

Enacting Shoreline Zoning Protections around Lake Charlevoix

Existing Shoreline Protection Zoning Standards in the Ten Jurisdictions Around Lake Charlevoix

City of Boyne City – Existing Shoreline Protection Zoning Standards

Community	City of Boyne City			
	WRD	MFRD	CSD	CBD
Zoning District				
Defined High Water Elevation/OHWM	582.4' I.G.L.D.			
Setback from OHWM	35'	35'	35'	35'
Maximum Impervious Surface Coverage	30%*	30%*	40%*	100%*
Shoreline Buffer/Greenbelt Requirement	-	-	-	-
Native vegetation requirement in greenbelt	-	-	-	-
Prohibition of pesticides, herbicides, fertilizers in greenbelt	-	-	-	-
Specific prohibition of lawn in greenbelt	-	-	-	-
Requirement of trees/woody plants in greenbelt	-	-	-	-
Cutting/pruning of greenbelt vegetation limited	-	-	-	-
Prohibition of beach sanding in greenbelt	-	-	-	-
Prohibition of alteration of area between water's edge and high water elevation	-	-	-	-
Requires that new low-growing plantings be spaced for complete ground coverage in two years	-	-	-	-
Allows a single, small (200 s.f.) waterfront viewing platform in the greenbelt	-	-	-	-
Allows a single path (6' maximum width) through the greenbelt to the water	-	-	-	-
Allows for the maintenance of existing natural shoreline buffers, where they exist	-	-	-	-
Requirement of all county, state, federal permits be obtained prior to zoning permit being issued	-	-	-	-
Formal Planning Commission site plan review for all waterfront uses	-	-	-	-
Dock regulation	Yes	-	-	-
Specific keyhole/funneling standards	-	-	-	-
Prohibition of seawalls	-	-	-	-
Engineered stormwater control system requirement	Yes**	Yes**	Yes**	Yes**

**Maximum lot area covered by buildings.*

***Stormwater plans that comply with the Charlevoix County Stormwater Ordinance are required in all zoning districts for all proposed uses except single-family, detached residential uses.*

Note: Maximum front yard coverage in inorganic material is 40% in the WRD zoning district.

City of Charlevoix – Existing Shoreline Protection Zoning Standards

Community	City of Charlevoix		
	R1	SR	MC
Zoning District			
Defined High Water Elevation/OHWM	581.5' I.G.L.D.		
Setback from OHWM	50'	50'	0'
Maximum Impervious Surface Coverage	40%	30%	-
Shoreline Buffer/Greenbelt Requirement	-	-	-
Native vegetation requirement in greenbelt	-	-	-
Prohibition of pesticides, herbicides, fertilizers in greenbelt	-	-	-
Specific prohibition of lawn in greenbelt	-	-	-
Requirement of trees/woody plants in greenbelt	-	-	-
Cutting/pruning of greenbelt vegetation limited	-	-	-
Prohibition of beach sanding in greenbelt	-	-	-
Prohibition of alteration of area between water's edge and high water elevation	-	-	-
Requires that new low-growing plantings be spaced for complete ground coverage in two years	-	-	-
Allows a single, small (200 s.f.) waterfront viewing platform in the greenbelt	-	-	-
Allows a single path (6' maximum width) through the greenbelt to the water	-	-	-
Allows for the maintenance of existing natural shoreline buffers, where they exist	-	-	-
Requirement of all county, state, federal permits be obtained prior to zoning permit being issued	-	-	-
Formal Planning Commission site plan review for all waterfront uses	-	-	-
Dock regulation	-	-	-
Specific keyhole/funneling standards	-	-	-
Prohibition of seawalls	-	-	-
Engineered stormwater control system requirement	Yes*	Yes*	Yes*

**All site plans submitted for approval must show the location and type of all proposed surface water drainage facilities.*

Enacting Shoreline Zoning Protections around Lake Charlevoix
Existing Shoreline Protection Standards

