

**CITY OF EAST TAWAS MICHIGAN
ORDINANCE 362**

ADOPTED: FEBRUARY 17, 2026

EFFECTIVE: MARCH 9, 2026

AN ORDINANCE TO amend the following sections of Ordinance No. 343, Chapter 44 Zoning, Article IV Zoning District Regulations, Section 44-115 Area, Height, Width and Setback Regulations and Article VIII Supplemental Regulations, Section 44-269 Accessory Buildings, of the City of East Tawas Code of Ordinances adopted on May 10, 2013, as follows by adding or replacing language as indicated.

NOW THEREFORE, be it ordained by the City Council of the City of East Tawas Michigan, in the State of Michigan, as follows:

SECTION 1: AMENDMENT "Sec 44-115 Area, Height, Width And Setback Regulations" of the East Tawas Municipal Code is hereby *amended* as follows:

AMENDMENT

Sec 44-115 Area, Height, Width And Setback Regulations

The following table includes the schedule of area, height, width and setback regulations:

Schedule of Area, Height, Width and Setback Regulations

Zoning District	Minimum Lot Size		Maximum Building Height Space		Minimum Yard Setback (in feet)			Max. Lot Coverage	Accessory Building Setbacks				Footnotes
	Area (sq. ft.)	Lot Width	Stories	Feet	Front	Side Least/Total	Rear	Percent	Front	Side	Rear	Height	
Low Density Residential LDR	20,000	100 ft.	2.5	35	40	15/35	50	30%	40	10	15	25	ABDF
Medium Density Residential MDR	10,000	80 ft.	2.5	35	35	15/30	40	30%	35	10	15	25	ABDF
High Density Residential HDR	7,500	60 ft.	2.5	35	25	6/20	30	30%	25	6	6	25	ABDF
Multiple-Family Residential MFR	footnotes	200 ft.	3	35	35	35/70	50	30%	35	10	15	25	ABDFGHI
Tawas Lake Waterfront Residential TLWFR	5,000	50 ft.	2	30	15	6/15	20	30%	15	6	6	25	ABDEF
Office Service Commercial OSC	footnotes	footnotes	—	40	25	6/20	30	50%	25	6	6	25	ABIKL
Central Business District CBD	footnotes	footnotes		50	—	—	—	100%	NOT ALLOWED				ABCDK
Waterfront WF	15,000	70 ft.	—	40	25	6/20	30	75%	25	6	6	25	AB
Highway Service Commercial HSC	10,000	80 ft.	2	35	25	10/20	25	75%	25	10	10	25	AB
Limited Industrial LI	20,000	80 ft.	—	40	50	10/20	50	75%	50	10	10	25	AB
Industrial I	40,000	120 ft.	2	35	25	10/20	50	75%	25	10	10	25	AB
Planned Unit Development PUD	See district.												

Footnotes

A. All dwelling units and occupied buildings shall be served with a public water supply system and public sanitary sewer system or other systems approved by the health department.

B. The minimum distance of any principal building from the ordinary high-water mark shall be 50 feet or as specified by the state department of environmental quality.

C. Any structure located in the CBD which abuts a dwelling located in a residential district shall have a minimum setback from the common property line of ten feet.

D. The minimum floor area of dwelling units shall be as follows:

Type of Dwelling		Total Usable Floor Area (sq. ft.)
1.	Single-family	1,000
2.	Two-family (per dwelling unit)	800
3.	Multifamily	
	Efficiency unit	500
	1 Bedroom	700
	2 Bedroom	900
	3 Bedroom	1,100
	4 Bedroom	1,300
	Each additional bedroom	90

E. Tawas Lake Waterfront Residential District is allowed a minimum total usable floor area of 800 square feet for a single-family dwelling.

F. The maximum density shall be computed as follows:

1. Efficiency or one-bedroom units shall not exceed ten dwelling units per acre or 4,356.
2. Two-bedroom units shall not exceed eight dwelling units per acre or 5,445.
3. Three-bedroom units shall not exceed six dwelling units per acre or 7,260.
4. The area used for computing density shall be the total site area.

G. In an MFR, multiple-family residential district, the minimum distance between two buildings shall be 25 feet.

H. Front, side and rear yards shall be landscaped in trees, shrubs and grass. All such landscaping shall be maintained in a healthy condition. There shall be no parking or structures permitted in these yards, except required entrance drives and those fences, walls, berms and

vegetation used to screen the use from abutting residential lots and parcels.

I. Adequate minimum area to accommodate all of the specific requirements for lot area coverage, off-street parking, for all on-site uses, yards and setbacks, water supply and wastewater disposal and other requirements specified for the uses permitted in this district.

J. Adequate minimum lot width to accommodate all buildings, structures and open-air use areas and yard and setback requirements specified for the uses permitted in this district.

K. The minimum lot area shall be equal to the area of the smallest lot in the street block in which it is located as long as each lot or parcel is served by the public water supply system and a public wastewater sewer and treatment system.

L. The minimum lot width shall be equal to the width of the narrowest lot in the street block in which it is located.

M. Each lot or parcel shall have direct convenient pedestrian access from parking spaces provided for customers to the entrance of its principal building's customer service area.

(Code 1992, § 24-102; Ord. No. 304, § 412, 6-2-2003)

SECTION 2: AMENDMENT "Sec 44-269 Accessory Buildings" of the East Tawas Municipal Code is hereby *amended* as follows:

A M E N D M E N T

Sec 44-269 Accessory Buildings

Accessory buildings shall be subject to the following regulations:

- (a) Where the accessory building is structurally attached to a principal building, it shall be subject to, and must conform to, all regulations applicable to the principal building.
- (b) No accessory building shall be built upon a lot or parcel unless and until a principal building is erected, except that an accessory building may be erected on a vacant lot adjoining a lot with a principal building provided that both lots remain in common ownership. For the Tawas Lake Waterfront Residential District, lots are also considered to be adjoining if they are separated by a road or right-of-way provided that both lots remain in common ownership.
- (c) No more than three accessory buildings are allowed on any property.
- (d) Accessory buildings shall not exceed 25 feet in height. The square footage of an accessory building shall not exceed the total square footage of the ground floor of the principal building, including any structurally attached accessory buildings.
- (e) An accessory building shall not be located within a dedicated utility or drainage easement or right-of-way.
- (f) If the lot is a corner lot, accessory buildings shall remain behind all required building setbacks adjacent to streets.
- (g) Accessory buildings may be erected in any non-required yard of non-waterfront lots in low density residential (LDR), medium density residential (MDR) and high density residential (HDR) zoning districts. In addition, an accessory building may be erected in the non-required portion of the yard facing the street on a waterfront lot.
- (h) Accessory buildings are not permitted in the Central Business District (CBD).
- (i) Accessory buildings in residential zoning districts may not be erected in any required front yard.
- (j) No detached accessory buildings shall be located closer than ten feet to the principal building or any neighboring principal building.
- (k) Accessory buildings shall be subject to all applicable building code regulations and shall also be subject to the same placement and coverage requirements for the zoning district in which they are located.

(Code 1992, § 24-259; Ord. No. 304, § 804, 6-2-2003; Ord. No. 311, 5-2-2005; Ord. No. 315, 7-24-2007)

PASSED AND ADOPTED BY THE CITY OF EAST TAWAS MICHIGAN CITY
COUNCIL FEBRUARY 17, 2026.

Presiding Officer

Bruce P. Bolen

Bruce P. Bolen, Mayor, City of East Tawas Michigan

Attest

Grace Martin, Clerk, City of East Tawas Michigan

