

Chapter 9
R-1a (Waterfront Residential) District

Section 9.01 Purpose

This District is characterized by uses which are strongly oriented toward the residential and recreational experience and enjoyment of the surface waters and shorelines of Markey Township. It is the intent of the District to provide regulations on lands located along the waterfront areas of the Township. The purpose of these regulations is to recognize the unique physical, economic, and social attributes of waterfront properties, and to ensure that the structures and uses in this District are compatible with, and protect these unique attributes.

Section 9.02 Permitted Uses

No land or buildings in the R-1a District shall be used, erected, altered, or converted, in whole or in part, except for the following purposes by right:

- A. Single family detached dwellings.
- B. State licensed residential family care facilities.
- C. Essential public services.

Section 9.03 Special Land Uses

No land or buildings in the R-1a District may be used, erected, altered, or converted except for the following purposes when approved in accordance with the requirements of Chapter 16:

- A. Public or private boat launches.
- B. Home occupations.
- C. Adult foster care group homes
- D. Bed and breakfast establishments
- E. Marinas
- F. Multiple family dwellings
- G. Public parks and recreation areas
- H. Retail sales accessory to a permitted use
- I.
- J. Home based business
- K. Home based occupation
- L. Existing resorts

Section 9.04 Site Development Requirements

All Permitted Uses and Special Uses are subject to the following Site Development Requirements:

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- A. Additional setbacks and lot widths for structures.
1. Notwithstanding any other provision of this ordinance, no dwelling, accessory building or septic system shall be hereafter constructed, erected, installed, or enlarged within a minimum of forty (40) feet from a shoreline or ordinary high water mark, or a minimum of thirty (30) feet from the road/street side. *(Amended 09-04-09.)*
 2. No dwelling shall be constructed or placed on lands which are subject to flooding, or on banks where four (4) feet between the finished grade level and high ground water line cannot be met. Land may be filled to meet the minimum requirement of four (4) feet between the finished grade level and high ground water line, only under the following conditions:
 - a. No material is allowed to enter the water either by erosion or mechanical means.
 - b. The fill material is of a pervious nature, such as gravel or sand.
 - c. Any necessary permits shall have been acquired as required by the laws of Roscommon County, the State of Michigan, and the rules and regulations of the Department of Natural Resources of the State of Michigan. It shall be unlawful to alter the shoreline of any river or creek in the Township by soil removal or fill.
 - d. All filling or grading work shall be accomplished so as not to alter the natural drainage of adjoining land.
 - e. Accessory Decks will be allowed in the front yard setbacks in R1-A District provided they meet the following:
 1. They cannot be attached to any building.
 2. Are not higher than 12 inches off the ground, measured from the original grade to the top of the deck boards.
 3. Cannot have any type of structure on top of deck either temporary or permanent including but not limited to Gazebos, Pergolas, and Screened in areas.
 4. They will not be used when setting Dwelling setback distances.
 5. They will meet sideline setbacks
 6. No built in seating allowed
 7. Not to exceed 200 Square Feet.
 8. Accessory Decks may have railings of not higher than 33 inches
- B. General Provisions outlined in Chapter 3.
- C. Site Plan Review as may be required in accordance with Section 15.01.
- D. Off-Street Parking as may required in accordance with Section 15.02.
- E. Signs are permitted in accordance with the requirements of Section 15.03.

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- F. All uses shall be served by public sewer.
- G. Lot dimension, setbacks, height, and lot coverage requirements for all buildings, shall be met as indicated, below, and as outlined in Schedule of District Regulations, Chapter 14.

R-1a (Lakefront Residential) District	
Minimum Lot Size	12,000 square feet
Minimum Lot Width	75 feet
Front Yard Setback	40 feet (except under conditions in Section 9.04, A, 1)
Side Yard Setback	14 % of lot width, on each side with a maximum of 10'
Rear Yard Setback	30 feet
Corner Lot Setback	25 feet from the Secondary Road
Maximum Height (Dwelling)	35 feet
Minimum Floor Area (Dwelling)	1,000 square feet
Maximum Height (Accessory building)	25 feet at the peak, and 14 foot sidewalls, as measured finish floor to top plate.
Maximum Floor Area (Accessory bldg.)	See Section 3.14 , 4A
Maximum Lot Coverage	40%