

An Ordinance to Amend Articles II, IV, XII and XIV of  
The Township of Bridgewater Zoning Ordinance  
Ordinance 26

THE TOWNSHIP OF BRIDGEWATER ORDAINS:

**Section 1. ARTICLE II AMENDED**

Article II of the Bridgewater Township Zoning Ordinance is amended by adding and amending the following definitions:

**ARTICLE II  
DEFINITIONS**

**SECTION 200 DEFINITIONS**

**Boardwalk** - A structure attached to or abutting one or more walls of a building or constructed separately from a building, with direct access to the ground, the floor of which is above finished grade, and intended primarily for providing pedestrian circulation.

**Deck** - A structure attached to or abutting one or more walls of a building or constructed separately from a building, with or without direct access to the ground, the floor of which is above finished grade, and intended for use as an outdoor leisure activities or as a gathering area.

**Nature Preserve** - A natural area, and land necessary for its protection, to be maintained as nearly as possible in its natural condition and to be used in a manner and under limitations consistent with its continued preservation, without impairment, disturbance, or artificial development, for the purposes of present and future scientific research, education, aesthetic enjoyment and providing habitat for plant and animal species and communities and other natural objects.

**Passive Recreation** - Quiet pastimes including walking, hiking, cross country skiing, snow shoeing, bird watching, nature study and photography. Amenities for such recreation will not interfere with or detract from the protection and maintenance of the land in its natural condition for the purposes of present and future scientific research, education, aesthetic enjoyment and providing habitat for plant and animal species and communities and other natural objects.

**Structure** - Any constructed or erected material, the use of which requires location on the ground or attachment to something having location on the ground, including but not limited to buildings, towers, sheds, and signs, boardwalks and decks, but excepting fences and walks, drives, pavements and similar access or for circulation facilities.

## **Section 2. ARTICLE IV AMENDED**

Article IV of the Bridgewater Township Zoning Ordinance is amended by amending and adding to the following sections:

### **ARTICLE IV CP- CONSERVATION PRESERVATION DISTRICT**

#### **SECTION 401 PRINCIPAL PERMITTED USES**

Unless otherwise permitted in this ordinance, no building or structure shall be erected and no building, structure or land shall be used in the CP districts except for one or more of the following: The following are permitted uses in the CP District:

- A. Public or private nature preserves subject to the following:
  - 1. Hours of operation shall be approved by the Planning Commission.
  - 2. The owner and/or operator of the nature preserve shall be responsible for maintaining the security and cleanliness of the site.
  - 3. Pedestrian and vehicular access shall be limited to approved access drives and trails as depicted on the approved site plan. Pedestrian access shall be limited to approved, unimproved walking paths. Vehicles shall be limited to approved access drives and parking facilities as depicted on the approved site plan.
  - 4. Development and of passive recreational amenities. shall be approved by the Planning Commission and shall be limited to the extent that they will not interfere with or detract from the protection and maintenance of the land in its natural condition for the purposes of present and future scientific research, education, aesthetic enjoyment and providing habitat for plant and animal species and communities and other natural objects.
  - 5.-6. Unchanged.
- B. Unchanged

#### **SECTION 402 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. Boardwalks, decks or other structures that allow observation of or education about natural features without with minimal impact to the natural feature itself or its functioning in those situations where unimproved walking paths are not adequate for pedestrian access, or where unimproved walking paths will cause greater negative environmental impact,
- B. Improved trails for bicycle use and/or horseback riding.
- C. Uses which the Planning Commission determines are similar to and compatible with the Intent of this District and the permitted uses in Section 401.

**Section 3. ARTICLE XII AMENDED**

Article XII of the Bridgewater Township Zoning Ordinance is amended by amending and adding to the following section:

**ARTICLE XII  
GENERAL PROVISIONS**

**SECTION 1225 SITE PLAN REVIEW**

- A. Unchanged.
- B. Unchanged.
- C. Submission Requirements
  - 1. Unchanged.
  - 2. Preliminary Site Plan Submission / Data Requirements

The following information shall be detailed on the preliminary site plan:

- a.-aa. Unchanged.
- bb. Location, and boundaries, and an assessment of the ecological condition/quality of wetlands, 100-year flood plains, lakes, streams, rivers, detention basins, drainageways, or other bodies of water, with water elevation levels indicated.
- cc.-ii. Unchanged.
- jj. Location and quality assessment of all woodlands, tree

stands, tree rows, trees measuring greater than 8" diameter at breast height, and measures to be taken to preserve on-site woodlands and trees, and as well as protect existing on-site trees not proposed for removal as part of the development.

kk.-ll. Unchanged.