City of East Jordan – Existing Shoreline Protection Zoning Standards

Community	City of East Jordan					
	RA	R1	R3	I	WF	CR
Zoning District						
Defined High Water Elevation/OHWM	Legally established surface water level					
Setback from OHWM	40'	35'	35'	75'	50'	50'
Maximum Impervious Surface Coverage	30%	30%	30%	75%	75%	20%
Shoreline Buffer/Greenbelt Requirement	-	-	-	-	-	-
Native vegetation requirement in greenbelt	-	-	-	-	-	-
Prohibition of pesticides, herbicides, fertilizers in greenbelt	-	-	-	-	-	-
Specific prohibition of lawn in greenbelt	-	-	-	-	-	-
Requirement of trees/woody plants in greenbelt	-	-	-	-	-	-
Cutting/pruning of greenbelt vegetation limited	-	-	-	-	-	-
Prohibition of beach sanding in greenbelt	-	-	-	-	-	-
Prohibition of alteration of area between water's edge and high water elevation	-	-	-	-	-	-
Requires that new low-growing plantings be spaced for complete ground coverage in two years	-	-	-	-	-	-
Allows a single, small (200 s.f.) waterfront viewing platform in the greenbelt	-	-	-	-	-	-
Allows a single path (6' maximum width) through the greenbelt to the water	-	-	-	-	-	-
Allows for the maintenance of existing natural shoreline buffers, where they exist	-	-	-	-	-	-
Requirement of all county, state, federal permits be obtained prior to zoning permit being issued	-	-	-	-	-	-
Formal Planning Commission site plan review for all waterfront uses	-	-	Yes	Yes	Yes	-
Dock regulation	-	-	-	-	-	-
Specific keyhole/funneling standards	-	-	-	-	-	-
Prohibition of seawalls	-	-	-	-	-	-
Engineered stormwater control system requirement			Yes*	Yes*	Yes*	

**All proposed development in the R-3, WF, and I districts, except single-family homes in the R-3 district, must meet the surface water drainage requirements of the ordinance.*

Bay Township – Existing Shoreline Protection Zoning Standards

Community	Bay Township		
Zoning District	A	C	R1
Defined High Water Elevation/OHWM	581.5' I.G.L.D.		
Setback from OHWM	65'	65'	65'
Maximum Impervious Surface Coverage	10%-50%*	10%-50%*	10%-50%*
Shoreline Buffer/Greenbelt Requirement	45'	45'	45'
Native vegetation requirement in greenbelt	Yes	Yes	Yes
Prohibition of pesticides, herbicides, fertilizers in greenbelt	-	-	-
Specific prohibition of lawn in greenbelt	-	-	-
Requirement of trees/woody plants in greenbelt	Yes	Yes	Yes
Cutting/pruning of greenbelt vegetation limited	Yes	Yes	Yes
Prohibition of beach sanding in greenbelt	-	-	-
Prohibition of alteration of area between water's edge and high water elevation	-	-	-
Requires that new low-growing plantings be spaced for complete ground coverage in two years	-	-	-
Allows a single, small (200 s.f.) waterfront viewing platform in the greenbelt	Stricter	Stricter	Stricter
Allows a single path (6' maximum width) through the greenbelt to the water	Yes	Yes	Yes
Allows for the maintenance of existing natural shoreline buffers, where they exist	Yes	Yes	Yes
Requirement of all county, state, federal permits be obtained prior to zoning permit being issued	-	-	-
Formal Planning Commission site plan review for all waterfront uses	-	-	-
Dock regulation	Yes	Yes	Yes
Specific keyhole/funneling standards	-	-	-
Prohibition of seawalls	-	-	-
Engineered stormwater control system requirement	-	Yes**	-

**Based on average parcel slope.*

*** Stormwater management systems are required as a standard for Site Plan Approval for all proposed development in the C district.*

Charlevoix Township – Existing Shoreline Protection Zoning Standards

Community	Charlevoix Township			
	R-1	R-2	PRD	I-2
Zoning District	R-1	R-2	PRD	I-2
Defined High Water Elevation/OHWM	579.8' I.G.L.D.			
Setback from OHWM	50'	50'	50'	50'
Maximum Impervious Surface Coverage	30%	35%	-	-
Shoreline Buffer/Greenbelt Requirement	50'	50'	50'	-
Native vegetation requirement in greenbelt	Yes*	Yes*	Yes*	-
Prohibition of pesticides, herbicides, fertilizers in greenbelt	-	-	-	-
Specific prohibition of lawn in greenbelt	Yes**	Yes**	Yes**	-
Requirement of trees/woody plants in greenbelt	-	-	-	-
Cutting/pruning of greenbelt vegetation limited	Yes	Yes	Yes	-
Prohibition of beach sanding in greenbelt	-	-	-	-
Prohibition of alteration of area between water's edge and high water elevation	Yes	Yes	Yes	-
Requires that new low-growing plantings be spaced for complete ground coverage in two years	-	-	-	-
Allows a single, small (200 s.f.) waterfront viewing platform in the greenbelt	Stricter	Stricter	Stricter	-
Allows a single path (6' maximum width) through the greenbelt to the water	Stricter	Stricter	Stricter	-
Allows for the maintenance of existing natural shoreline buffers, where they exist	Yes	Yes	Yes	-
Requirement of all county, state, federal permits be obtained prior to zoning permit being issued	Yes***	Yes***	Yes***	Yes***
Formal Planning Commission site plan review for all waterfront uses	-	-	-	-
Dock regulation	-	-	-	-
Specific keyhole/funneling standards	-	-	-	-
Prohibition of seawalls	-	-	-	-
Engineered stormwater control system requirement	-	-	Yes****	Yes****

*Native plants required in first 25' from OHWM.

