

ORDINANCE NO. 18-60

NORTHFIELD TOWNSHIP, WASHTENAW COUNTY, MI

AN ORDINANCE OF THE BOARD OF TRUSTEES OF NORTHFIELD TOWNSHIP, MICHIGAN TO AMEND ARTICLE IV- SCHEDULE OF DISTRICT REGULATIONS, SECTION 36-98 (D)(2) GENERAL PROVISIONS - ACCESSORY USES AND BUILDINGS, ARTICLE VIII – SR-1 SINGLE FAMILY RESIDENTIAL DISTRICT, SECTION 36-218 (4) YARD AND SETBACK REQUIREMENTS, ARTICLE IX SR-2 SINGLE FAMILY RESIDENTIAL DISTRICT, SECTION 36-248 (4) YARD AND SETBACK REQUIRMENTS, ARTICLE X – MR - MULTIPLE FAMILY RESIDENTIAL DISTRICT, SECTION 36-278 (4) YARD AND SETBACK REQUIREMENTS

Whereas, the Planning Commission reviewed the Township's zoning districts for consistency with Section 36-98 (d)(2) General provisions - Accessory uses and buildings and;

Whereas, the Planning Commission reviewed the Township's zoning districts for consistency with Section 36-218(4) – SR1 Single Family Residential District-Regulations and standards, Yard and setback requirements and;

Whereas, the Planning Commission reviewed the Township's zoning districts for consistency with Section 36-248(4) – SR2 Single Family Residential District-Regulations and standards, Yard and setback requirements and;

Whereas, the Planning Commission reviewed the Township's zoning districts for consistency with Section 36-278(4) – MR Multiple Family Residential District-Regulations and standards, Yard and setback requirements and;

Whereas, the Planning Commission finds it necessary to add various definitions to clarify uses in the ordinance and to clarify the setback ambiguity for side yards 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 IV, Schedule of District Regulations – to amend Section 36-98(d)(2) General provisions – Accessory uses and buildings:

(d) *Accessory uses and buildings.* Where a lot is devoted to a permitted principal use or a permitted conditional use, accessory uses are permitted as listed in the

applicable zoning district. Accessory uses and buildings shall be subject to the following regulations:

- (1) Where the accessory building is attached to the principal building, it shall be subject to all regulations of the district in which located.
- (2) In any SR-1, SR-2, or MR district, accessory uses and buildings not attached to the principal building shall not:
 - a. Not be located in front of the rear line of the principal building or, in the case of a corner lot, in the required side yard;
 - b. Not be located less than five feet from an interior side or rear property line;
 - c. Not exceed 15 feet in height.

Section 2: Article VIII, SR-1 – Single Family Residential District, to amend Section 36-218(4) Yard and setback requirements:

- (4) Yard and setback requirements.
 - a. Front yard. Not less than 35 feet.
 - b. Side yards. Least width of either yard shall not be less than ten feet, but the sum of the two side yards shall not be less than 25 feet; except in the case where the side yard on the road or street side shall not be less than 35 feet.
 - c. Rear yard. Not less than 20 feet.

The requirements of this subsection (4) shall apply to every lot, and principle building or structure, and attached accessory building or structure. Accessory uses and buildings not attached to the principal building shall not be located less than five feet from an interior side or rear property line per Sec. 36-98(d)(2).

Section 3: Article IX, SR-2 Single Family Residential District, to amend Section 36-248(4) Yard and setback requirements:

- (4) Yard and setback requirements.
 - a. Front yard. Not less than 30 feet.
 - b. Side yards. Least width of either yard shall not be less than ten feet, except in the case where the side yard on the road or street side shall not be less than 30 feet.
 - c. Rear yard. Not less than 20 feet.
 - d. In the case of a through lot, the frontages along streets shall be considered front yards and all buildings and structures shall meet the minimum front yard requirements.

The requirements of this subsection (4) shall apply to every lot, and principle building or structure, and attached accessory building or structure. Accessory

uses and buildings not attached to the principal building shall not be located less than five feet from an interior side or rear property line per Sec. 36-98(d)(2).

Section 4: Article X, MR Multiple Family Residential District, to amend Section 36-278
(4) Yard and setback requirements:

(4) Yard and setback requirements.

- a. Front yard. Not less than 50 feet.
- b. Side yards. Least width of either yard shall not be less than 15 feet, but the sum of the two side yards shall not be less than 35 feet except in the case of a corner lot or parcel where the side yard on the road or street side shall not be less than 50 feet.
- c. Rear yard. Not less than 35 feet.
- d. Accessory structures shall meet the same yard requirements.

The regulations in this subsection (4) shall apply to every lot, and principle building or structure, and attached accessory building or structure. Accessory uses and buildings not attached to the principal building shall not be located less than five feet from an interior side or rear property line per Sec. 36-98(d)(2).

Section 5: MISCELLANEOUS

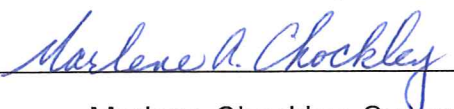
If any portion of this Ordinance shall be held to be invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity of any other portion of this Ordinance.

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 6: 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 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: Chockley, Beliger, Otto, Chick, Zelenock,

Manley

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 24th 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