

Milton Township, Antrim County

2023 - Zoning Edition

A **zoning ordinance** is a township law establishing land development districts and regulating land development. In suburban and rural areas where the dominant intent of zoning is to protect the value and use of private residences, zoning often focuses on segregating incompatible land uses.

It is important to understand how local zoning may impact your future plans for your property. Always check before you plan. Below are frequently asked topics.

Septic Inspection and Property Transfer

Sellers in Milton Township are required to have septic and well systems inspected prior to a sale. The sale can't close without it. Milton Township looks to the Antrim County Health Department to test well water and to inspect on-site sewage systems, at the property seller's expense. Systems that were newly installed within the past 10 years, or that were inspected within the past five years are exempt. Septic tanks must be pumped before a property changes hands, unless the seller can produce records showing that the tank has been pumped by a licensed contractor within the past five years. This ordinance protects home buyers, as well as the township's precious natural resources, which is especially important for a township bordered by four different lakes! This ordinance was adopted in October 2012, making Milton Township the first in the four-county health district to enact a time-of-transfer ordinance for property transactions. Download the application from the Northwest Michigan Health Department @NWHealth.org or by calling 231-533-8670

Waterfront Property

Number of Docks – One (1) dock shall be allowed, used or installed for each lot.

Dock Length – No dock shall extend more than eighty (80) feet into a body of water, measured perpendicularly from the shoreline, unless necessary to reach water with a depth of four (4) feet, and then no further than necessary to reach such depth.

Shoreline Protection Strip – A shoreline protection strip shall be provided on all waterfront lots. **A permit is required prior to undertaking any earth change or removal of vegetation.** The shoreline protection strip shall not be less than twenty-five (25) feet in depth and extend to not less than 80% of the width of the shoreline property. This ordinance protects the precious natural resources we all enjoy.

Recreation Vehicles

The parking of recreation vehicles, as well as other such vehicles or craft (including, but not limited to boats, all-terrain vehicles, personal watercraft, etc) in a residential zoned district is permissible if the following standards are met:

A) The vehicle must be owned by the land owner or occupant of the land upon which it is stored; and B) The vehicles may be used in an accessory use for up to thirty (30) days on said parcel in any twelve (12) month period; and C) Provided that such storage or use shall not under any circumstances be undertaken on a commercial or rent basis; and D) The vehicle shall be parked at least five (5) feet from the property line and access to all sides of the building for emergency purposes shall be maintained.

Vacation Rentals

It is the intent of the Milton Township Vacation Rental Ordinance to establish standards for vacation rental activities so that these activities will not be detrimental to the character and livability of the surrounding neighborhood. There is a required permit to rent with a \$200.00 annual permit fee. The following restrictions apply:

- Limits the number of weeks permitted to rent to six week limit per calendar year, AND not more than two (2) weeks during a four (4) week period.
- Minimum length of rental period is seven (7) days.
- Each owner must designate a local person, property manager, as a local contact person who has access and authority to assume management of the unit and take remedial measures.
- Overnight occupancy not to exceed the lesser of:
 1. Two (2) individuals per bedroom
 2. Ten (10) individuals
- Quiet hours shall be from 10:00 pm to 8:00 am
- All applicants are required to provide a rental activity log, along with a current septic and well status report, house rules, local contact person and completed application form. Guest Log must be maintained and provided upon request.

Fireworks

The ignition, discharge, and use of Consumer Fireworks in Milton Township is prohibited at all times except after 11:00 am on the following days:

- a) December 31 until 1:00 am on January 1
- b) The Saturday and Sunday immediately preceding Memorial Day until 11:45 pm on each of those days.
- c) June 29 to July 4 until 11:45 pm on each of those day
- d) July 5, if that date is a Friday or Saturday, until 11:45 pm

Signs

No sign may project above nor be located within the ten (10) feet from the highway right of way except for identification designating the house number and/or the name of the resident.

- Temporary sign advertising the sale or lease of the premises, not exceeding five (5) square feet in sign area and located on the premises.
- Temporary building construction sign listing the architect, engineer, and/or contractor with a sign area not exceeding six (6) square feet and located on the premises. Each subcontractor may post a temporary sign not exceeding five (5) square feet in sign area **while working on the premises.**
- Off-premise signs are not allowed.

For more detailed information the Milton Township Master Plan and Zoning Ordinances are posted online @ Miltontownship.org

Any questions can be directed to: Miltonzoning@gmail.com or by calling 231-264-6613.