

**CITY OF LAKE ANGELUS, MICHIGAN
OAKLAND COUNTY, MICHIGAN**

ORDINANCE NO. 160

**AN ORDINANCE TO AMEND THE CITY OF LAKE
ANGELUS CODE OF ORDINANCES, PART TWELVE,
“PLANNING AND ZONING CODE,” TITLE FOUR,
“ZONING,” TO UPDATE ENUMERATED SECTIONS
RELATED TO GARAGES AND ACCESSORY
STRUCTURES**

THE CITY OF LAKE ANGELUS ORDAINS:

Section 1 of Ordinance

The Lake Angelus City Code, Part Twelve, “Planning and Zoning Code,” Title Four, “Zoning,” Chapter 1240, “General Provisions and Definitions,” Section 1240.08, “Definitions,” is hereby amended to read as follows:

1240.08 DEFINITIONS

(a) [No Change.]

(b) Definitions.

(1) Accessory Buildings and Structures. A building or structure on the same lot or parcel of land as the principal building, but not connected by an architecturally-integrated structure or a shared common wall of the principal residential dwelling, devoted exclusively to an accessory use.

(2) – (14) [No Change.]

(15) Garage, attached. Any garage which has a common wall with the principal residential dwelling, or which is connected by an architecturally-integrated structure or a shared common wall to the principal residential dwelling.

(16) Garage, detached. Any garage not meeting the definition of garage, attached, shall be considered to be a detached garage.

(17) Grade. [Unchanged]

(18) Grade, Finished. [Unchanged]

(19) Grade, Natural. [Unchanged]

- (20) Lake frontage. [Unchanged]
- (21) Lake-side Structure. An accessory structure constructed on the lake side of a principal residential dwelling that can be varied in purpose. Examples include, but are not limited to, gazebos, pool houses, and outdoor kitchens.
- (22) Lot. [Unchanged]
- (23) Lot Area. [Unchanged]
- (24) Lot Lines. [Unchanged]
- (25) Lot of Record. [Unchanged]
- (26) Lot, Width. [Unchanged]
- (27) Natural Feature. [Unchanged]
- (28) Non-Conforming Building. [Unchanged]
- (29) Non-Conforming Use. [Unchanged]
- (30) Ordinary High-Water Mark. [Unchanged]
- (31) Principal Building or Structure. [Unchanged]
- (32) Public Utility. [Unchanged]
- (33) Retaining Wall. [Unchanged]
- (34) Setback. [Unchanged]
- (35) Shed. A structure built for storage.
- (36) Sign. [Unchanged]
- (37) Special Lane Uses. [Unchanged]
- (38) Story. [Unchanged]
- (39) Structure. [Unchanged]
- (40) Yard, Front. [Unchanged]
- (41) Yard, Rear. [Unchanged]

(42) Yard, Side. [Unchanged]

Section 2 of Ordinance

The Lake Angelus City Code, Part Twelve, “Planning and Zoning Code,” Title Four, “Zoning,” Chapter 1248, “Residential Districts,” Section 1248.02, “Accessory Uses,” is hereby amended to read as follows:

1248.02 ACCESSORY USES.

(a) Attached garage. One attached garage, subject to the following:

(1) Maximum floor area. 25% of the floor area as defined in Section 1248.05(b) of the principal residence or 900 square feet, whichever is greater, not to exceed 2,000 square feet.

(2) There may be no more than 45 lineal feet of garage door width per garage. There shall be a maximum of four (4) garage doors per elevation. Garage doors may not exceed 10 feet in height. Garage doors must be compatible with the character of the principal residence.

(3) For buildings that are visible from the Lake, garage doors shall not be located on the side of the building facing the Lake.

(b) Detached accessory buildings. Up to two (2) detached accessory buildings, subject to the following:

(1) Maximum floor area. The total floor area of all such structures shall not exceed 3,200 square feet. On parcels of four (4) acres or larger with more than three (3) acres in the rear yard of the principal residence, the total floor area of all such structures shall not exceed 4,400 square feet.

