

ARTICLE 3 DIMENSIONAL STANDARDS

Section 3.101 Table of Dimensional Standards by District.

Standards			Districts								Additional Provisions		
			A-1	R-1	R-2	R-3	R-4	MHP	C-1	C-2		I-1	PSP
Maximum Building Height (feet)	Feet		35	35	35	35	40	see Section 5.205 (Manufactured Housing Parks)	40	35	45	35	Section 3.201
	Stories		2.5	2.5	2.5	2.5	3		3	2	2	2	
Lot Standards (per unit)	Minimum Width (feet)		150	150	150	100	60		100	100	150	100	Section 3.202
	Minimum Depth (feet)					140	140						
	Minimum Area (square-feet)			87,120	43,560	14,000	8,400						
Yard / Setback Standards (feet)	Front Yard	Minimum	50	50	50	50	20		0	20	20	20	Section 3.203
		Maximum							70	90			
	Minimum Side Yard	One Side Yard	30	20	20	10	6		10	10	20	20	Section 3.204
		Total of Two	60	40	40	25	16		20	20	40	40	
	Minimum Rear Yard		50	50	50	50	50		35	35	35	35	
Minimum Separation Between Principal Buildings (feet)				20	20	20	12		10	10	20	10	
Maximum Floor Area Ratio (FAR)			0.10	0.10	0.10	0.20	0.60		0.60	0.60	0.60	0.60	
Maximum Ground Floor Coverage (GFC)			10%	10%	10%	20%	30%		30%	30%	30%	30%	
Minimum Gross Floor Area of a Principal Detached Dwelling (square-feet)			1,200	1,200	1,200	1,200	1,200						
Maximum Net Dwelling Unit Density (units per acre)			1.0	0.5	1.0	1.0	2.0						Section 3.202

Type of District	Zoning District Name	Symbol
Rural	Agricultural-Conservation	A-1
Rural Residential	Estate Residential	R-1
	Rural Residential	R-2
Residential	Suburban Residential	R-3
	Urban Residential	R-4
	Manufactured Housing Park	MHP
Business	Local Commercial	C-1
	Special Commercial	C-2
	Industrial-Research	I-1
Other	Public/Semi-Public Services	PSP

DIVISION 2

SUPPLEMENTAL PROVISIONS AND EXCEPTIONS

Section 3.201 Height Exceptions.

Exceptions to the maximum height standards set forth in this Article shall be permitted, as follows:

1. **Farm structures.** The height of farm buildings, as defined in Section 18.02 (Definitions) shall be exempt from the requirements of this Ordinance where otherwise regulated by the Right to Farm Act (P.A. 93 of 1981, as amended).
2. **Wireless communication towers.** Wireless communication towers and antennae shall be subject to the maximum height standards of Section 11.02 (Wireless Communication Facilities).
3. **Wind energy conversion systems (WECS).** Wind energy conversion systems (WECS) shall be subject to the maximum height standards of Section 11.06 (Wind Energy Conversion Systems). Agricultural WECS shall be subject to the maximum height standards of the zoning district.
4. **Exempt structures.** Public utility structures and public monuments in any zoning district shall be exempt from the maximum height standards of this Ordinance.
5. **Limited exceptions.** Chimneys, steeples, elevator towers, stage scenery lofts, mechanical equipment, and similar structures shall not be included in calculating the height of a principal building, provided that the total area covered by such structures shall not exceed twenty percent (20%) of the roof area of the building.

Section 3.202 Lot and Dwelling Unit Density Standards.

The following standards and exceptions to the lot and dwelling unit density provisions set forth in this Article shall apply to all lots in the Township, as follows:

A. A-1 District Schedule of Density Table.

The number of lot splits from existing legal parcels allowed within the A-1 (Agricultural-Conservation) District are depicted within the chart below. For the purposes of this regulation, all parcels legally existing as of January 1, 1986 shall be considered parent parcels under the current Zoning Ordinance. Parcels within the A-1 District may only be split based upon the chart below.

Other than established within this Article, there shall be no minimum size for parcels split within the A-1 District for residential purposes. However, no existing parcel that is zoned A-1 and eleven (11) acres or less in size shall be split into parcels of less acreage

for a residential dwelling as the principal use of the intended parcel. When the number of parcel splits have taken place according to the chart below, no additional splits can take place.

The number of splits available to each parent parcel shall be computed based on the net acreage remaining after the last lot split is recorded during each 15 year period. Each 15 year period shall commence only after the recorded date of the last permitted lot split. Within each 15 year time period, all legal parcels shall be eligible for additional parcel splits as depicted in the chart below. All additional parcel splits shall be subject to applicable State of Michigan guidelines that may be in effect regarding any parcel division.

