

**PROPOSED AMENDMENTS TO
BRIDGEWATER TOWNSHIP ZONING ORDINANCE NO. 26**

An Ordinance to amend Articles III, XI, XII, XIII, XIV, and XIX, and to add a new Article VIIIA to the Bridgewater Township Zoning Ordinance.

THE TOWNSHIP OF BRIDGEWATER ORDAINS:

PART 1 Add a new Article VIIIA, R-3 – Hamlet Residential District, to read as follows:

ARTICLE VIIIA

R-3 - HAMLET RESIDENTIAL DISTRICT

SECTION 800A INTENT

The R-3 Hamlet Residential Districts are intended to provide areas for single-family and two-family and related uses that are designed and sited in a manner consistent with traditional hamlet or village character. These districts are intended to be located generally in the areas designated for Medium Density Village Residential uses by the adopted Bridgewater Township Master Plan. Lot size and area minimums are intended to be based on availability of sewer services at the time of development.

SECTION 801A PRINCIPAL PERMITTED USES

In the Hamlet Residential District, no building or land shall be used and no building shall be erected except for one or more of the following uses:

- A. Single family homes in accordance with Sections 1100, 1103, and 1211.
- B. Two-family dwellings in accordance with Sections 1100, 1103, and 1211.
- C. State licensed Family Day Care Homes.
- D. Public buildings and uses without outdoor storage yards.
- E. Raising / keeping of animals in accordance with Section 1227.
- F. Uses which, in the opinion of the Planning Commission after finding of fact, are similar to the above Principal Permitted Uses.

SECTION 802A SPECIAL LAND USES

The following special land uses shall be permitted only after review and approval by the Planning Commission, subject to the requirements and standards of Article 14 and the submission of a site plan conforming with the requirements of Section 1225:

- A. Public and private, state licensed, educational institutions providing elementary, including kindergarten, secondary, or post-secondary instruction to a student body, whether for profit or not for profit, and customary uses incidental thereto, subject to the provisions in Section 1407.
- B. Places of Worship (Section 1406).
- C. State Licensed Group Day Care Homes (Section 1413).
- D. Utility Structures (Section 1418).
- E. Public recreation uses such as parks and playgrounds.
- F. One (1) Accessory Apartment in a single family home (Section 1429).
- G. Bed and Breakfast Facilities (Section 1440)
- H. Convalescent or Rest Homes (Section 1410).
- I. Cemeteries (1405).
- J. Uses which the Planning Commission determines are similar to and compatible with the Intent of this Section and the Special Land Uses in Section 802A.

SECTION 803A ACCESSORY STRUCTURES AND USES

Accessory buildings, structures and uses shall be permitted in accordance with Section 1203. In addition, the following accessory structures and uses may also be permitted subject to the provisions of this Section:

- A. Garage and yard sales in accordance with Section 1235.
- B. Home occupations in accordance with Section 1230.
- C. Private residential ponds on parcels or lots of a minimum size of one (1) acre. Ponds shall be restricted to a maximum size of 25% of the total lot area and shall be in accordance with Section 1228.

SECTION 804A DEVELOPMENT REGULATIONS

- A. Site plans as required in Section 1225 of this Ordinance shall be submitted to the Planning Commission for its review and approval prior to issuance of a Building Permit for all special land uses and for other uses or structures which require site plan review.
- B. Single-family homes and two-family dwellings shall meet the applicable requirements of Sections 1100 and 1211 of this Ordinance.
- C. See Section 1216 regulating the screening of off-street parking areas for nonresidential uses permitted in the R-3 Districts. All off-street parking shall be arranged so as to minimize any impact on adjacent residential properties.
- D. See Article XII, General Provisions, regarding general requirements which may relate to uses permitted in the district.
- E. Except where otherwise regulated in this Article, refer to Section 1100, Schedule of District Regulations, limiting the height and bulk of buildings, the minimum size of lot by permitted land use, the maximum density permitted providing minimum yard setback requirements and development options.
- F. No required front yard space in any R-3 district shall be used for the storage or parking of vehicles or any other materials or equipment.
- G. Prohibited use of open areas: No machinery, equipment, vehicles, or other materials shall be stored or parked unless in full accordance with the Bridgewater Township Junk Ordinance.
- H. Temporary residential dwelling units are prohibited due to smaller permitted lot area and width in the R-3 district.
- I. Sidewalks shall be required along both sides of all public and private streets for all new site condominiums or subdivision plats, all new residential development on two or more adjacent lots, and all new nonresidential development. All sidewalks within the R-3 District shall five (5) feet in width. When the approving body finds that the installation of sidewalks is not practical, the approving body may waive the requirement subject to the Applicant providing cash or an irrevocable letter of credit for the full cost of installation to be held in escrow to provide for the future construction of the sidewalk under the following conditions:
 - 1. The Township, road agency, or other entity constructs sidewalks along the same side of the road, and the subject site would be a component of the sidewalk network; or
 - 2. An adjacent property owner is required to install a sidewalk.

