & Special Uses											
<i>P = Permitted by right S = Permitted with a Special Use Permit *supplemental development regulations</i>	R-1	R-2	R-M	FR	EC	C-1	C-2	C-M	C-F	I-1	I-2
Arts, Entertainment & Recreation (continued)											
<i>Theaters (Drive-In) §7.16</i>						P*	P*				
Commercial, Services & Retail											
<i>Flea Market</i>						P	P				
Transportation, Wholesale & Storage											
<i>Self-Storage Facilities/Mini-Storage §7.46</i>						P S*	P				

Section 3: Amendment of Article 7

A new Section 7.46 (Self-Storage Facilities/Mini-Storage) of the Presque Isle Township Zoning Ordinance is hereby added to read as follows:

Section 7.46 Self-Storage Facilities/Mini-Storage

- A. All buildings shall be set back from the front lot line at least eight (80) feet. The Planning Commission may increase this setback to one hundred (100) feet if it is determined that a larger setback would be more compatible with the surrounding neighborhood.
- B. Buffer Strip Required.
 - 1. A landscaped buffer strip shall also be required between the front lot line and all buildings. The buffer strip shall comply with the standards in **Section 3.20.A**.
 - 2. Pursuant to **Section 3.20**, screening shall be required on the side and rear lot lines when the use abuts a residential use.
- C. Landscaping shall be required pursuant to **Section 3.19** except that the entire front yard is required to be landscaped.
- D. Buildings shall be architecturally similar in style to other buildings in the neighborhood. The Planning Commission shall determine if the proposed buildings are architecturally similar to the surrounding neighborhood after reviewing elevation drawings, materials proposed, and roof style.
- E. No repair facilities shall be located on the site and no incidental repair operations shall occur on the site.
- F. Storage of hazardous materials is prohibited on the site.
- G. Except in the case of office space used for employees of the facility, no water and septic shall exist on the site.

Section 4: Severability

If any clause, sentence, paragraph, or part of this Ordinance shall for any reason be finally adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair, or invalidate the remainder of this Ordinance but shall be confined in its operation to the clause, sentence, paragraph or part thereof directly involved in the controversy in which such judgment is rendered.

Section 5: Effective Date

The ordinance shall become effective eight (8) days after being published in a newspaper of general circulation within the Township.

Ordinance No. ____ - ____ -2024 was adopted on the ____ day of _____, 2024, by the Presque Isle Township Board as follows:

Motion by: _____

Seconded by: _____

Yeas: _____

Nays: _____

Absent: _____

Cynthia Paavola, Clerk

Stephen Lang, Supervisor

I certify that this is a true copy of Ordinance No. ____ - ____ -2024 that was adopted at a regular meeting of the Presque Isle Township Board on _____, 2024 and published in the Presque Isle County Advance on _____, 2024.

Dated: _____

Cynthia Paavola, Clerk