A-1 District Schedule of Density Table	
Area of Lots of Record	Maximum Number of Additional Lots Permitted
Up to 2.0 acres	0
2.01 acres to 10.0 acres	1
10.01 to 20.0 acres	2
20.01 to 40.0 acres	4
40.01 to 80.0 acres	6
80.01 to 120.0 acres	8
120.01 to 160.0 acres	10
160.01 to 200.0 acres	12
200.01 to 240.0 acres	14
240.01 to 280.0 acres	16
280.01 to 320.0 acres	18
More than 320.0 acres	20, plus two (2) for each additional 40.0 acres over 320.0 acres

B. Residential Density Calculations.

The following shall be excluded from the total acreage used in calculating the net density of dwelling units in a Rural Residential or Residential zoning district or any special district that includes RESIDENTIAL USES:

1. Existing rights-of-way and easements;
2. Rights-of-way and easements of proposed public and private roads serving the development;
3. Floodplains, wetlands, bodies of water, watercourses, and drainageways;
4. Steep slopes, as defined in Section 18.02 (Definitions); and

5. Any other unbuildable lands.

C. Maximum Residential Density.

The maximum net density of any residential development subject to development plan or subdivision plat approval in accordance with Section 12.01 (Site Plan Review), Article 13 (Condominium Regulations), or the Land Division Act (P.A. 288 of 1967, as amended) and any Township subdivision regulations shall not exceed the maximum net dwelling unit density for the zoning district, as specified in Section 3.101 (Table of Dimensional Standards by District). The maximum net residential density for any planned unit development project shall be subject to the standards of Article 14 (Planned Unit Developments).

D. Minimum Lot Area for Rural Residential Dwellings.

The minimum lot area for residential dwellings in any Rural, Rural Residential, and Residential zoning district not served by a municipal sanitary sewerage system and a municipal water system shall be not less than one (1) acre, and shall satisfy all applicable Washtenaw County Environmental Health Division requirements for use of private septic systems.

Section 3.203 Yard Standards.

Any required front yard area shall be used primarily for recreational and ornamental purposes, unless otherwise permitted by this Ordinance. No permanent structures shall be maintained within the required front yard, except porches, fences, and similar improvements permitted by this Ordinance. Front yards shall be further subject to the following:

A. Corner Lots.

Structures on corner lots shall comply with the minimum front yard setback requirements from all street rights-of-way, except as may otherwise be required by this Ordinance. Such lots shall be deemed to have two (2) front yards for purposes of this Ordinance.

B. Double Frontage Lots.

Where a block of double frontage lots exists, one (1) street may be designated by the Zoning Inspector as the front street for all lots in the block. Otherwise, both frontages shall be considered front yards for purposes of this Ordinance.

C. Maximum Setback.

The purposes of the maximum front yard setback (also known as a "build-to line") for the commercial zoning districts are to minimize the need for excessive signage by maximizing the visibility of permitted commercial buildings; and to minimize visual and other impacts on the rural character of the Township from large expanses of parking. All new buildings constructed after the effective date of this Ordinance shall comply with the maximum setback requirements of this Article.

D. Transition Buffer.

A transition buffer shall be required for any use subject to site plan approval per Section 12.01 (Site Plan Approval). Where a lot in a non-residential zoning district abuts a lot in an agricultural or residential zoning district, the following standards shall apply:

Transition Buffer Standards		
Non-Residential Zoning District	Abutting Zoning District(s)	Minimum Transition Strip Width
C-1, C-2 or PSP	Rural, Rural Residential, and Residential Districts	20 feet
I-1		25 feet

1. **Screening.** The transition buffer shall be improved with screening elements or plantings in accordance with Section 8.04 (Methods of Screening).
2. **Yard setbacks.** Where a required transition buffer abuts or overlaps a lot boundary, all required building and yard setbacks for the lot shall be measured from the near boundary of the transition strip.
3. **Maintenance.** The transition buffer and all landscaping and screening shall be maintained in good condition.
4. **Modifications.** The Planning Commission may, as part of site plan approval, reduce or waive the requirement for a transition buffer or required screening where a change in the zoning or land use of the abutting lot(s) is pending or anticipated within one (1) calendar year. Such determination and findings shall be recorded in the minutes of the meeting where the action is taken.

E. Landscaping Strip.

Front yard setback areas provided or required for any use subject to site plan approval per Section 12.01 (Site Plan Review) shall be landscaped in accordance with the standards of Section 8.04A (Greenbelt Buffer). Driveways and pedestrian facilities may cross, but shall not occupy required landscaping strips.

Section 3.204 Permitted Yard Encroachments.

Architectural features, chimneys, and other building projections and attached structures shall be considered part of the primary building for purposes of determining yard and setback requirements. Limited projections into certain required yards shall be permitted as follows:

Projection	Yard	Restrictions
Air conditioners, transformers, generators, and similar types of ground-mounted equipment	Rear, Side	Not permitted in any required front yard. Units located within any required side yard shall be screened by fencing or similar means approved by the Zoning Inspector.
Access drives and sidewalks	All	None
Egress Window Wells	All	May project up to three (3) feet into any required yard
Flagpoles	All	Flagpoles shall be set back a minimum of 20 feet from all lot boundaries and road rights-of-way
Handicapped access ramps	All	None
Propane tanks	Rear, Side	Not permitted in any required front yard. Units located within any required rear yard shall be screened by fencing or similar means approved by the Zoning Inspector.
Off-Street Parking Lots	See Article 7 (Off-Street Parking, Loading, and Access Management)	
Signs	See Article 9 (Signs)	

Section 3.205 Compliance with Dimensional Standards.