If the Township or its designee does not begin installation of the required sidewalk within ten (10) years of final site plan approval, the cash or letter of credit shall be returned to the Applicant.

J. Parking areas for uses other than single family and two-family dwellings shall be located within the area between the rear building line and the rear lot line, except that the Planning Commission may permit parking within the area between the side building line and an interior side lot line subject to the following:

1. In no instance shall parking extend into the required side setback area.
2. Parking areas shall be screened from view from the road by the installation and maintenance of a rail fence feature approved by the Planning Commission.

PART 2 Amend Section 1100, Height, Bulk, Density, Area, Setback and Lot Coverage by District, to add minimum lot area, minimum lot width, maximum height of structures, minimum yard setbacks, minimum floor area per single family unit, and maximum lot coverage requirements for the R-3 district as follows:

USE DISTRICT	MINIMUM LOT AREA (I)(J)	MINIMUM LOT WIDTH (IN FEET)	MAXIMUM HEIGHT OF STRUCTURES (A)		MINIMUM YARD SETBACK PER LOT (IN FEET) (A)(G)				MINIMUM FLOOR AREA PER SINGLE FAMILY UNIT (SQ. FT)	MAXIMUM PERCENTAGE OF LOT AREA COVERED BY ALL BUILDINGS
			IN STORIES	IN FEET	FRONT (H)	SIDES (C)		REAR		
						LEAST ONE	TOTAL OF 2			
R-2 W/ CLUSTER OPTION (D)(E)(L)(M)	8,000 S.F.	65	2½	30	25	8	18	30	1,000	35%
R-3	10,000 S.F. (K)	75	2½	30	25	10	20	35	1,000	35%
R-3 W/ CLUSTER OPTION (L)(M)	8,000 S.F.	65	2½	30	25	8	18	30	1,000	35%

PART 3 Amend Section 303, Application of District Regulations, Subsection A as follows:

- A. No building, structure, lot or parcel shall be used, occupied, or altered and no building, structure or part thereof shall be erected, constructed, reconstructed, moved or structurally altered except in conformance with all of the regulations specified in this ordinance for the district in which it is located. When an alteration or expansion only proposes a minor change in the site, the approving body may approve the site plan with pre-existing, nonconforming elements in accordance with the following guidelines:
1. An addition of 1,000 square feet or less (not to exceed 25 percent of the total existing floor area of the existing structure) may be approved subject to the expansion area and any associated site improvement areas being in conformance with all applicable Zoning Ordinance standards. For example, if the principal building does not meet the landscaping, sidewalk, and parking requirements, and an addition meeting the above guidelines is proposed, the applicant shall only be required to bring the expansion area and any associated site improvement areas, rather than the entire site, into conformance with Zoning Ordinance standards.
 2. A change of use that does not require additional floor area or additional parking spaces may be approved without bringing the entire site into conformance with Zoning Ordinance standards.
 3. An upgrade to landscaping on an existing nonconforming site may be approved without bringing the entire site into conformance with Zoning Ordinance standards provided that the modification increases conformity with the Ordinance.
 4. Paving an existing gravel parking lot may be approved without bringing the entire site into conformance with Zoning Ordinance standards provided that the parking lot and internal parking lot landscaping shall comply with Ordinance standards. If a portion of a gravel or unpaved parking lot does not meet setback or dimensional requirements, it shall not be paved unless it is brought into conformance with Ordinance standards.

