

**CITY OF TAWAS CITY  
COUNTY OF IOSCO  
STATE OF MICHIGAN**

Ordinance No. 337

Public Hearing: December 2, 2025

First Reading: December 1, 2025

Adopted:

Published:

Effective:

THE CITY OF TAWAS CITY ORDAINS:

TO ADOPT AN ORDINANCE OF THE CITY OF TAWAS CITY AMENDING THE CITY OF TAWAS CITY ZONING ORDINANCE BY AMENDING ARTICLE 3 GENERAL PROVISIONS, SECTION 3.12 TEMPORARY BUILDINGS.

**Section 12: Amendment of Section 3.12 (Temporary Buildings)**

*Section 3.12 (Temporary Buildings) of the City of Tawas City Zoning Ordinance is hereby amended to item D. Temporary Workforce Housing:*

**Section 3.12 Temporary Buildings & Temporary Dwellings**

**A. Temporary Dwelling Occupancy during Construction of a Dwelling.**

The owner of any land in any Zoning District may erect or move not more than one (1) temporary dwelling unit (including manufactured homes) upon the premises and occupy the same for dwelling purposes, during the actual construction of the dwelling thereon, for a period not to exceed one (1) year from date of issuance of a Zoning Permit. The Zoning Administrator may extend the time period for one (1) additional year at their discretion. Application for a Zoning Permit for such use shall be made to the Zoning Administrator, the granting of which shall be contingent, among other things, on compliance with the following conditions:

1. The location of the temporary dwelling unit on the premises shall be in conformity with the setback requirements of the Zoning District. The Zoning Administrator shall have the authority to allow placement of a temporary dwelling unit not in conformance with setback requirements on a case-by-case basis.
2. The water, sewage, and waste disposal shall be approved by the City of Tawas City (hook-up approval) and the **District Health Department**, installation and approval of which shall precede occupancy of the temporary dwelling.
3. Temporary buildings used for dwelling purposes shall be removed within thirty (30) days after the completion or abandonment of the construction work.

4. No annexes or additions shall be added to temporary dwellings.

#### **B. Temporary Buildings for Construction Offices.**

Temporary buildings may be utilized during construction for the storage of construction materials or for construction offices during a construction period as permitted herein. Temporary buildings used for construction purposes shall be removed within thirty (30) days after the completion or abandonment of the construction work.

#### **C. Dwelling as Sales Office.**

The Zoning Administrator may authorize for a dwelling unit to be temporarily used as a sales and management office for the sale of homes within a development, provided all of the following requirements are complied with:

1. The dwelling unit to be used as such office is built upon a lot approved as part of the approved development and is of substantially similar design as those dwelling units to be sold within the subdivision or development.
2. No retail sales or business other than that accessory to the management and sales of the land in the subdivision owned by the applicant shall be permitted.
3. Said dwelling unit shall meet all other zoning restrictions of the zone in which it is located.

#### **D. Temporary Workforce Housing.**

This subsection applies to temporary workforce housing created to house members of one (1) or more companies' workforce for temporary periods of time.

1. The Planning Commission may approve plans for temporary workforce housing as a Special Land Use, using the review process in Article 6, in the following districts: I-1 (*list other desired districts here – B-3? PUD?*) The site plan review standards in Section 5.05 and the Special Land Use review standards in Section 6.03 shall apply in addition to the standards in this subsection.
2. An application is required. The application shall include a site plan pursuant to Section 5.04 and shall include:
  - a. A narrative explaining why this temporary workforce housing is necessary and the estimated period of time that the temporary workforce housing will be in place.
  - b. A narrative describing the long-term plan and timeline to address the provision of permanent workforce housing.
  - c. A description of the plan for sanitary facilities, kitchen facilities, heating and/or air conditioning, and protection from inclement weather.

- d. The number of temporary dwelling units or the arrangement of the temporary dwelling space within another building, if separate units are not planned.
  - e. The number of workers housed within each dwelling unit or the number of workers per designated sleeping space within another building.
3. Temporary workforce housing may take the form of temporary structures (including but not limited to recreational vehicles) or housing within permanent buildings not typically designed for long-term housing.
  4. There shall be no limit to the number of temporary dwelling units approved on a lot. The Planning Commission may limit the percentage of lot coverage. No annexes or additions shall be added to temporary dwellings.
  5. The water, sewage, and waste disposal shall be approved by the City of Tawas City (hook-up approval) and the **District Health Department**, installation and approval of which shall precede occupancy of the temporary dwelling. A copy of all approvals shall be filed with the City of Tawas City prior to occupancy.
  6. All temporary dwelling units placed on the lot shall maintain the required setbacks of the Zoning District. The Planning Commission may reduce this requirement in cases where (a) the configuration of the lot and existing buildings on the lot make maintaining the required setbacks unnecessarily burdensome and (b) allowing a lesser setback will not cause a nuisance to neighboring lots.
  7. The Special Land Use permit for temporary workforce housing shall expire after one (1) year. One (1) extension of a Special Land Use permit for temporary workforce housing may be permitted by the Planning Commission if it finds just cause for such extension.
  8. Temporary dwellings and related facilities used for dwelling purposes shall be removed within thirty (30) days after the expiration of the permit or when the need for the temporary housing no longer exists.

### **Section 3: Severability**

If any clause, sentence, paragraph, or part of this Ordinance shall for any reason be finally adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair, or invalidate the remainder of this Ordinance but shall be confined in its operation to the clause, sentence, paragraph or part thereof directly involved in the controversy in which such judgment is rendered.

### **Section 4: Effective Date**

The ordinance shall become effective ten (10) days after being published in a newspaper of general circulation within the City.

### **Section 5: Certification**

Dated: \_\_\_\_\_, \_\_, 2025

City of Tawas City

\_\_\_\_\_  
By: Jackie Masich, City Mayor

\_\_\_\_\_  
By: Michelle M. Westcott, City Clerk

**CITY OF TAWAS CITY  
COUNTY OF IOSCO  
STATE OF MICHIGAN  
CERTIFICATION**

I hereby certify that the foregoing is a true and complete copy of Ordinance No. 337 duly adopted by the City of Tawas City at a regular meeting of the City Council held on the \_\_\_ day of \_\_\_\_\_, 2025 at which all Council Members were present and that public notice of said meeting was given pursuant to Act No. 267 of the Public Acts of Michigan, 1976, including in the case of a special or rescheduled meeting, notice by publication and posting at least 18 hours prior to the time set for the meeting.

I further certify that Councilperson \_\_\_\_\_, moved and that Councilperson \_\_\_\_\_, seconded the adoption of said ordinance.

I further certify that the following Councilpersons voted for adoption of said Ordinance: \_\_\_\_\_ . Absent: \_\_\_\_\_. Abstain: \_\_\_\_\_.

I further certify that said ordinance has been recorded in the Ordinance Book of the City of Tawas city and that such recording has been authenticated with the signatures of the Mayor and the Clerk and published in the Iosco County News-Herald.

This ordinance may be purchased or inspected at the Tawas City City Hall, 550 West Lake Street, Tawas City, Michigan 48763 between 7:30 am and 5:00 pm Monday through Thursday, and between 7:30 am and 1:00 pm Friday.

Dated this \_\_\_ day of \_\_\_\_\_ 2025.

City of Tawas City

\_\_\_\_\_  
Michelle Westcott Its: Clerk