

**NOTICE OF AMENDMENTS  
TO TOWNSHIP OF CRYSTAL FALLS ZONING ORDINANCE  
ORIGINALLY EFFECTIVE JANUARY 1, 2009**

Notice is hereby given that the Township of Crystal Falls on August 13, 2024 has adopted amendments to its Zoning Ordinance that was originally effective January 1, 2009. The amendments adopted are generally described as:

- Section 19.06 CC (12) Mini-Storage  
Allowance of Mini-Storage within certain specified Agricultural Residential District Parcels.
- Section 19.06 CC (13) Mini-Storage  
Allowance of Mini-Storage within certain specified Agricultural Residential District Parcels.
- Section 19.06 CC (14) Mini-Storage  
Allowance of Mini-Storage within certain specified parcels within US 2 Corridor, US 141 Corridor and Highway M-69 Corridor.
- Section 6.03 Special Land Uses  
Allow as subparagraph (P) Mini-Storage in certain specified Agricultural Residential District Parcels and renumber existing subparagraphs (P) through (S) as (Q) through (T).
- Section 11.03 Special Land Uses  
Allow as subparagraph (V) Mini-Storage in certain specified Commercial District Parcels within US 2 Corridor, US 141 Corridor and Highway M-69 Corridor.
- Section 12.03 Special Land Uses  
Allow as subparagraph (G) Mini-Storage in certain specified Light Industrial District Parcels and renumber existing subparagraphs (G) through (J) as (H) through (K).
- Section 3.25 Non Conformities  
Current subparagraphs (C) and (D) modified for Waterfront Residential Zoning District, Commercial District, Light Industrial, Rural and Medium Density Residential District, Agricultural Residential and Commercial Forestland Zoning District to permit under certain specific circumstances broader variance relief.

Section 20.03 Jurisdiction, Powers and Duties (of Zoning Board of Appeals)

- New subparagraph (1)(f) to allow certain additional variance relief for lawful non conforming permanent commercial buildings constructed before January 1, 1990.
- New subparagraph (1)(g) to allow certain commercial building setback relief to permit expansion of existing lawful non conforming commercial buildings provided non conformity is not increased.

Full copies of the foregoing zoning amendments can be obtained at the Crystal Falls Township Hall located at 1384 W. US 2, Crystal Falls, Michigan or at the Crystal Falls Township website at <https://crystalfallstownship.org>.

The above described zoning amendments to the Township of Crystal Falls Township shall after publication of this Notice of Amendments become effective on October 1, 2024.

TOWNSHIP OF CRYSTAL FALLS

Dated: 9-16-2024

By: Nancy Niemi  
Nancy Niemi  
Its Clerk

## Section 19.06 CC (12) Mini-Storage

12. Mini Storage Units shall be located in the following sections of the Agricultural Residential District (AR).

1. T43N, R32W, Section 25, 26, 35, & 36 (Highway M69, easterly 2 miles of Township)
2. T43N, R33W, Sections 29 & 30. (Highway US-2, westerly one mile of Township)
3. T44N, R32W, Section 31 (Koivi Road proximity)

13. Mini-Storage Units shall be located in the following sections of the Light Industrial District (L-1)

1. T44N, R33W, Sections 14, 15, 22, & 23. (Warner Mine Road proximity)
2. T43N, R32W, Sections 30 & 31. (Tobin-Alpha Road proximity)
3. T43N, R33W, Section 29. (Highway US-2, Oss Road proximity)
4. T43N, R32W, Section 30 (Highway US-141 across from the City of Crystal Falls Industrial Park)

14. Mini-Storage Units located along with US 2 Corridor, US 141 Corridor, and Highway M-69 shall meet the requirements of Chapter 11 C-1, and Chapter 14, US- 2 Access Overlay, Chapter 18 Signs, as well as submittal requirements outlined in Chapter 16, Site Review, and Chapter 19, Special Land Uses.

## Section 3.25 Nonconformities

(C-b) Complies with all setbacks, height, parking, sign, accessory use, building maintenance, roof water runoff, snow removal, groundwater drainage, & fire separation safety or other applicable regulations for the area affected the proposed enlargement or increase.

