

ORDINANCE NO. 18-58

NORTHFIELD TOWNSHIP, WASHTENAW COUNTY, MI

AN ORDINANCE OF THE BOARD OF TRUSTEES OF NORTHFIELD TOWNSHIP, MICHIGAN  
TO AMEND ARTICLE II, DEFINITIONS, SECTION 36-29 DEFINITIONS

**Whereas**, Planning Commission reviewed the Township's zoning districts for consistency with Section 36-29 Definitions and;

**Whereas**, the Planning Commission finds it necessary to add various definitions to clarify uses in the ordinance and;

**Whereas**, the Planning Commission finds it necessary to revise definition language to address waterfront yards and setbacks and;

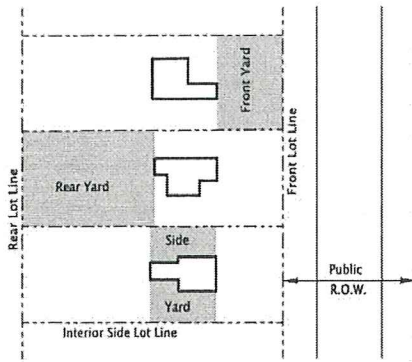
**Whereas**, the Planning Commission held a public hearing and recommended approval of the following amendments:

**Now, therefore, be it ordained** by the Northfield Township Board of Trustees that the below zoning, text and various articles be amended as follows:

Section 1: Article II, Definitions – to amend Section 36-29 Definitions:

*Setback* means the distance between a front, side or rear lot line and the nearest supporting member of a structure on the lot. Setbacks on waterfront lots shall be measured from the established high lake level as currently defined by the Office of the Water Resources Commissioner. The minimum required setback is the minimum distance between a front, side, or rear lot line and the nearest supporting member of a structure in order to conform to the required yard setback provisions of this chapter. See *Yard*.

*Yard* means an open space on the same lot with a building, unoccupied and unobstructed from the ground upward, except as otherwise permitted in this chapter. The minimum required setback is the minimum depth of a front, rear or side yard necessary to conform to the required yard setback provisions of this chapter (see illustration). When the rear yard or side yard abuts water, the yard shall be measured from the high lake level, as currently defined by the Office of the Water Resources Commissioner, to the structure (see setback).



**Yards**

(1) *Yard, front*, means an open space extending the full width of the lot, the depth of which is the minimum horizontal distance between the front lot line and the nearest line of the principal building. Unless otherwise specified, on corner lots there shall be maintained a front yard along each street frontage.

(2) *Yard, rear*, means an open space extending the full width of the lot, the depth of which shall be the minimum horizontal distance between the rear lot line and the nearest line on the principal building. On corner lots, the rear yard may be opposite either street frontage, but there shall only be one rear yard.

(3) *Yard, side*, means an open space between a principal building and the side lot line, extending from the front yard to the rear yard, the width of which shall be the horizontal distance from the nearest point of the side lot line to the nearest point of the principal building.

Section 2: Article II, Definitions – to amend section 36-29 to add the following definition for equipment services:

*Equipment Services: Any commercial or industrial entity that provides installation, maintenance, and repair services for utilities and machinery; including but not limited to HVAC equipment, cable servicing, radio, television, and household appliances. This category shall exclude any commercial or industrial operation that involves warehousing, manufacturing, or assembly of such products.*

Section 3: MISCELLANEOUS

If any portion of this Ordinance shall be held to be invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity of any other portion of this Ordinance.

All ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency. Provided, however, that such repeal shall be only to the extent of such inconsistency, and in all other respects the ordinances or parts of ordinances are hereby ratified, re-established and confirmed.

Section 4: Effective Date

The provisions of this Zoning Code amendment are hereby ordered to take effect 7 days following its publication in a newspaper of general circulation within the Township. This

Ordinance is hereby declared to have been adopted by the Township Board of Trustees of the Township of Northfield in a meeting duly called and held on this 24th day of July, 2018.

**TOWNSHIP OF NORTHFIELD,  
WASHTENAW COUNTY, MICHIGAN**

Marlene R. Chockley  
Marlene Chockley, Supervisor

ATTEST:

Kathleen Manley  
Kathleen Manley, Clerk

I, Kathleen Manley, Northfield Township Clerk, hereby certify as follows:

A. The above Ordinance was passed by the Northfield Township Board of Trustees on the 24th day of July, 2018. The names of the members voting thereon and how each member voted was as follows:

Yeas: Otto, Zelenock, Chick, Manley, Beliger  
Chockley

Nays: Dockett

Absent: None

B. A true copy of the above Ordinance was published in Ann Arbor News, a newspaper circulating within the Township, on the 29th day of July, 2018 and;

C. The effective date of the above Ordinance is the 5th day of Aug, 2018.

NORTHFIELD TOWNSHIP BOARD

By: Kathleen Manley  
Kathleen Manley, Clerk