

Tyrone Township, Livingston County, Michigan

Zoning Ordinance No. 36

**Adopted October 7, 1997
Amended April 8, 2002
Amended March 9, 2004
Amended as No. 36D August 19, 2008
Amended October 1, 2009 (36D.01)
Amended May 30, 2010 (36D.02)
Amended November 2, 2010 (36D.03)
Amended May 15, 2012 (36D.04)
Amended June 5, 2012 (36D.05)
Amended September 18, 2012 (36D.06)
Amended October 16, 2012 (36D.07)
Amended January 15, 2013 (36D.08)
Amended October 15, 2013 (36D.09)
Amended September 16, 2014 (36D.10)
Amended January 6, 2015 (36D.11)
Amended April 21, 2015 (36D.12)
Amended July 21, 2015 (36D.13)
Amended April 19, 2016 (36D.14)
Amended October 18, 2016 (36D.15)
Amended February 6, 2018 (36D.16)
Amended March 6, 2018 (36D.17)**

**This zoning ordinance was last amended or revised
March 6, 2018**

**And is cataloged as revision
36D.17**

*Contact the Tyrone Township Clerk @ 810-629-8631
to verify the current version of this ordinance.*

RECENT AMENDMENTS INCLUDED IN THIS ORDINANCE VERSION:

The following amendments were approved on February 6, 2018:

- Article 21, Section 21.43 – Condominium Development Standards and Site Plan Review, to include reference to the Michigan Condominium Act (Act 59 of 1978, as amended);
- Article 22, Section 22.05.C – Cemeteries, to update cemetery special land use requirements regarding Access, Road Design, Setbacks, and Fencing;
- Article 23 – Site Plan Review and Impact Assessment, to update licensed designer requirements consistent with Public Act 178 of 2013.
- Ordinance #25 – Land Division Ordinance, to update licensed designer requirements consistent with Public Act 178 of 2013.

The following amendments were approved on March 6, 2018:

1. FR Farming Residential Zoning District
 - a. Increased the required minimum lot size from 2 to 3 acres
 - b. Removed the requirement for creating open space during land divisions.
2. RE Rural Estates Residential Zoning District
 - a. Increased the required minimum lot size from approx. 1.5 acres to 1.75 acres
 - b. Removed the requirement for creating open space during land divisions.
3. R-1 Residential Zoning District
 - a. Increased the required minimum lot size from 30,000 square feet to 1 acre
 - b. Removed the requirement for creating open space during land divisions.
4. Article 8 – OSP Open Space Preservation Option
 - a. Amended to comply with the State of Michigan CDO Cluster Development Option requirements
 - b. Amended to include the revised minimum lot sizes in FR, RE, and R-1.
 - c. Amended to require sanitary sewer or community septic systems for cluster developments.
5. Article 20 – Schedule of Regulations
 - a. Amended “Minimum Site and Lot Area” values in the regulation table, Section 20.01.
 - b. Section 20.02 Footnotes to Schedule of Regulations – Remove footnote AA, which required the designation of open space for lots created in FR, RE, R-1, and R-2.
6. Article 26 – Nonconformities
 - a. Added Section 26.10 - Open Space Dependent Properties. Recognizes properties with open space as conforming when they were created.