PART 4 Amend Section 300, Establishment of Zoning Districts, to read as follows:

SECTION 300 ESTABLISHMENT OF ZONING DISTRICTS

For the purposes of this ordinance, the Township is hereby divided into the following districts:

- CP Conservation Preservation District
AG Agricultural District

- SF Suburban Farm District
- R-1 Single-Family Rural Residential District
- R-2 Single-Family Suburban Residential District
- R-3 Hamlet Residential District
- C Local Commercial District
- LI Light Industrial District

PART 5 Amend Section 1203, Accessory Buildings and Structures, Subsection B, to be titled as follows:

- B. Residential Districts (R-1, R-2, R-3)

PART 6 Amend Section 1205, Erection of More than One Principal Structure on a Lot, to read as follows:

SECTION 1205 ERECTION OF MORE THAN ONE PRINCIPAL STRUCTURE ON A LOT

In the AG, SF, R-1, R-2, and R-3 Districts, there shall not be more than one (1) principal residential dwelling on a recorded lot or parcel (Accessory apartments may be permitted in conformance with Section 1429). In these districts, every principal residential dwelling shall be on a recorded lot or parcel in conformance with this ordinance and the Bridgewater Township Lot Split Ordinance. In all other districts, the number, location, and size of principal structures shall be in conformance with Section 1100 – Schedule of District Regulations and subject to site plan review and approval in conformance with Section 1225.

PART 7 Amend Section 1206, Subsection C.5, to read as follows:

- 5. All ground-mounted satellite dish antennae shall be screened from view between the ground level and six (6) feet above grade from any adjoining R-1, R-2, or R-3 zoned property. The screening shall consist of a decorative wall, fence, hedge, evergreen trees, or similar solid vegetation. All antennae, supporting structures, and accessory equipment shall be located and designed so as to minimize the visual impact on surrounding properties and from public streets.

PART 8 Amend Section 1215, Subsection B, to read as follows:

- B. Sound

At no point on the lot line shall the sound pressure level of any operation on the lot (other than background noises produced by sources not under the control of this ordinance, such as from essential services or street traffic) exceed the decibel limits designated below:

Maximum Permitted Sound Level (In Decibels) Where Adjoining R-1, R-2, or R-3 Residential District	Maximum Permitted Sound Level (In Decibels) Where Adjoining Other District
70	76

PART 9 Amend Section 1216, Subsection C, to read as follows:

C. Required Minimum Screening and Landscaping

The following Table specifies the minimum required screening and landscaping between a subject parcel and adjacent properties:

Zoning or Use of Subject Parcel	ZONING OF ADJACENT PARCEL								Adjacent Road ROW
	CP	AG	SF	R-1	R-2	R-3	C	LI	
	Required Screening and / or Landscaping								
Agriculture	None	None	None	None	None	None	None	None	None
Single Family Res.	None	None	None	None	None	None	None	None	None
Two Family Res.	None	None	None	None	None	None	None	None	None
Multiple Family Res.	None	None	None	A, B, or C	A, B, or C	A, B, or C	A, B, or C	A, B, or C	D
Local Commercial	A, B, or C	A, B, or C	A, B, or C	A, B, or C	A, B, or C	A, B, or C	D (5')	D (5')	D
Light Industrial	A, B, or C	A, B, or C	A, B, or C	A, B, or C	A, B, or C	A, B, or C	D (5')	D (5')	D
Office	A, B, or C	D	A, B, or C	A, B, or C	A, B, or C	A, B, or C	D (5')	D (5')	D
Public Buildings; Educational Inst.	None	None	A, B, or C	A, B, or C	A, B, or C	A, B, or C	None	None	D
Outdoor Storage	See Section 1425								
Parking Lots	D	D	D	A, B, or C	A, B, or C	A, B, or C	D (5')	D (5')	D

- KEY: A) Land Form Buffer (See Section 1216.B1)
 B) Buffer Strip (See Section 1216.B2)
 C) Screen Wall or Fence and adjacent Greenbelt(See Section 1216.B3)
 D) Greenbelt (See Section 1216.B4)

PART 10 Amend the first paragraph of Section 1217, Subsection B, to read as follows:

In addition to the standards in Subsection A above, the following provisions shall apply to fences and walls in all R-1, R-2, and R-3 districts:

PART 11 Amend the first paragraph of Section 1223 to read as follows:

Recreational Vehicles, as defined in Section 200, which are owned by a member of the family residing in a single family home on the same lot or parcel, may be temporarily parked on a lot or parcel in any AG, SF, R-1, R-2 or R-3 district subject to the following:

PART 12 Amend the first paragraph of Section 1224 to read as follows:

Commercial vehicles, as defined in Section 200, which are owned or operated by a member of the family residing in a single family home on the same lot or parcel, may be temporarily parked in a AG, SF, R-1, R-2 or R-3 district subject to the following:

PART 13 Amend Section 1226, Subsecion G.5, to read as follows:

5. Loading areas shall be located only in side or rear yards. No required front or street-side side yard shall be used for a loading area. Loading areas shall not be located closer than fifty (50) feet to any adjacent property zoned R-1, R-2 or R-3, or twenty five (25) feet to any other property line.

