



17.3 NONCONFORMING LOTS OF RECORD

In any Zoning District, a nonconforming lot of record may be developed, subject to the following conditions:

- a) The use is permitted in the Zoning District;
- b) All setbacks and other dimensional requirements are met;
- c) All outside agency requirements are met, including, but not limited to, the Health Department, the Mackinac County Road Commission, and the Michigan Department of Transportation;
- d) The lot is in separate ownership and not of continuous frontage with other lots in the same ownership;
- e) The nonconforming parcel was not created by division which did not comply with both:
 - 1. the Zoning Ordinance in effect at the time of such division, or
 - 2. this Ordinance.

17.4 PRE-EXISTING SPECIAL LAND USES

Uses that were permitted as special land uses under the previous Clark Township Zoning Ordinance and are permitted only as special land uses in this Ordinance shall be designated as "Pre-existing Special Land Uses" and shall not be considered nonconforming uses. Such uses shall not be subject to the provisions of this Article, but shall be subject to the provisions of Article 11.