New lots created, new structures erected, and alterations to existing structures after the effective date of adoption or amendment of this Ordinance shall comply with all applicable dimensional standards of this Ordinance.

1. No structure shall be erected, converted, enlarged, reconstructed or structurally altered except in conformity with the yard and area regulations of the district in which the structure is located.
2. No lot, adjacent lots in common ownership, required yard, parking area or other required open space shall be created, divided or reduced in dimensions or area below the minimum requirements of this Ordinance.
3. Every building hereafter erected on a lot or parcel of land created subsequent to the effective date of this Ordinance shall comply with the lot size, lot coverage, and setback requirements for the district in which it is located.
4. Existing yard setbacks shall not be reduced below the minimum requirements of this Ordinance.

Section 3.206 Number of Principal Dwellings per Lot.

Not more than one (1) principal, non-farm single-family dwelling shall be located on a lot, nor shall a single-family dwelling be located on the same lot with any other principal building or use. For single-family condominium developments, not more than one (1) principal detached dwelling shall be placed on each condominium lot, as defined in Section 18.02 (Definitions).

Section 3.207 Frontage and Access Required.

No dwelling shall be built on any lot that does not abut and have direct frontage on an approved road with a dedicated and recorded road right-of-way of 66 feet, unless a lesser width has been established and recorded prior to the effective date of adoption or amendment of this Ordinance.

1. Indirect access via a private access easement shall not be sufficient to satisfy this requirement.
2. Access via an approved private road that has been constructed, and maintained in accordance with the applicable private road design and construction standards or ordinances of the Township shall be sufficient to satisfy this requirement.
3. Every structure erected or relocated after the effective date of adoption or amendment of this Ordinance shall be so located on the lot as to provide safe and convenient access for emergency vehicles and required off-street parking and loading areas.

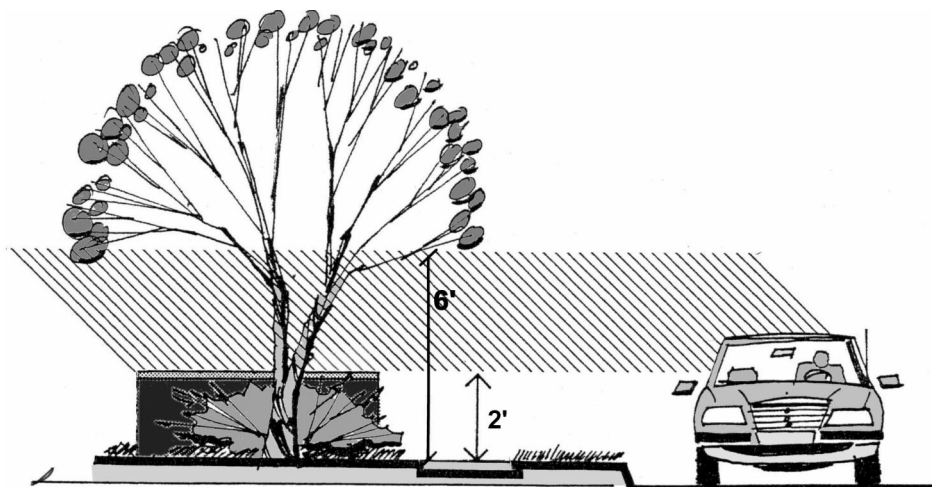
Section 3.208 Corner Clearance Zones.

On a corner lot in any zoning district, no, fence, wall, hedge, structure, sign, screening element, planting or other obstruction to visibility shall be permitted between two (2) feet and six (6) feet above the existing centerline road grade within a triangular area formed by the intersection

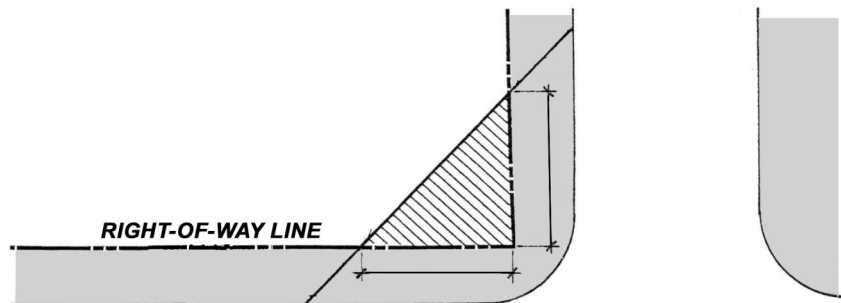
of two (2) road right-of-way lines connected by a diagonal across the interior of such lines at the following distances from the point of intersection:

Corner Clearance Zones	
Type of Road Intersection	Minimum Corner Clearance Distance along Rights-of-Way
Any intersection with a paved county road or state highway	50 feet
Any intersection with an unpaved county road	25 feet
Any intersection of local streets or private roads	15 feet

Trees shall be permitted within a corner clearance zone, provided that limbs and foliage are trimmed so that they do not obstruct visibility or otherwise create a traffic hazard.



Elevation



Plan View

Corner Clearance Area

