RESOLUTION 2026- 17: TO AMEND THE ZONING ORDINANCE TO DEFINE AND REGULATE ACCESSORY DWELLING UNITS

Definition and Purpose

An Accessory Dwelling Unit (ADU) is a smaller secondary residential unit that shares the same building lot with the larger primary home. Commonly referred to as in-law suites, granny flats or secondary dwelling units. ADUs serve multiple purposes including:

From the Soo Township perspective ADUs provide housing for family members or guests**.** Specifically, they provide private space for relatives, such as aging parents or adult children.

ADU's are standalone units separate from the main house normally found in back yards.

Zoning

Soo Township allows for ADU's in Forestry, Agricultural, Residential and Waterfront properties.

Basic Requirements:

ADUs must have at least 600 Sq Feet of living area and the building lot size including the main house must be at least 30,000 Sg Feet.

A building permit is required for all ADUs and is subject to Michigan building code requirements for an inhabitable home. Such as Running water, sewer, electricity etc.

A building plan and site plan is to be submitted with the building permit along with the ADUs intended use. This will need to be approved by Soo Township zoning prior to obtaining the Chippewa County Building permit.

The ADU must meet all zoning requirements for single family dwellings to include all required setbacks. (See Paragraph 2.11)

Amend section 2.13 of the zoning ordinance to add Accessory Dwelling Unit 2.13a. Definition and Purpose as stated above.

Amend Agricultural District 3.A103 to allow Accessory Dwelling Units and remove under special land use 3.A104 B. "additional Single-Family Home since this will be allowed as an ADU.

Amend Section 3.R103 Under Residence District Permitted Uses to allow Accessory Dwelling Units

Amend Section 3W103 Waterfront District Permitted Uses to allow Accessory Dwelling Units.

Amend Section 3.W105 to address Accessory Dwelling units (Lot Size) Accessory Dwelling Units must have 15,000 sq Feet of Lot size and cannot be included in the primary dwelling minimum lot size. Minimum lot Primary home 15,000 Sq Feet + 15,000 Sq Feet for ADU. (30,000 Sq Feet).

Amend 3.F103 under Forestry /Recreation District to allow Accessory Dwelling Units.

Amend 3.F105 Forestry /Recreation District Permitted Uses to allow Accessory Dwelling Units. to address Accessory Dwelling units (Lot Size) Accessory Dwelling Units must have 15,000 sq Feet of Lot

size and cannot be included in the primary dwelling minimum lot size. Minimum lot Primary home 15,000 Sq Feet + 15,000 Sq Feet for ADU. (30,000 Sq Feet).

Amend 9.04 Permitted Uses to allow Accessory Dwelling Units.

ORDINANCE CERTIFICATION

At a regular meeting of the Soo Township Board, Chippewa County, held in Soo Township Hall, located at 639 Three and one-half Mile Road, Sault Ste. Marie, Michigan on October 14, 2026 at 6 p.m.

PRESENT; **Jim Callon, Allen Walther, Larry Perron, Don Kucharczyk, Krista Broos-Adams**
ABSENT: **None**

It was moved by Jim Callon and supported by Don Kucharczyk that the ADU amendment to the Zoning Ordinance be adopted:

YES: **Jim Callon, Allen Walther, Larry Perron, Don Kucharczyk, Krista Broos-Adams**

NO: **None**

ORDINANCE DECLARED ADOPTED
SOO TOWNSHIP

By:_____
Larry Perron, Supervisor

I, the undersigned, the clerk of the Township of Soo, Chippewa County, Michigan, do hereby certify that the foregoing is a true complete copy of certain proceedings taken by the Soo Township Board of said County at its regular meeting held on Oct 14, 2026, relative to adoption of the ordinance amendment therein set forth; that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being 267, Public Acts of Michigan, 1976 and that the minutes of the meeting were kept and will be made available as required by said act; this ordinance was published in the Sault News on 22 OCT 2026 and will take effect on 30 OCT 2026.

Dated: _____

_____
Allen Walther, Soo Township Clerk