PART 14 Amend the first paragraph of Section 1234, Subsection A, to read as follows:

- A. Transient and temporary amusement activities may be proposed in any district except R-1, R-2 and R-3 districts, and shall include all the following characteristics to be considered for approval under this Section:

PART 15 Amend the first paragraph of Section 1303 to read as follows:

Signs in AG, SF, R-1, R-2 and R-3 districts shall pertain to permitted uses only and shall be located upon the same property to which the sign relates, unless otherwise provided herein, and shall conform with the following:

PART 16 Amend Section 1305, Subsection B, to read as follows:

- B. The size and number of political signs shall be as follows:

Zoning District	Maximum Size (Square Feet)	Maximum Number of Signs Per Lot or Parcel
CP, AG, SF, R-1, R-2, R-3	4	1 (Per Candidate or Issue)
C, LI	8	1 (Per Candidate or Issue)

PART 17 Amend Section 1402, Subsection A.5, to read as follows:

5. A six (6) foot high masonry wall of face brick or poured concrete with brick pattern on both sides, shall be located on all property lines which abut any R-1, R-2 or R-3 district. In addition, a 5' wide greenbelt shall be installed adjacent to the required wall. The wall

and greenbelt shall be constructed in accordance with the criteria in Section 1216B.3. Where the parcel abuts any other district the screening and landscaping options in Section 1216C shall be applied by the Planning Commission.

PART 18 Amend Section 1403, Subsection C, to read as follows:

- C. A six (6) foot high masonry wall of face brick or poured concrete with brick pattern on both sides, shall be located on all property lines which abut any R-1, R-2 or R-3 district. In addition, a 5' wide greenbelt shall be installed adjacent to the required wall. The wall and greenbelt shall be constructed in accordance with the criteria in Section 1216B.3. Where the parcel abuts any other district the screening and landscaping options in Section 1216C shall be applied by the Planning Commission.

PART 19 Amend Section 1404, Subsection D, to read as follows:

- D. A six (6) foot high masonry wall of face brick or poured concrete with brick pattern on both sides, shall be located on all property lines which abut any R-1, R-2 or R-3 district. In addition, a 5' wide greenbelt shall be installed adjacent to the required wall. The wall and greenbelt shall be constructed in accordance with the criteria in Section 1216B.3. Where the parcel abuts any other district the screening and landscaping options in Section 1216C shall be applied by the Planning Commission.

PART 20 Amend Section 1409, Subsection A, to read as follows:

- A. No activities, parking or structures shall be located within one hundred (100) feet of an abutting R-1, R-2 or R-3 residential district or within fifty (50) feet of any property line.

PART 21 Amend Section 1412, Subsection B.2, to read as follows:

- 2 All pens and runs shall be completely fenced by a minimum six (6) foot high fence or masonry wall, located only in a rear yard, and setback a minimum twenty (20) feet from any property line. Where the proposed commercial kennel is located in any district which abuts an R-1, R-2 or R-3 district all pens and runs shall be within a completely enclosed building.

PART 22 Amend Section 1428, Subsection A.4, to read as follows:

4. If the site abuts property which is zoned R-1, R-2 or R-3, or which is designated for low density rural residential, medium density suburban residential, medium density village residential, or multiple family / townhome residential uses on the Land Use Plan Map, a buffer zone shall be maintained where no composting, storage, transfer or loading activities will take place equal to five hundred (500) feet from existing residences and one

hundred (100) feet from all adjoining property lines. All buffer areas shall be maintained as vegetative strips to facilitate the filtration of pollutants from stormwater runoff.

PART 23 Amend Section 1428, Subsection A.6, to read as follows:

6. The compost site shall be screened from adjacent public rights of way and properties zoned R-1, R-2 or R-3 by a land form buffer, buffer strip, screening wall / fence and adjacent greenbelt, or a combination of thereof. The Planning Commission may require additional landscaping or screening where the Planning Commission determines it to be necessary to prevent negative impacts on adjacent properties.

PART 24 Amend Section 1436, Subsection B.2, to read as follows:

2. All buildings, corrals, and other enclosures for animals shall be a minimum two hundred fifty (250) feet from any property zoned R-1, R-2 or R-3 and one hundred fifty (150) feet from any other property line or right of way.

PART 25 Amend Section 1437, Subsection D, to read as follows:

- D. Where the campground abuts R-1, R-2 or R-3 districts, the site shall be appropriately fenced, as determined by the Planning Commission.