(2) Building height shall not exceed 25 feet.

(3) A kitchen and a bathroom may be included but the building shall not be used as a single-family dwelling.

(4) The floor area of an upper level storage space shall not exceed 60% of the main level floor area. The upper level storage space shall not be included in the maximum floor area calculation.

(5) The design and construction materials must be compatible with the character of the area and similar in nature to those of the principal residence.

(6) For buildings that are visible from the Lake, garage doors shall not be located on the side of the building facing the Lake.

- (7) Buildings shall be located behind the lake front corner of the principal residence.
 - (8) A landscape plan, prepared by a registered landscape architect, shall be provided which will completely screen the building from the road and adjacent properties.
- (c) Lake-side structure. One structure, such as a pool house, kitchen, or similar, subject to the following:
- (1) Minimum height to qualify as a structure is 36 inches.
 - (2) Location. Structure may be located on the lake side of a home and the closest point of such structure must be no more than 25 feet from the principal residence. Structure shall be at least 15 feet from the side lot line, 50 feet from the ordinary high water mark of the Lake, and shall comply with the lake view lines of adjacent lots.
 - (3) Maximum structure height is 14 feet for structures with a roof pitch greater than 2:12 and 10 feet for structures with a roof pitch less than 2:12.
 - (4) Maximum floor area, including the area under any overhangs or eaves, is 200 square feet.
 - (5) The design and construction materials must be compatible with the character of the area and similar in nature to those of the principal residence.
- (d) Sheds. One shed, subject to the following:
- (1) Shed shall be located behind the lake front corner of the principal residence.
 - (2) Maximum floor area is 80 square feet.
 - (3) Maximum structure height is 10 feet.
- (e) Swimming pools and hot tubs.
- (1) Location. Structure shall be at least 15 feet from the side lot line, 50 feet from the Ordinary High Water Mark of Lake Angelus and shall comply with the lake view lines of adjacent lots.
- (f) – (k) [Unchanged.]

Section 3 of Ordinance

The Lake Angelus City Code, Part Twelve, “Planning and Zoning Code,” Title Four, “Zoning,” Chapter 1248, “Residential Districts,” Section 1248.05, “Supplementary Use and Development Standards,” is hereby amended to read as follows:

1248.05 SUPPLEMENTARY USE AND DEVELOPMENT STANDARDS

(a) – (d) [Unchanged.]

(e) Driveways and parking areas shall be designed and constructed on the road side of the house as much as possible.

(f) – (h) [Unchanged.]

Section 4 of Ordinance - Repealer

All Ordinances or parts of Ordinances in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect, and the Lake Angelus Code of Ordinances shall remain in full force and effect, amended only as specified above.

Section 5 of Ordinance. Savings.

All proceedings pending and all rights and liabilities existing, acquired, or incurred at the time this Ordinance takes effect are saved and may be consummated according to the law in force when they were commenced.

Section 6 of Ordinance. Severability.

If any section, clause or provision of this Ordinance shall be declared to be unconstitutional, void, illegal or ineffective by any Court of competent jurisdiction, such section, clause or provision declared to be unconstitutional, void or illegal shall thereby cease to be a part of this Ordinance, but the remainder of this Ordinance shall stand and be in full force and effect.

Section 7 of Ordinance. Effective Date.

The provisions of this Ordinance shall take effect seven (7) days after publication.

Section 7 of Ordinance. Enactment.

At a regular meeting of the Lake Angelus City Council held on June 11, 2024, adoption of the foregoing ordinance was moved by Mark Symonds and supported by George Drake.

Voting for: Mark Symonds, Leslie DeSimone, George Drake, Tony Messina, and Chris Fietsam

Voting against: NA

The Mayor declared the ordinance adopted.

Leslie DeSimone
Mayor

Sarah McNew Razzaque
Clerk

CERTIFICATION

The foregoing is a true copy of Ordinance No. 160 which was enacted by the Lake Angelus City Council at a regular meeting held on June 11, 2024.

Sarah McNew Razzaque
Clerk