### 1. WATERFRONT RESIDENTIAL ZONING DISTRICT:

a. If the existing building or structure is located less than 50 feet inland from the ordinary high water mark of a water body & the existing building or structure is less than 900 square feet of gross floor area, the maximum enlargement shall be either the resultant size increase to meet the 900 square feet of gross floor area or a 25% calculation of the original gross floor area of the existing structure ( whichever provides the GREATER size enlargement to the existing building or structure). If the existing building or structure is greater than 900 square feet of gross floor area, the maximum enlargement cannot exceed 25% of the original gross floor area of the existing structure.

b. If the existing building or structure is located at least 50 feet but less than 75 feet inland from the ordinary high-water mark of a water body & the existing building or structure is less than 900 square feet of gross floor area, the maximum enlargement shall be either the resultant size increase to meet the 900 square feet of gross floor area, or a 35% calculation of the original gross floor area of the existing building or structure (whichever provides the GREATER size enlargement to the existing building or structure). If the existing building or structure is greater than 900 square feet of gross floor area, the maximum enlargement cannot exceed 35% of the original gross floor area of the existing structure.

c. If the existing building or structure is located at least 75 feet but less than 100 feet inland from the ordinary high-water mark of a water body, & the existing building or structure is less than 900 square feet of gross floor area, the maximum enlargement shall be either the resultant size increase to meet the 900 square feet of gross floor area, or a 50% calculation of the original gross floor area of the existing structure (whichever provides the GREATER size enlargement to the existing building or structure). If the existing building or structure is greater than 900 square feet of gross floor area, the maximum enlargement cannot exceed 50% of the original gross floor area of the existing structure.

d. In all situational circumstances listed above (items a, b, & c), the enlargement must be within the side or rear yard area, there must be detailed information submitted to determine that sufficient lot size/area exists for the enlargement & the Applicant must provide a written statement from the Dickinson-Iron District Health Department which indicates that the existing on-site waste water system is satisfactory or requires specific improvements because of the enlargement.

2. COMMERCIAL & LIGHT INDUSTRIAL ZONING DISTRICTS:

a. A nonconforming building or structure may be enlarged providing that the proposed modifications or additions do not in & of themselves create additional non conformities other than currently exist. All other regulations stated in their respective Sections 11.04 & 12.04 (Schedules of District Regulations) must be maintained.

3. RURAL & MEDIUM DENSITY RESIDENTIAL DISTRICTS:

a. If the existing building or structure is less than 900 square feet of gross floor area, the maximum enlargement shall be either

the resultant size increase to meet the 900 square feet of gross floor area, or a 25% calculation of the original gross floor area of the existing structure (whichever provides the GREATER size enlargement to the existing building or structure). If the existing building or structure is greater than 900 square feet of gross floor area, the maximum enlargement cannot exceed 25% of the original gross floor area of the existing structure.

4. AGRICULTURAL RESIDENTIAL & COMMERCIAL FORESTLAND ZONING DISTRICTS:

a. A nonconforming building or structure may be enlarged providing that the proposed modifications or additions do not in & of themselves create additional nonconformities other than currently exists. All other regulations stated in their respective Sections 5.04 & 6.04 (Schedules of District Regulations) must be maintained.

b. An enlargement of a nonconforming building or structure that does not comply with the requirements stated in (a) shall not be larger than 25% of the original gross floor area of the building or structure.

Section 20.03 Jurisdiction, Powers, and Duties

f. In a Commercial District or Light Industrial, in which a single parcel existed prior to January 1, 1990 that had two or more permanent commercial buildings, located on the single parcel, the Zoning Board of Appeals, upon a proper variance request from the single parcel landowner, is empowered to consider issuance of a non-use variance setback request by an applicant seeking to subdivide the single parcel into two or more parcels each with a permanent commercial building constructed before January 1, 1990, provided all of the following are present:

- (i) A setback variance shall not be less than five feet;
- (ii) Adequate written provisions for building maintenance, roof water runoff, snow removal, groundwater drainage and fire separation safety are entered into between the proposed adjacent landowners; and .
- (iii) No evidence exists that the applicant or the predecessors in title to the applicant constructed the permanent buildings on a single parcel prior to January 1, 1990 in contravention of the then applicable Township of Crystal falls Zoning Ordinance.

g. In a Commercial that has a lawful existing nonconforming structure that does not meet the current commercial building setback requirement, the Zoning Board of Appeals, upon a variance request from the landowner, is empowered to consider issuance of a non-use variance setback request to allow expansion in size of the existing lawful nonconforming structure provided the existing lawful non-conforming structure setback is not diminished in any fashion.