

**Ossineke Township  
Ordinance No. 1 of 2025**

**An ordinance to amend the Ossineke Township Zoning Ordinance Article 2 (Construction of Language and Definitions) and Article 4 (District Regulations) to address tiny homes.**

Ossineke Township, Alpena County, Michigan hereby ordains:

**Section 1: Amendment of Section 2.0 (Construction of Language and Definitions).**

*Section 2.0 (Construction of Language and Definitions) is hereby amended to add the following definition:*

**Tiny Home.** Any detached single-family dwelling that is less than six hundred (600) square feet.

**Section 2: Amendment of Section 4.8 (FF-1: Farm & Forest District)**

*Section 4.8.C is hereby amended as follows:*

<b>FF-1 Farm and Forest District</b>	
<b>Minimum Lot Area</b>	40,000 sq ft
<b>Minimum Lot Width</b>	150 ft
<b>Maximum Height of Structure</b>	35 feet or 2 stories whichever is less
<b>Minimum Ground Floor Area (per dwelling unit)</b>	600 250 sq ft
<b>Area (per dwelling unit)</b>	Minimum ground floor area shall apply to permanent dwelling units only. Dwellings shall comply with Michigan residential building code. Tiny Homes: For dwelling units less than 600 sq ft, a copy of the building permit shall be filed with the Township showing that the dwelling complies with residential building code.
<b>Maximum Lot Coverage</b>	35% This provision shall not apply to structures four (4) feet in height or less. Setbacks
<b>Minimum front yard</b>	40 ft
<b>Minimum rear yard</b>	35 ft
<b>Minimum side yard</b>	20 ft
<b>Reversed Corner Lots:</b>	In the case of a rear yard abutting a side yard of an adjacent lot, the side yard abutting a street shall not be less than the required front yard of that district.

**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: Saving Clause**  
The Ossineke Township Zoning Ordinance, except as herein or heretofore amended, shall remain in full force and effect. The amendments provided herein shall not abrogate or affect any offense or act committed or done, or any penalty or forfeiture incurred, or any pending fee, assessments, litigation, or prosecution of any right established, occurring prior to the effective date hereof.

**Section 5: Effective Date**

The ordinance changes shall take effect upon the expiration of seven days after the publication of the notice of adoption.

*Kenneth A. Lobert*  
Kenneth Lobert  
Ossineke Township Supervisor

*JoLee Dore*  
JoLee Dore  
Ossineke Township Clerk

I, JoLee Dore, Clerk for Ossineke Township, hereby certify that the foregoing is a true and correct copy of Ordinance No. 1 of 2025 of Ossineke Township, adopted by a meeting of the Township Board of Trustees held on January 13, 2025.

A copy of the complete ordinance text may be inspected or purchased at the Ossineke Township Hall, at 9041 W. Nicholson Hill Road, Hubbard Lake, Michigan.

Adopted: 1-13-2025 Published: 1-16-2025 Effective: 1-24-2025 subject to PA 110 of 2006 as amended.