PART 26 Amend Section 1437, Subsection F, to read as follows:

- F. Where the campground is adjacent to any property zoned R-1, R-2 or R-3, a land form buffer, buffer strip, or screening wall / fence with adjacent greenbelt shall be provided along the property line(s) in accordance with Section 1216. The Planning Commission may require additional screening or landscaping where the Planning Commission determines it is necessary to prevent negative impacts on adjacent properties and rights of way.

PART 27 Amend Section 1439, Subsection F, to read as follows:

- F. Where the proposed facility abuts R-1, R-2 or R-3 zoned property, a land form buffer, buffer strip, or screen wall / fence and adjacent greenbelt shall be required along the property line. The Planning Commission may require additional screening or landscaping where the Planning Commission determines it is necessary to prevent negative impacts on adjacent properties and rights of way.

PART 28 Amend Section 1444, Subsection B.2, to read as follows:

2. Those buildings to be used for servicing or maintenance of aircraft shall not be located within two hundred fifty (250) feet of any property zoned R-1, R-2 or R-3.

PART 29 Amend Section 1445, Subsection D, to read as follows:

- D. Wherever the proposed use is adjacent to a property which is zoned R-1, R-2 or R-3 screening of active outdoor use areas such as loading zones shall be provided in the form of a land form buffer, buffer strip, or screening wall / fence and adjacent greenbelt along the property line.

PART 30 Amend Section 1902, Subsection A.4, to read as follows:

4. Any change in use or occupancy of any building or land in the AG, SF, R-1, R-2 or R-3 districts to a type of use or occupancy which is not expressly permitted by the district's regulations specified in this ordinance.

PART 31 Amend Section 1102, Subsection C.2.a, to read as follows:

- a. Underlying Agricultural or Residential Zoning District

Where the underlying zoning district is AG, SF, R-1, R-2 or R-3, densities shall be based upon the underlying zoning district densities as permitted in Article XI - Schedule of District Regulations, Section 1101 - Single-Family Cluster Design Standards, and Section 1447 - Single Family Cluster Design Bonus Option. Modifications to density are permitted only in accordance with these Sections.

PART 32 Amend Section 1102, Subsection C.2.b.2, to read as follows:

2. As a general guide, the Planning Commission and Township Board may utilize the standards for the R-2 Suburban Residential District, as detailed in Article 11 - Schedule of District Regulations, when determining appropriate density of residential development within a PUD proposed in a nonresidential district. When a PUD is proposed within the Hamlet of Bridgewater (generally located near the intersection of Boettner and Austin Roads) as determined by the Planning Commission, the standards for the R-3 Hamlet Residential District may be utilized when determining appropriate density of residential development within a PUD proposed in a nonresidential district.

PART 33 Amend the first paragraph of Section 1102, Subsection C.3.a.1, to read as follows:

1. Where the underlying zoning district is AG, SF, R-1, R-2 or R-3, the density of Local Commercial uses shall be permitted for up to two percent (2%) of the developed acreage of the PUD site where the Planning Commission and Township Board determine the following:

PART 34 Amend Section 1211, Subsection E, to read as follows:

- E. All such dwellings shall be connected to septic and well systems approved by the County Health Department, except that where a public sewer has available service, the dwelling shall be connected to the public sewer system.

PART 35 Amend Footnote (J) to Section 1100, in its entirety to read as follows:

- (J) Calculations for determining maximum density and the number of lots permitted shall be based upon net buildable land area (areas such as wetlands and sub-aqueous areas shall not be included in calculations for determining maximum density and number of lots permitted). Where a single family cluster development is proposed, designed, and approved in conformance with Section 1101 – Single Family Cluster Design Standards or Section 1447 – Single Family Cluster Density Bonus Option, the Planning Commission may approve up to fifty (50) percent of wetlands, floodplain, and sub-aqueous areas in calculations for determining maximum density and number of lots permitted, subject to the criteria in Section 1101 or Section 1447, whichever is applicable. The minimum lot size and lot width shall not be reduced in any fashion beyond what is permitted by Sections 1100, 1101, and 1447, whichever is applicable. Refer to Section 1103 – Residential Cluster Option Design Standards, to determine maximum density and the number of lots permitted for single-family and two-family cluster developments proposed under Section 1103.

PART 36 Amend Footnote (K) to Section 1100, in its entirety to read as follows:

- (K) Minimum and maximum lot area is subject to either connection to a public sewer system or an approved septic permit from the Washtenaw County Environmental Health Department.

