

Revised 10/17/2018

PLEASANT PLAINS TOWNSHIP
LAKE COUNTY, MICHIGAN
(Ordinance No. _____)

At a regular meeting of the Township Board for Pleasant Plains Township, held at the Township offices on _____, 2022, beginning at ____:____ p.m., the following Ordinance was offered for adoption by Township Board Member _____, which motion was seconded by Township Board Member _____:

**A PLEASANT PLAINS TOWNSHIP ZONING ORDINANCE
TO ESTABLISH CRITERIA FOR CONSTRUCTION OF
PERMENANT HABITAL STRUCTURES WHICH COULD
BE DEEMED PRIMARY RESIDENCES**

THE TOWNSHIP OF PLEASANT PLAINS (the “Township”) ORDAINS:

Article 1. It is the intent of the Township to provide landowners the highest use of their land for recreational purposes and provide a means to construct a structure that can be legally occupied as a dwelling. We will adopt the term; “TINY HOUSE” for these purposes.

Article 2. TINY HOUSE is defined as: A dwelling that is more than 400 sq. ft. and less than 720 sq ft with a minimum side elevation of no less than 8 ft, to support a 4/12 roof pitch. A minimum length and width of 20 feet; built to all Michigan building and sanitary codes and qualifies for a certificate of occupancy.

Article 3. Each TINY HOUSE can have (1) one accessory building with a maximum size of 8’ X 12’. Proof of ownership of subject properties must be provided. Only (1) one, single story TINY HOUSE will be permitted per parcel. Split parcels must be combined before any permit is issued.

Article 4. Codes Rules and Standards for TINY HOUSE’s placed in Pleasant Plains Township, MI.

Section 1. • Foundations: TINY HOUSE shall be placed on a 4” concrete slab, securely anchored to concrete at all four corners and skirted so animals or rodents cannot borough under building.

Section 2. • Vapor retarder: Underside of building within 18” of grade shall be constructed of pressure treated wood, and shall have a 6 mil vapor retarder between grade and building.

Section3 • Exterior wall Covering: exterior wall covering shall provide the building with a weather resistant exterior wall envelope. The exterior wall envelope shall be designed and constructed in such a manner to prevent the accumulation of water within the wall assembly. Exterior wall covering (siding) shall be esthetically pleasing and blend with the environmental surroundings. R703.1 MRC.

Section 4. • Roof assemblies: Roof assemblies shall be designed and installed in accordance with the current adopted MRC Michigan Residential Code and the manufactures installation instructions such that the roof assembly shall serve to protect the building or structure. Shingles, wood shakes, or steel panels may be used. Rolled roofing or other types of roofing will not be allowed. R903.1 MRC.

Section 5. • (a.) Emergency and escape rescue openings: All rooms intended for the use of sleeping shall have two (2) means of egress. Egress windows shall have a clear opening of five (5) square feet in the operable sash within 44” of the floor and within six (6) feet of exterior grade. (5.7) square feet if over six (6) feet from exterior grade. R310, including R310.1.1 – R310.1.4 • (b.) Exit doors: Required exit doors shall be a side hinged door not less than three (3) feet in width and not less than (6’6”) in height R311.2 MRC.

Section 6. • Electrical: All electrical connections and electrical wiring in TINY HOUSE’s shall meet all electrical codes and be installed and inspected under an electrical permit obtained from the Lake County Building Department. TINY HOUSE’s shall have a maximum 100 amp electrical service, where electric is provided.

Section 7. • Gas or Diesel Powered Generators: When using generators to power an TINY HOUSE, generators shall be placed a minimum of 15 feet away from building. This may help prevent exhaust fumes of generator from entering building.

Section 8. • (a) Carbon monoxide detectors: The Owner of a (TINY HOUSE) shall install one(1) carbon monoxide detection device at each source point. • (b) Smoke Alarms: There shall be a smoke alarm in each room intended for the purpose of sleeping and the area adjacent to all sleeping rooms. When one or more alarms are required to be installed within an individual dwelling unit, the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all alarms in dwelling. All smoke alarms shall be equipped with a battery backup.

Section 9. • (a) Mechanical systems: All mechanical systems, furnaces, wood burners or any other type of heat and air conditioning source shall be installed per manufacture’s specs and inspected in accordance with the current adopted Michigan Mechanical code, under a Mechanical permit obtained from the Lake County Building Department. • (b) Vent-less heaters will not be allowed.

Section 10. • Current adopted International Energy Conservation Code: All units equipped with (HVAC) heating ventilating or air conditioning units shall be required to meet all provisions of the current adopted IECC. Should an Owner install this type of equipment after a Certificate of Occupancy has been issued for a unit with-out HVAC, the structure shall be brought into compliance to meet all the provisions of the current adopted IECC. This renovation may mean the rebuilding of the floor, walls, entire roof structure and all insulation.

Section 11. • Plumbing: Required plumbing fixtures and hot water distribution systems in Tiny Houses where electricity is not available will not be mandated provided all of the following conditions are satisfied. a. An electric power source is not readily available. A readily available power source would include a portable power generator on site, or power along the road frontage

of site. b. A sewage disposal system permit shall have been issued by District Health Department #10, having jurisdiction for an outside privy over an approved vault. c. A water supply well permit, including the use of a hand pump only, issued by District Health Department #10, having jurisdiction. d. The use of the structure shall be limited to family members only, see #7 under basic requirements. All plumbing installed in a TINY HOUSE shall meet all the requirements of the current adopted Michigan Plumbing Code and shall be installed and inspected under a permit obtained from the Lake County Building Department. Plumbing shall also meet all the requirements of District 10 Health Department Sanitary Codes.

Article 5. The landowner is responsible to secure and comply with Township land use permits, established Township zoning requirements as well as Lake County building permits, to include all structural, electrical, mechanical, and plumbing systems. An address shall be obtained from Lake County Equalization. As well, driveway considerations as the Lake County Road Commission requires.

Article 6. The balance of the Pleasant Plains Township Zoning Ordinance, as amended, shall remain in full force and effect.

Article 7. Severability. In the event that any one or more sections, provisions, phrases, or words of this Ordinance shall be found to be invalid by a court of competent jurisdiction, such holding shall not affect the validity or the enforceability of the remaining sections, provisions, phrases, or other words of this Ordinance, which shall remain in full force and effect.

Article 8. Effective Date. The provisions of this Ordinance shall take effect upon the expiration of seven (7) days after the date of publication of the Ordinance or a summary of its provisions in accordance with the law.

The vote regarding this Ordinance was as follows:

YEAS: _____

NAYS: _____

ABSENT/ABSTAIN: _____

ORDINANCE DECLARED ADOPTED.

CERTIFICATION

I hereby certify that the above is a true copy of an ordinance adopted by the Township Board for Pleasant Plains Township at the time, date, and place specified above pursuant to the required statutory procedures.

Respectfully submitted,

Dated: _____, 2022

By _____
Elizabeth Knight
Pleasant Plains Township Clerk