

## 6.18 ACCESS TO PUBLIC ROADS

In any Zoning District, every use, building or structure established after the effective date of this Ordinance shall be located on a parcel which abuts a public road or a private road or an easement which provides safe, convenient access for serving fire protection and any required off-street parking. Parcels located on an island that is not accessible by road are exempt from this standard.

## 6.19 REQUIRED PUBLIC ACCESS

6.19.1 Every dwelling shall be built upon a lot having the required road access on a street or lake.

6.19.2 No resultant lot from any land division shall have road frontage less than the required lot width for the district in which it is located.

6.19.3 Any one (1) lot of record created before the effective date of this ordinance without any frontage on a street but provided with an easement or other right-of-way of not less than twenty (20) feet in width may be granted a land use and building permit.

6.19.4 These standards shall not apply to island parcels that are not accessible by road.

## 6.20 PRIVATE AND UNDEVELOPED ROADS

A. When private and undeveloped platted road development occurs in the Township, the following minimum standards shall apply. No person, firm, or corporation shall hereafter divide any land or develop any pre-platted parcels without providing for public or permanent private easements and/or roads for access to such divided lands with said private easements and/or roads to conform to these minimum requirements:

- a) All roads constructed in the Township shall be accessible, usable, and constructed in a good and workmanlike manner upon and parallel to and centered with the centerline of a permanent right-of-way easement duly recorded with the Mackinac County Register of Deeds. Rights-of-way or easements, while not required to be dedicated, will be reserved for future dedication and preclude any development within the designated area. All plans as submitted for approval must show the private road easement including a legal description, the grades for the roads, and any drainage facilities and structures.
- b) All roads and access easements in the Township shall meet the following minimum requirements:

Minimum Road and Easement Requirements				
Number of lots served or to be served	Minimum Right-of-way width	Minimum Base Depth	Minimum Roadbed Width	Second Access Required
1-3	20 feet	N/A	N/A	No
4-6	30 feet	12 inches	19 feet	No
7-12	66 feet	12 inches	19 feet	No
13+	66 feet	12 inches	24 feet	No
25+	66 feet	12 inches	24 feet	Yes