PART 37 Add new Footnote (M) to Section 1100, to read as follows:

- (M) Must comply with Residential Cluster Option Design Standards – See Section 1103.

PART 38 Amend Section 801.A to read as follows:

- A. Single Family Homes in accordance with Section 1100, 1103, and 1211.

PART 39 Amend Section 801.B to read as follows:

- B. Two-Family dwellings in accordance with Section 1100, 1103, and 1211.

PART 40 Amend Article XI, Schedule of District Regulations, to add a new Section 1103, Residential Cluster Option Design Standards, to read as follows:

SECTION 1103 RESIDENTIAL CLUSTER OPTION DESIGN STANDARDS

- A. All subdivisions, condominium subdivisions, and lot splits which are proposed under this Section must conform to the following Residential Cluster Option Design Standards:
- B. The intent of these Residential Cluster Option Design Standards is to encourage the creation of public parks, plazas, and gathering spaces, as well as the long-term preservation of natural features, open spaces, and historic elements within a residential development.
- C. In the R-2 and R-3 Districts the Residential Cluster Option may be permitted provided that:
 - 1. The subject site consists of a minimum of ten (10) contiguous acres; and
 - 2. Sewer service is available to the subject site at the time of its development.
- D. Required Design Standards
 - 1. Under the Residential Cluster Option, minimum lot sizes and widths may be reduced as indicated in Section 1100 (with cluster option) provided that in no instance shall the density exceed 5.0 dwelling units per acre. The area used for computing density shall be based on net buildable land area in accordance with Footnote (J) to Section 1100.
 - 2. Under the provision of Section 1103.D.1 above, for each square foot of land gained within a residential cluster development through the reduction of lot size below the minimum requirements (without the cluster option) as outlined in Section 1100, at least an equal amount of land shall be permanently reserved for open space.
 - 3. The area reserved for open space shall in no instance be less than ten (10) percent of the net buildable land areas as defined in Footnote (J) to Section 1100. In addition, all required open space preserved under the Residential Cluster Option shall comply with the following:
 - a. A minimum of fifty (50) percent of the total amount of preserved open space shall be set aside as usable public spaces (e.g., parks, playgrounds, ball fields, recreation areas, community gardens, and similar open spaces).
 - b. The remaining open space areas may include woodlands, watercourses, scenic views, historic features, and other similar elements, but shall not include regulated wetlands.
- E. Open Space Maintenance

1. All open space shall be permanent and set aside in perpetuity.
 2. Open space shall be maintained by any of, but not necessarily limited to, the following:
 - a. Deed restrictions or condominium master deed restrictions with the Township named as a controlling party regarding preservation and maintenance of dedicated open space areas.
 - b. Dedication of open space to a public body or private land conservancy or trust.
 - c. Conservation easement granted to a public body or private land conservancy or trust.
 3. All open space ownership and maintenance agreements shall be reviewed and approved as to form and content by Township legal counsel prior to approval by the Planning Commission.
 4. All open space agreements which involve donations of land to the Township or which name the Township as a party to any agreement shall be approved by the Township Board prior to final approval of the development proposal by the Planning Commission.
- F. All proposed residential cluster option developments shall be reviewed in compliance with the appropriate procedure for the type of development (lot split, subdivision, site condominium etc.) and in accordance with the design criteria in this Section. The Township Board shall approve any private road prior to final approval by the Planning Commission in accordance with the Bridgewater Township Private Road Ordinance.

PART 41 Effective Date

Effective Date. This Ordinance shall take effect seven (7) days after publication of a notice of adoption unless referendum procedures are initiated under MCL 125.282. If referendum procedures are initiated, the Ordinance shall take effect in accordance with MCL 125.282.

Tania Kersey, Supervisor
Township of Bridgewater

CERTIFICATION OF TOWNSHIP CLERK

I, Karen Weidmayer, Bridgewater Township Clerk, hereby certify that the foregoing is a true copy of an amendment to the Bridgewater Township Zoning Ordinance adopted by the Township Board at a regular meeting held on _____, 2004 by the following vote:

Motion by _____, Supported by _____.

Ayes:

Nays:

Absent:

Motion:

Karen Weidmayer
Bridgewater Township Clerk

Township Board ordered notice of adoption and summary to be published one time in the _____ on _____, 2004. A true and complete copy of the above ordinance may be purchased or inspected at the offices of the Township Clerk, Mondays through Fridays, except holidays, during regular Township business hours.