**No cultivated varieties of vegetation or grass allowed within 25' of the OHWM.

***All development subject to site plan review must meet requirements of other government agencies and have such approval obtained or assured.

****Stormwater management and soil erosion control plans are required for proposed development except single and two-family homes.

Note: Shoreline protection standards apply to all districts except I-2.

Enacting Shoreline Zoning Protections around Lake Charlevoix
Existing Shoreline Protection Standards

Evangeline Township – Existing Shoreline Protection Zoning Standards

Community	Evangeline Township				
Zoning District	SWB	K	P	R/CS	GB
Defined High Water Elevation/OHWM	582.35' I.G.L.D. plus one (1) foot				
Setback from OHWM	50' (100' - steep slopes)				
Maximum Impervious Surface Coverage	15% or 2,500 s.f.	15%	25% or 3,000 s.f.	15%	15% or 2,500 s.f.
Shoreline Buffer/Greenbelt Requirement	25' (50' - steep slopes)				
Native vegetation requirement in greenbelt	Yes	Yes	Yes	Yes	Yes
Prohibition of pesticides, herbicides, fertilizers in greenbelt	Yes	Yes	Yes	Yes	Yes
Specific prohibition of lawn in greenbelt	Yes	Yes	Yes	Yes	Yes
Requirement of trees/woody plants in greenbelt	Yes	Yes	Yes	Yes	Yes
Cutting/pruning of greenbelt vegetation limited	Yes	Yes	Yes	Yes	Yes
Prohibition of beach sanding in greenbelt	-	-	-	-	-
Prohibition of alteration of area between water's edge and high water elevation	-	-	-	-	-
Requires that new low-growing plantings be spaced for complete ground coverage in two years	Yes	Yes	Yes	Yes	Yes
Allows a single, small (200 s.f.) waterfront viewing platform in the greenbelt	Stricter	Stricter	Stricter	Stricter	Stricter
Allows a single path (6' maximum width) through the greenbelt to the water	Stricter	Stricter	Stricter	Stricter	Stricter
Allows for the maintenance of existing natural shoreline buffers, where they exist	Yes	Yes	Yes	Yes	Yes
Requirement of all county, state, federal permits be obtained prior to zoning permit being issued	Yes	Yes	Yes	Yes	Yes
Formal Planning Commission site plan review for all waterfront uses	Yes	Yes	Yes	Yes	Yes
Dock regulation	Yes	Yes	Yes	Yes	Yes
Specific keyhole/funneling standards	-	-	-	-	-
Prohibition of seawalls	Yes	Yes	Yes	-	Yes
Engineered stormwater control system requirement	Yes	Yes	Yes	Yes	Yes

Eveline Township – Existing Shoreline Protection Zoning Standards

Community	Eveline Township				
Zoning District	R	VC	FF	G	VMU
Defined High Water Elevation/OHWM	582.35' I.G.L.D.				
Setback from OHWM	50'	50'	50'	50'	50'
Maximum Impervious Surface Coverage	20%	20%	20%	20%	20%
Shoreline Buffer/Greenbelt Requirement	50'	50'	50'	50'	50'
Native vegetation requirement in greenbelt	Yes	Yes	Yes	Yes	Yes
Prohibition of pesticides, herbicides, fertilizers in greenbelt	Yes	Yes	Yes	Yes	Yes
Specific prohibition of lawn in greenbelt	-	-	-	-	-
Requirement of trees/woody plants in greenbelt	Yes	Yes	Yes	Yes	Yes
Cutting/pruning of greenbelt vegetation limited	Yes	Yes	Yes	Yes	Yes
Prohibition of beach sanding in greenbelt	-	-	-	-	-
Prohibition of alteration of area between water's edge and high water elevation	-	-	-	-	-
Requires that new low-growing plantings be spaced for complete ground coverage in two years	-	-	-	-	-
Allows a single, small (200 s.f.) waterfront viewing platform in the greenbelt	Yes	Yes	Yes	Yes	Yes
Allows a single path (6' maximum width) through the greenbelt to the water	Yes	Yes	Yes	Yes	Yes
Allows for the maintenance of existing natural shoreline buffers, where they exist	Yes	Yes	Yes	Yes	Yes
Requirement of all county, state, federal permits be obtained prior to zoning permit being issued	-	-	-	-	-
Formal Planning Commission site plan review for all waterfront uses	-	-	-	-	-
Dock regulation	Yes	Yes	Yes	Yes	Yes
Specific keyhole/funneling standards	Yes	Yes	Yes	Yes	Yes
Prohibition of seawalls	-	-	-	-	-
Engineered stormwater control system requirement	Yes*	Yes*	Yes*	Yes*	Yes*

