

WATERTOWN TOWNSHIP

ORDINANCE NO. 2024-3

AN ORDINANCE TO AMEND THE ZONING ORDINANCE TO ESTABLISH THE RENEWABLE ENERGY OVERLAY DISTRICT

COUNTY CLERK SANDUSKY MI FILED

2024 DEC -3 AM 10:07

The Township of Watertown ordains:

Section 1. Addition of New Section 4.05, Renewable Energy Overlay District, to the Zoning Ordinance.

A new section 4.05, entitled "Renewable Energy Overlay District," is added to Article IV of the Watertown Zoning Ordinance and reads in its entirety as follows:

Section 4.05. RENEWABLE ENERGY OVERLAY DISTRICT.

- A. Intent. The intent of the Renewable Energy Overlay District ("REO") is to dedicate areas of the Township to renewable energy projects in a manner that maximizes efficient energy production and the transmission of that energy while also limiting the consumption of natural resources and protecting the public health, safety, and welfare.
- B. Principal Uses Permitted. All land uses that are permitted principal uses in the underlying zoning district are permitted principal uses in the REO District.
- C. Uses Permitted After Special Approval. All land uses that are permitted after special approval in the underlying zoning district are uses permitted after special approval in the REO District. The following uses are also permitted after special approval in the REO District:
  - 1. Large Solar Energy Systems, subject to Ordinance No. 2022-1, as amended.
  - 2. Utility-Scale Battery Energy Systems, subject to Section 13.13 of the Zoning Ordinance.
  - 3. Wind Energy Turbines, subject to Ordinance No. 2019-1, as amended.
- D. Delineation of Overlay District. The REO District is comprised of the following parcels in the Township:
 

|                    |                    |                    |
|--------------------|--------------------|--------------------|
| 240-004-400-020-06 | 240-009-400-010-00 | 240-023-100-040-00 |
| 240-004-400-030-04 | 240-016-100-010-00 | 240-023-200-020-00 |
| 240-009-200-020-01 | 240-016-100-040-00 | 240-014-300-010-10 |
| 240-009-100-010-00 | 240-016-100-050-03 | 240-014-300-010-01 |
| 240-009-100-030-00 | 240-015-100-010-02 | 240-014-300-010-00 |
| 240-009-100-020-00 | 240-015-400-020-00 | 240-010-200-040-00 |
| 240-009-400-020-00 | 240-015-400-010-00 | 240-010-200-020-00 |
- E. Area, Setback, and Height Requirements. The area, setback, and height requirements for the underlying zoning district, as described by Section 11.02, apply to the REO

District unless the use permitted after special approval requires different minimums for area, setback, and height, in which case the requirements specific to that land use apply.

**Section 2. Amendment to Section 4.01 of the Zoning Ordinance.**

Section 4.01 of the Watertown Zoning Ordinance is amended by the addition of the following text to the end of the list in the Section:

REO Renewable Energy Overlay District

**Section 3. Amendment to Section 4.02 of the Zoning Ordinance.**

Section 4.02 of the Watertown Zoning is amended by the addition of a new subsection E, which reads in its entirety as follows:

E. Renewable Energy Overlay District: The parcels indicated in Section 4.05(D).

**Section 4. Severability and Validity.**

If any portion of this Ordinance is found invalid for any reason, such holding will not affect the validity of the remaining portions of this Ordinance.

**Section 5. Repealer.**

All other ordinances inconsistent with the provisions of this Ordinance are hereby repealed to the extent necessary to give this Ordinance full force and effect.

**Section 6. Effective Date.**

This Ordinance takes effect upon the expiration of 7 days after publication as required by MCL 125.3401(7).

Approved the 21st day of November, 2024.

Scott Kenny  
Scott Kenny, Supervisor

Tammy Ross  
Tammy Ross, Clerk

2024 DEC - 3 AM 10:27  
COUNTY CLERK  
SANDUSKY MI  
FILED

I, Tammy Ross, Clerk of Watertown Township, Sanilac County, Michigan, do hereby certify that Ordinance No. 2024-3 was published in the Tribune Record on the 27 day of November, 2024.  
Leader

Tammy Ross  
Tammy Ross, Clerk

I, Tammy Ross, Clerk of Watertown Township, Sanilac County, Michigan, do hereby certify that Ordinance No. 2024-3 was filed with the Sanilac County Clerk on the 3 day of December, 2024.

*Tammy Ross*  
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Tammy Ross, Clerk

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