3. Unchanged.

D.-N. Unchanged.

#### **Section 4. ARTICLE XIV AMENDED**

Article XIV of the Bridgewater Township Zoning Ordinance is amended by adding the following sections:

### **ARTICLE XIV GENERAL PROVISIONS**

#### **SECTION 1448 BOARDWALKS/DECKS OR IMPROVED TRAILS**

Boardwalks and decks are subject to the following:

- A. The use of boardwalks and decks shall be minimized to the greatest extent possible. Where the use of boardwalks/decks will cause less impact to the natural environment than an unimproved trail, they shall be designed using the minimum length and width necessary to accommodate safe pedestrian travel.
- B. Boardwalks and decks shall be located no nearer than twenty (20) feet from any property line. The perimeter buffer shall be kept in its natural state.
- C. Boardwalk and deck design shall not negatively impact sensitive natural features. Construction methods that minimize disturbance to soils, and locations that minimize removal and/or clearing of vegetation or wildlife habitat shall be used. If water crossings are necessary, bridges or other structures shall cause the least amount of environmental disturbance possible. All permits required for wetland/water crossings from state regulatory agencies must be submitted to the Township during the site plan review process, Section 1225. Boardwalk/deck design shall protect steep slopes and not allow soil erosion.

#### **SECTION 1489 BICYCLING / HORSEBACK RIDING TRAILS**

Trails intended for bicycling and/or horseback riding are subject to the following:

- A. The minimum site area shall be ten (10) acres.
- B. The site shall have direct accessibility to a paved public road.
- C. Trails shall be left unpaved.
- D. Trails shall be located no nearer than fifty (50) feet from any property line, or at least one hundred (100) feet from existing schools, churches, or residentially-zoned or used property. However, trails can access these areas if deemed appropriate by the Township. The perimeter buffer shall be kept in its natural state.
- E. Trail design shall not negatively impact sensitive natural features. Trails shall be located a minimum of twenty (20) feet from wetlands and water features. If water crossings are necessary, bridges or other structures shall cause the least amount of environmental disturbance possible. All permits required for water crossings from state regulatory agencies must be submitted to the Township during the site plan review process, Section 1225. Trail design shall protect steep slopes and not allow soil erosion.
- F. Where riding is intended within or across a public road right-of-way, the Township shall review the location and approve same to maximize safety to both riders, motorists, and others using the public road right-of-way.
- G. Trails shall be marked with appropriate signage that clearly advises riders of trail rules, etiquette, yield hierarchy (if multi-use trail), and appropriate warnings such as to reduce speed or avoid skidding.
- H. The property owner shall be responsible for maintaining the trails for safety and sound environmental stewardship, repairing eroded areas, and closing down trails if necessary to protect land and wildlife, and allowing areas to recover from use.
- I. Lighting along trails is prohibited. Sound producing equipment anywhere along the trail or at the trailhead is prohibited.
- J. Hours of operation for all trail use shall be limited to daylight hours.

#### **Section 5. SAVING PROVISION.**

All sections of the Bridgewater Township Zoning Ordinance not amended by this ordinance shall continue in full force and effect.

#### **Section 6. EFFECTIVE DATE.**

This Ordinance shall take effect seven (7) days following its publication subject to the right of referendum outlined in Section 402 of Public Act 110 of 2006 (MCL 125.3402)

YEAS:  
NAYS:  
ABSENT:

**Ordinance Declared Adopted on December \_\_, 2009.**

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Jolea Mull, Supervisor  
Township of Bridgewater

### **CERTIFICATE OF ADOPTION AND PUBLICATION**

I, Cynthia Carver, the duly elected Clerk of the Township of Bridgewater certify that the foregoing ordinance is a true and correct copy of the ordinance enacted by the Township Board of the Township of Bridgewater on December \_\_, 2009. and published in the Manchester Enterprise, a newspaper, circulated in the Township of Bridgewater on December \_\_, 2009.

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Cynthia Carver, Clerk  
Township of Bridgewater