

**LYON TOWNSHIP  
ROSCOMMON COUNTY, MICHIGAN  
ZONING ORDINANCE AMENDMENT**

**ORDINANCE NO. 2020-004**

At a meeting of the Township Board of Lyon Township, Roscommon County, Michigan, held at the Lyon Township Hall on November 18, 2020, at 7:00 p.m., Township Board Member Carlson moved to adopt the following ordinance, which motion was seconded by Township Board Member Williams:

*An Ordinance to amend the Lyon Township Zoning Ordinance, as amended, to reduce the required minimum lot area to 10,000 square feet for Open-Air Businesses and include "Motorsports Rentals" as a use permitted by special exception in the C-1 Commercial District, in order to maintain the public health, safety, and welfare of the residents of and visitors to Lyon Township.*

THE TOWNSHIP OF LYON ORDAINS:

**SECTION 1. Amendment of Section XIII, Special Provisions, Section 1319, Open-Air Businesses:** The Lyon Township Zoning Ordinance, Section XIII, Special Provisions, Section 1319, entitled "Open-Air Businesses," shall be amended to reduce the required minimum lot area for Open-Air Businesses from 30,000 square feet to 10,000 square feet:

**Section 1319 Open-Air Businesses**

1. Minimum lot area shall be 10,000 square feet.
2. Minimum lot width shall be 100 feet.
3. Lighting shall be installed in such a manner which will not create a traffic hazard on abutting streets or which will cause a glare or direct illumination to be cast onto adjacent properties, residential or otherwise.
4. In all cases of car sales lots:
  - a. All areas subject to vehicular use shall be paved with durable dust-free surfacing with appropriate bumper guards where needed.
  - b. Lighted parking areas shall not create a nuisance for nearby properties.
5. In the case of a plant materials nursery:
  - a. The storage or materials display areas shall meet all the yard setback requirements applicable to any building in the district.
6. All loading activities and parking areas shall be provided on the same premises (off-street).
  - a. The storage of soil, fertilizer, or similar loosely packaged materials shall be sufficiently contained to prevent any adverse effect upon adjacent properties.

**SECTION 2. Amendment of Article X, C-1 Commercial District, Section 1002, Uses Permitted by Special Exception:** The Lyon Township Zoning Ordinance, Article X, C-1 Commercial District, Section 1002, entitled "Uses Permitted by Special Exception," shall be amended to include "Motorsports Rentals" as a use permitted by special exception:

**Section 1002 Uses Permitted by Special Exception**

The following uses are permitted by special exception in accordance with the process outline in Section 1604 of this Zoning Ordinance.

1. Automotive sales and service
2. Automobile wash establishments
3. Boat sales and services
4. Building material sales
5. Farm machinery sales and services
6. Flea markets, tool sales, and other outdoor sales (excluding yard sales as defined by Section 1309)
7. Gas and oil processing facilities
8. Gasoline service stations
9. Kennels, commercial
10. Laundromats, laundries and dry-cleaning establishments
11. Manufactured and mobile home and travel trailer sales and service
12. Mini/self-storage facilities
13. Single-family dwelling on the same parcel as a business
14. Snowmobile sales and service
15. Telecommunication towers or facilities, alternative tower structures, water towers, wireless communication antennas, electric transmission towers, water or sewage treatment plants, electric substations, gas regulator stations, and other major public utility structures.
16. Motorsports rentals
17. Accessory uses, buildings, and structures customarily incidental to the uses permitted by special exception.

**SECTION 3. Severability:** The provisions of this Ordinance are declared severable. If any part of this Ordinance is declared invalid for any reason by a court of competent jurisdiction, that declaration does not affect or impair the validity of all other provisions that are not subject to that declaration.

**SECTION 4. Repeal:** All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

**SECTION 5. Effective Date:** This Ordinance shall become effective seven (7) days after publication of a notice of adoption of this Ordinance, unless referendum procedures are initiated under MCL 125.3402. If referendum procedures are initiated, this Ordinance will take effect in accordance with MCL 125.3402.

YEAS: Nellist, Schnell, Williams, Carlson, Tomak

NAYS: None

ABSENT/ABSTAIN: None

ORDINANCE DECLARED ADOPTED.

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Ed Nellist, Lyon Township Supervisor

**CERTIFICATION**

I hereby certify that:

1. The above is a true copy of an Ordinance adopted by the Lyon Township Board at a duly scheduled public meeting of the Township Board held on November 18, 2020, pursuant to the required statutory procedures.
2. A summary of the above Ordinance was duly published in the Houghton Lake Resorter newspaper, a newspaper that circulates within Lyon Township, on November 25, 2020.
3. Within 1 week after such publication, I recorded the above Ordinance in a book of ordinances kept by me for that purpose, including the date of passage of the ordinance, the names of the members of the township board voting, and how each member voted.
4. I filed an attested copy of the above Ordinance with the Roscommon County Clerk on November 25, 2020.

ATTESTED:

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Doug Schnell, Lyon Township Clerk

**LYON TOWNSHIP  
ROSCOMMON COUNTY, MICHIGAN  
ZONING ORDINANCE AMENDMENT  
NOTICE OF ADOPTION**

**Ordinance No. 2020-004**

At a meeting of the Township Board of Lyon Township, Roscommon County, Michigan, held at the Lyon Township Hall on November 18, 2020, at 7:00 p.m., the Township Board adopted Ordinance No. 2020-004, which reduces the required minimum lot area from 30,000 to 10,000 square feet for Open-Air Businesses and includes “Motorsports Rentals” as a use permitted by special exception in the C-1 Commercial District, in order to maintain the public health, safety, and welfare of the residents of and visitors to Lyon Township. Copies of the complete text of the Ordinance are available at the Lyon Township Hall, 7851 W. Higgins Lake Rd., Higgins Lake.

The Ordinance has the following sections and catch lines: Section 1: which amends Section XIII, Special Provisions, Section 1319, Open-Air Businesses of the Zoning Ordinance; Section 2: which amends Article X, C-1 Commercial District, Section 1002, Uses Permitted by Special Exception of the Zoning Ordinance; Section 3: Severability; Section 4: Repeal; and Section 5: Effective Date which is seven days after the publication of the Notice of Adoption unless referendum procedures are initiated under MCL 125.3402.

Published by Order of the Township Board  
Lyon Township, Roscommon County, Michigan  
Doug Schnell, Township Clerk  
989-821-9694

Publication Date: November 26, 2020