

Article 5 Open Space Overlay District

Section 5.1 OS – Open Space Overlay District

The purpose of this overlay district is to preserve the natural character and beauty of areas having a high degree of environmental quality; to protect the clarity and purity of the watercourses by minimizing bank erosion and sedimentation; and to protect the economic value and the scenic quality of the stream banks and basins for the community and its property owners. The district regulations are designed to ensure that the land will be developed in a manner having the least possible impact on natural resources.

[TA 5-1, 5-2, 5-3, 5-4, 5-5]

Section 5.2 DEVELOPMENT REGULATIONS

- A. No structure shall be erected or maintained within fifty (50') feet from a floodplain and stream bank or from any embankment identified as an escarpment or a "short steep slope" in the 1974 St. Clair County Soil Survey, whichever is greater. Before issuance of a building permit, the proprietor shall submit a plot plan (Section 18.08) or site plan (Section 16.33) to the Zoning Administrator or Planning Commission, as applicable, showing the proposed location of any dwelling unit or other structure in relation to the stream bank, escarpment, steep slope, and/or floodplain boundaries where applicable. [G-5]
- B. Any land owner or developer who contracts for, allows, or engages in an earth change, excavation, land balancing, or similar moving of earth materials within five hundred (500') of a lake or stream of St. Clair County shall obtain a permit from the Michigan Department of Environment, Great Lakes, and Energy and a Soil Erosion and Sedimentation Control permit. [G-5]
- C. Any part of a lot which lies within fifty (50') feet of a natural feature identified in (A) above, shall not have its natural vegetation removed except in conformity with a permit issued pursuant to B above.