**All proposed development requiring site plan review must conform with Charlevoix County Drain Commission standards.*

Hayes Township – Existing Shoreline Protection Zoning Standards

Community	Hayes Township	
Zoning District	R-1	A
Defined High Water Elevation/OHWM	582.3' I.G.L.D.	
Setback from OHWM	100'	100'
Maximum Impervious Surface Coverage	15%	30%
Shoreline Buffer/Greenbelt Requirement	50'	50'
Native vegetation requirement in greenbelt	Yes	Yes
Prohibition of pesticides, herbicides, fertilizers in greenbelt	Yes	Yes
Specific prohibition of lawn in greenbelt	-	-
Requirement of trees/woody plants in greenbelt	Yes	Yes
Cutting/pruning of greenbelt vegetation limited	Yes	Yes
Prohibition of beach sanding in greenbelt	-	-
Prohibition of alteration of area between water's edge and high water elevation	-	-
Requires that new low-growing plantings be spaced for complete ground coverage in two years	-	-
Allows a single, small (200 s.f.) waterfront viewing platform in the greenbelt	Stricter	Stricter
Allows a single path (6' maximum width) through the greenbelt to the water	Yes	Yes
Allows for the maintenance of existing natural shoreline buffers, where they exist	Yes	Yes
Requirement of all county, state, federal permits be obtained prior to zoning permit being issued	Yes	Yes
Formal Planning Commission site plan review for all waterfront uses	-	-
Dock regulation	Yes	Yes
Specific keyhole/funneling standards	Yes	Yes
Prohibition of seawalls	-	-
Engineered stormwater control system requirement	Yes	Yes

Marion Township – Existing Shoreline Protection Zoning Standards

Community	Marion Township
Zoning District	R-1
Defined High Water Elevation/OHWM	As established by law
Setback from OHWM	50'
Maximum Impervious Surface Coverage	-
Shoreline Buffer/Greenbelt Requirement	50'
Native vegetation requirement in greenbelt	-
Prohibition of pesticides, herbicides, fertilizers in greenbelt	Yes
Specific prohibition of lawn in greenbelt	-
Requirement of trees/woody plants in greenbelt	-
Cutting/pruning of greenbelt vegetation limited	-
Prohibition of beach sanding in greenbelt	-
Prohibition of alteration of area between water's edge and high water elevation	-
Requires that new low-growing plantings be spaced for complete ground coverage in two years	-
Allows a single, small (200 s.f.) waterfront viewing platform in the greenbelt	Stricter
Allows a single path (6' maximum width) through the greenbelt to the water	Yes
Allows for the maintenance of existing natural shoreline buffers, where they exist	Yes
Requirement of all county, state, federal permits be obtained prior to zoning permit being issued	Yes
Formal Planning Commission site plan review for all waterfront uses	-
Dock regulation	-
Specific keyhole/funneling standards	-
Prohibition of seawalls	-
Engineered stormwater control system requirement	Yes*

**All development requiring site plan review shall comply with the terms of the Charlevoix County Stormwater Runoff Control Ordinance.*

South Arm Township – Existing Shoreline Protection Zoning Standards

Community	South Arm Township	
	R-2	C-1
Zoning District	R-2	C-1
Defined High Water Elevation/OHWM	As established by law	
Setback from OHWM	100'	75'
Maximum Impervious Surface Coverage	30%	-
Shoreline Buffer/Greenbelt Requirement	50'	-
Native vegetation requirement in greenbelt	-	-
Prohibition of pesticides, herbicides, fertilizers in greenbelt	-	-
Specific prohibition of lawn in greenbelt	-	-
Requirement of trees/woody plants in greenbelt	Yes	-
Cutting/pruning of greenbelt vegetation limited	Yes	-
Prohibition of beach sanding in greenbelt	-	-
Prohibition of alteration of area between water's edge and high water elevation	-	-
Requires that new low-growing plantings be spaced for complete ground coverage in two years	-	-
Allows a single, small (200 s.f.) waterfront viewing platform in the greenbelt	Stricter	-
Allows a single path (6' maximum width) through the greenbelt to the water	Stricter	-
Allows for the maintenance of existing natural shoreline buffers, where they exist	Yes	-
Requirement of all county, state, federal permits be obtained prior to zoning permit being issued	Yes	Yes
Formal Planning Commission site plan review for all waterfront uses	-	-
Dock regulation	Yes	Yes
Specific keyhole/funneling standards	Yes	Yes
Prohibition of seawalls	-	-
Engineered stormwater control system requirement	Yes*	Yes*

**Stormwater retention consistent with the Charlevoix County Stormwater program required on site for all development.*

Additional Information

The existing shoreline protection standards shown above were compiled as a part of the Enacting Shoreline Zoning Protections around Lake Charlevoix project. Additional information about the project and a series of shoreline protection zoning standard recommendations can be found at the project website, lakecharlevoixprotection.org.