

Leland Township Waterfront Regulations Comparison

Current Leland Township Ordinance vs. LLLA Model Overlay vs. EGLE Guidance

Topic	Leland Township	LLLA Model Overlay	EGLE Guidance
Applicability / overlay area	No general waterfront overlay in the uploaded 2016 ordinance. Shoreline standards appear mainly in Article 24 and district provisions.	Applies to land from the OHWM to 100 feet inland along Lake Leelanau and natural or constructed watercourses.	EGLE regulates specified work in lakes, streams, wetlands, floodplains and bottomlands. EGLE also states that local governments may adopt protections beyond statewide minimums.
Waterfront setback	40 feet for principal structures, parking, roads and driveways adjacent to lakes, rivers or streams; 25 feet for commercial uses in a commercial district.	75 feet for principal structures, accessory structures and parking; averaging allowed, but not below 50 feet.	The reviewed EGLE materials do not prescribe a universal inland-lake building setback. Setbacks are generally established locally.
Shoreline vegetative buffer	40-foot natural vegetation strip.	35-foot shoreline vegetative buffer.	EGLE recommends natural shoreline treatments, native plantings and bioengineering, but the reviewed statewide materials do not impose one universal buffer width.
Vegetation removal / view corridor	Up to 30% of the strip may be cleared, with no opening greater than 25 feet per 100 feet of shoreline.	Up to 30% may be selectively pruned or removed; clear-cutting and topping prohibited; one pathway up to 6 feet or 25% of frontage, whichever is less.	EGLE promotes preservation and restoration of native shoreline vegetation as a best management practice.
Docks	For common-use waterfront: no more than 1 dock per 100 feet; maximum generally 35 feet long or to 5-foot depth. No general one-dock-per-100-foot limit found for ordinary single-family lots.	1 dock per legal waterfront lot with at least 100 feet; each additional dock requires another 100 feet.	EGLE focuses on whether a dock requires a permit and whether it interferes with navigation, flow, wetlands or others' use; it does not establish a statewide one-dock-per-100-foot zoning rule.
Boat lifts / hoists	Common-use waterfront: slips, moorings, boat hoists or anchorage limited to 1 per 25 feet of frontage. No general private-lot frontage formula identified.	1 boat hoist/shore station per legal lot with 100 feet; each additional hoist requires another 100 feet.	Permanent docks and permanent boat hoists left in year-round require an EGLE permit. Seasonal private noncommercial docks and hoists generally do not if statutory conditions are met.
Number of boats / watercraft	Common-use frontage limits anchorage devices, but no general private-lot cap on all boats was identified.	Maximum 2 motorized and 4 nonmotorized watercraft per 100 feet; lots under 100 feet receive that maximum.	EGLE permit guidance does not establish a statewide numerical cap on boats associated with a waterfront parcel.
Shared waterfront access	Site plan required when more than 2 families share. Minimum 100 feet and 15,000 sq. ft.; +50 feet and +7,500 sq. ft. per family over 2.	Site plan required. Minimum 100 feet for up to 2 users and +50 feet per additional user; 30,000 sq. ft. plus 10,000 sq. ft. per additional user.	EGLE does not establish local shared-access density ratios; these are zoning decisions.
Impervious surface / lot coverage	No general 25% waterfront impervious cap identified; waterfront commercial maximum lot coverage is 20%.	Maximum 25% impervious coverage within the overlay.	EGLE encourages infiltration and minimizing impacts but does not impose a universal local-lot impervious percentage in the reviewed materials.
Stormwater management	Sensitive-land provisions require stormwater plans on steep slopes and avoidance of erosion and sedimentation.	Same core requirements as Centerville: onsite LID, no direct discharge, runoff no greater than predevelopment.	EGLE and related state programs support minimizing runoff and use of best management practices, but detailed parcel-design standards are typically local/county controls.
Shoreline armoring / seawalls	Shoreline retaining walls are regulated; the ordinance does not categorically prohibit all seawalls in the cited provisions.	New hardened seawalls, jetties and similar armoring prohibited; natural/bioengineered methods encouraged.	EGLE recommends natural shoreline treatments and avoiding new hardening where alternatives can protect property, but evaluates permit applications case by case.
Marinas	Permitted in the Waterfront Commercial District, subject to site plan and agency standards.	New or expanded marinas prohibited.	EGLE regulates construction, reconfiguration and expansion of marinas under Part 301; it does not impose a statewide blanket ban.
Boathouses	Permitted subject to Section 18.27 and other dimensional requirements.	Not expressly listed as a permitted exception; structures are prohibited in the vegetative buffer, indicating new boathouses would generally not fit the model.	EGLE regulates structures on bottomlands and may require permits; it does not establish a statewide zoning ban on boathouses.
Lighting	General outdoor-lighting standards; exterior lighting in sensitive steep-slope areas must be below tree level.	Low-intensity, fully shielded and downward; lighting within waterfront setback prohibited except approved safety lighting.	EGLE shoreline permit materials reviewed do not prescribe comprehensive local lighting standards.

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Site plan / plot plan review	Site plan is required for listed uses and common-use waterfront; ordinary single-family construction is not universally subjected to Planning Commission site plan review.	Site plan approval required for all development within the overlay.	EGLE requires permits only for regulated activities; it does not require municipal site plan review for every upland waterfront development.
EGLE / outside permits	Requires compliance with applicable local, state and federal requirements.	No township permit until all required outside approvals are obtained.	EGLE permits are required for specified activities at/below the OHWM, wetlands, floodplains and bottomlands; permit decisions are project-specific.
Overall relationship to EGLE	Contains several shoreline-protection practices consistent with EGLE's natural-shoreline objectives, but uses different local dimensions.	Combines accepted environmental practices with detailed numeric zoning limits and universal review requirements.	EGLE expressly recognizes that local governments can fill regulatory gaps and protect lakes beyond statewide minimums.