

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

Ordinance No. 338

Public Hearing: March 3, 2026

First Reading:

Adopted:

Published:

Effective:

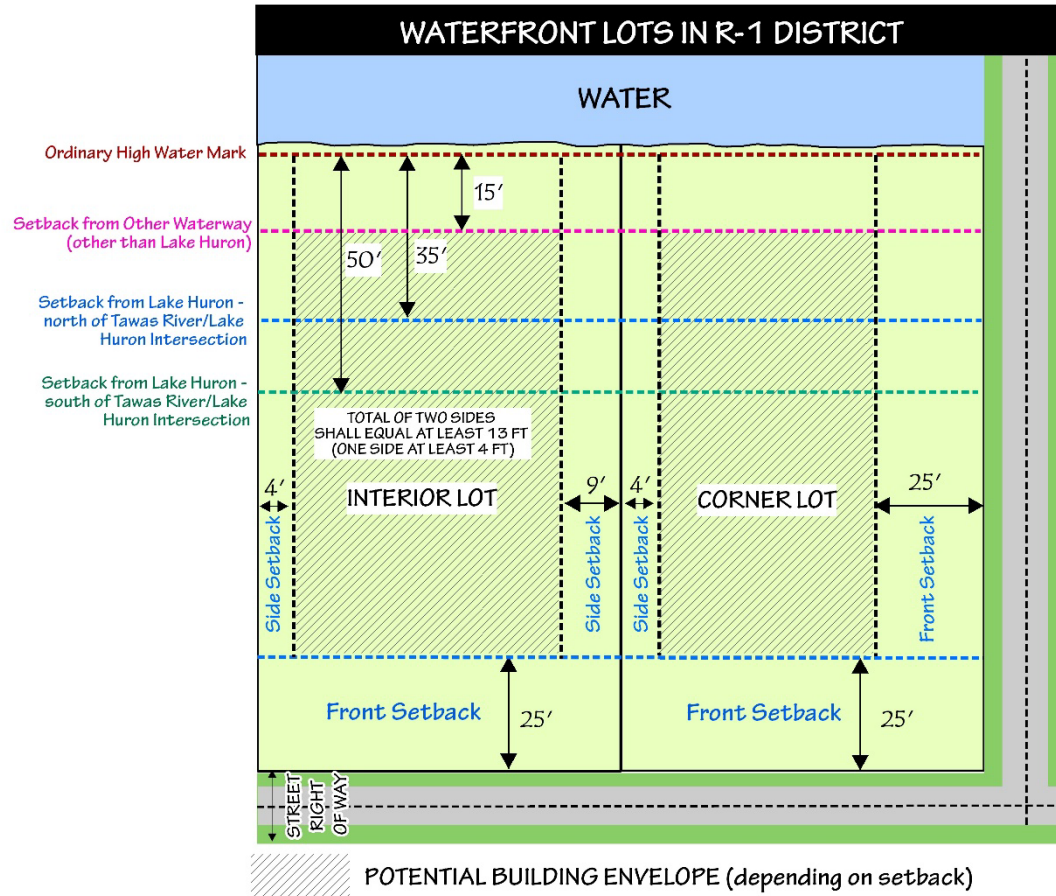
THE CITY OF TAWAS CITY ORDAINS:

TO ADOPT AN ORDINANCE OF THE CITY OF TAWAS CITY AMENDING THE CITY OF TAWAS CITY ZONING ORDINANCE BY AMENDING ARTICLE 4 DISTRICT REGULATIONS, SECTION 4.05 R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT, SECTION 4.06 R-2 HIGH DENSITY RESIDENTIAL DISTRICT, AND SECTION 4.09 WATERFRONT DISTRICT.

Section 1: Amendment of Section 4.05 R-1 Single-Family Residential District

Section 4.05 (R-1 Single-Family Residential District), subsection C.2 (Development Standards - Setbacks) and related diagram, of the City of Tawas City Zoning Ordinance is hereby amended to read as follows:

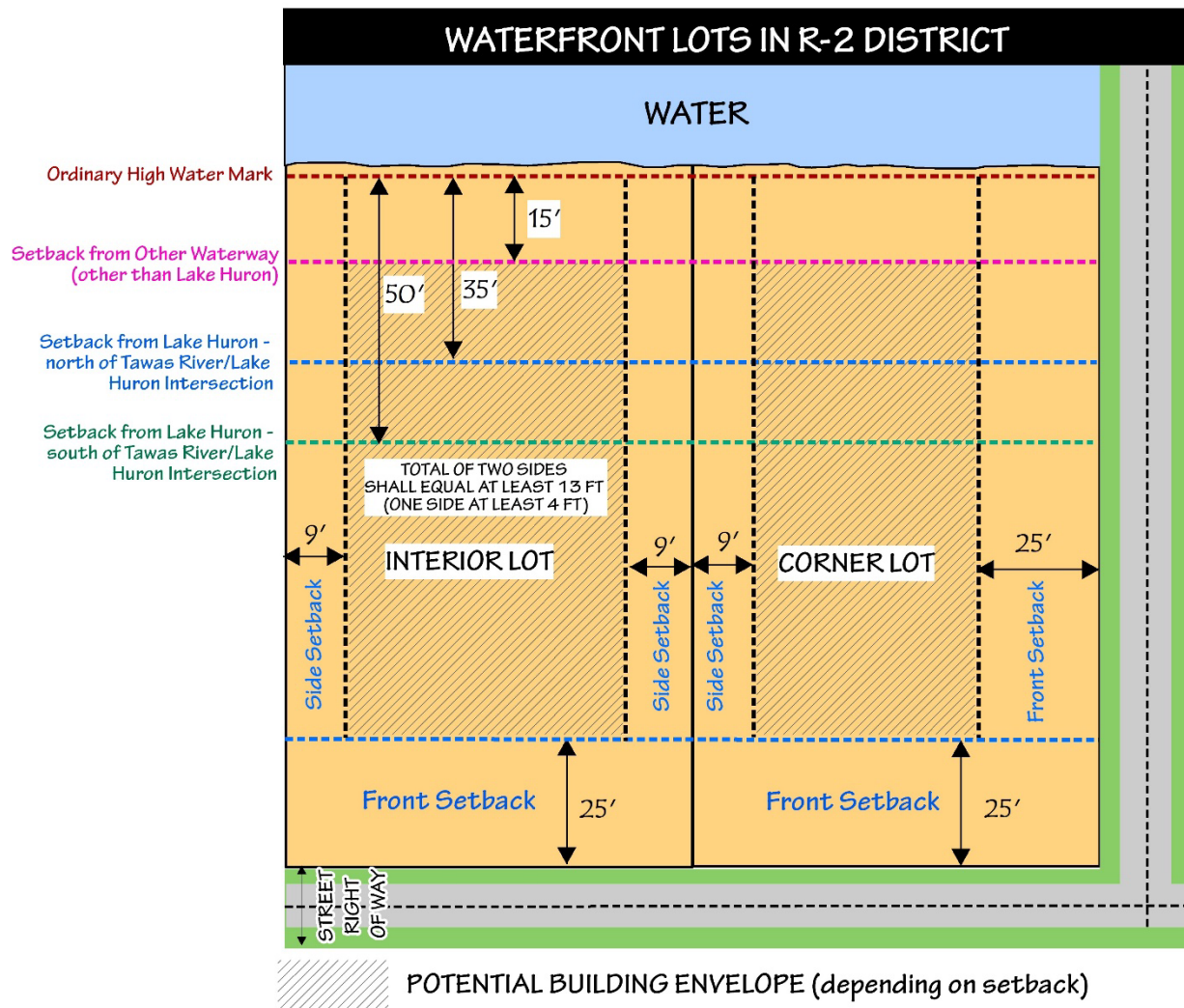
2. Setbacks	
a. Front (min.)	25 ft Corner lots have 2 front yards with a 25' setback on each street
b. Side (min.)	4 ft (at least 1 side) 13 ft (total of 2 sides) Corner lots have 2 side yards located opposite of each front yard
c. Rear (min.)	30 ft
d. Waterfront Lots in Residential Districts (min.)	<p>(1) Where lots border on a lake, river, or canal, the ordinary high-water mark shall be considered the front of such lots.</p> <p>(2) A setback equal to the front yard setback requirements of the district for all principal and accessory structures shall be provided on the street side(s) of said lot or parcel.</p> <p>(3) Waterfront Setback on Lake Huron:</p> <p style="padding-left: 40px;">(a) Lots <u>north</u> of the intersection of the Tawas River and Lake Huron: From the ordinary high-water mark, a setback of 35 ft shall be required on Lake Huron.</p> <p style="padding-left: 40px;">(b) Lots <u>south</u> of the intersection of the Tawas River and Lake Huron: From the ordinary high-water mark, a setback of 50 ft shall be required on Lake Huron.</p> <p>(4) Waterfront Setback on Other Waterways: From the ordinary high-water mark, a setback of 15 ft shall be required on other waterways.</p> <p>(5) The Zoning Board of Appeals may approve a lesser waterfront setback after evaluating surrounding conditions and determining that granting the lesser waterfront setback will not be detrimental to abutting property. The standards in Section 8.04 shall <u>not</u> apply when granting a lesser waterfront setback.</p> <p>The setback from the shoreline for the principal building shall be the distance required to place the finish grade of the building 1 foot above the 100 year flood elevation, except in those instances where dwellings on adjacent lots are 1 foot or more above said flood elevation, the building shall be placed no closer to the shoreline than the adjacent buildings.</p>



Section 2: Amendment of Section 4.06 R-2 High-Density Residential District

Section 4.06 (R-2 High Density Residential District), subsection C.2 (Development Standards - Setbacks) and related diagram, of the City of Tawas City Zoning Ordinance is hereby amended to read as follows:

2. Setbacks	
Setbacks below apply to the manufactured housing community perimeter. Setbacks on individual home sites are regulated by the State Administrative Code R125.1941 and 125.1944	
a. Front (min.)	25 ft Corner lots have 2 front yards with a 25' setback on each street
b. Side (min.)	9 ft (at least 1 side) 18 ft (total of 2 sides) Corner lots have 2 side yards located opposite of each front yard
c. Rear (min.)	30 ft
d. Waterfront Lots in Residential Districts (min.)	<p>(1) Where lots border on a lake, river, or canal, the ordinary high-water mark shall be considered the front of such lots.</p> <p>(2) A setback equal to the front yard setback requirements of the district for all principal and accessory structures shall be provided on the street side(s) of said lot or parcel.</p> <p>(3) Waterfront Setback on Lake Huron: (a) Lots <u>north</u> of the intersection of the Tawas River and Lake Huron: From the ordinary high-water mark, a setback of 35 ft shall be required on Lake Huron. (b) Lots <u>south</u> of the intersection of the Tawas River and Lake Huron: From the ordinary high-water mark, a setback of 50 ft shall be required on Lake Huron.</p> <p>(4) Waterfront Setback on Other Waterways: From the ordinary high-water mark, a setback of 15 ft shall be required on other waterways.</p> <p>(5) The Zoning Board of Appeals may approve a lesser waterfront setback after evaluating surrounding conditions and determining that granting the lesser waterfront setback will not be detrimental to abutting property. The standards in Section 8.04 shall <u>not</u> apply when granting a lesser waterfront setback.</p> <p>The setback from the shoreline for the principal building shall be the distance required to place the finish grade of the building 1 foot above the 100 year flood elevation, except in those instances where dwellings on adjacent lots are 1 foot or more above said flood elevation, the building shall be placed no closer to the shoreline than the adjacent buildings.</p>



Section 3: Amendment of Section 4.09 Waterfront District

Section 4.09 (Waterfront District), subsection C.2 (Development Standards - Setbacks) and related diagram, of the City of Tawas City Zoning Ordinance is hereby amended to read as follows:

	Attached and detached single-family (multiple-family uses shall comply with RM standards)	Non-Residential Uses
2. Setbacks		
a. Front (min.)	25 ft	20 ft
b. Side (min.)	4 ft (at least 1 side) 13 ft (total of 2 sides)	No side yards are required along the interior side lot lines, except as otherwise specified in the building code. In an exterior side yard, a setback equal to the front yard setback shall apply. Where such buildings are abutting a residential district, a side yard setback equal to the minimum front yard setback requirement of the abutting residential district shall be provided.
c. Waterfront Yard (min.)	<ol style="list-style-type: none"> Where lots border on a lake, river, or canal, the ordinary high-water mark shall be considered the front of such lots. A setback equal to the front yard setback requirements of the district for all principal and accessory structures shall be provided on the street side of said lot or parcel. Waterfront Setback on Lake Huron: <ol style="list-style-type: none"> Lots <u>north</u> of the intersection of the Tawas River and Lake Huron: From the ordinary high-water mark, a setback of 35 ft shall be required on Lake Huron. Lots <u>south</u> of the intersection of the Tawas River and Lake Huron: From the ordinary high-water mark, a setback of 50 ft shall be required on Lake Huron. Waterfront Setback on Other Waterways: From the ordinary high-water mark, a setback of 15 ft shall be required on other waterways. The Zoning Board of Appeals may approve a lesser waterfront setback after evaluating surrounding conditions and determining that granting the lesser waterfront setback will not be detrimental to abutting property. The standards in Section 8.04 shall <u>not</u> apply when granting a lesser waterfront setback. <p>The setback from the shoreline for the principal building shall be the distance required to place the finish grade of the building 1 foot above the 100-year flood elevation, except in those instances where adjacent dwellings are 1 foot or more above said flood elevation, the building shall be placed no closer to the shoreline than the adjacent buildings.</p>	

**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. 338 duly adopted by the City of Tawas City at a regular meeting of the City Council held on the ____ day of _____, 2026 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: _____.
No: _____. 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 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 _____ 2026.

City of Tawas City

Michelle Westcott Its: Clerk