

ARTICLE 2.0 ZONING DISTRICTS

SECTION 2.100 PURPOSE OF DISTRICTS

Section 2.101 Zoning Districts.

For purposes of this Ordinance, Bridgewater Township is hereby divided into districts as follows:

Type of District	Zoning District Name	Symbol
Rural	Conservation Preservation District	CP
	General Agriculture District	AG
Residential	Manufactured Housing Park District	R-2
	Hamlet Residential District	R-3
Business	Bridgewater Center District	BCD
	Local Commercial District	C
	Light Industrial District	LI
Other	Public/Semi-Public Services District	PSP

Section 2.102 Conservation Preservation (CP) District.

The Conservation Preservation (CP) District is hereby established to accommodate dedicated areas of open space and park uses, recreational uses, and similar uses of a public service or institutional character. The CP District protects the amenities associated with streams, lakes, wetlands, steep slopes, flood plains and similar natural features.

Section 2.103 General Agriculture (AG) District.

The General Agriculture (AG) District is hereby established to conserve the rural character, agricultural uses, farmlands and operating farmsteads, and natural resource areas and fragile lands of the Township in accordance with the Township's Growth Management Plan. This district is composed of a mixture of prime agricultural lands, other tilled lands, woodlands, wetlands, pastures, and open fields or scrublands; with farmsteads and low density single family residences occurring along predominantly gravel roads. A limited amount of non-farm housing shall be allowed in this district. However, it should be noted that the primary intended use of this AG District is agricultural activities, so that there may be odors, dust, and noise associated with these activities that are not compatible with residences. Care should be taken to minimize conflicting land uses.

It is recognized that the public health and welfare of the citizens of the Township, Washtenaw County, the State of Michigan, and the United States of America are greatly dependent upon the sustenance and economic benefits provided by a viable agricultural industry. This AG District is intended to ensure that land areas within the Township that are well suited for production of food and fiber are retained for such production, unimpeded by the establishment

of incompatible uses that would hinder agricultural practices and irretrievably deplete agricultural lands.

It is further recognized that certain value-added services and agricultural-support uses are necessary to support local agricultural activities and the rural economy of the Township. Accordingly, it is the intent of this District to promote agricultural and recreational uses as an important component of the local economy, and to allow for a limited range of agriculture- and recreation-oriented tourism, educational, and commercial uses, subject to standards designed to minimize impacts on the Township's rural character. This AG District has the following additional purposes and objectives:

1. Protect areas of the Township for agricultural production, distribution and accessory uses, and discourage the encroachment of land uses incompatible with active agricultural and recreational uses into rural areas of the Township.
2. Encourage long-term investment in improvements needed to maintain and expand agricultural production and promote a profitable agricultural economy.
3. Minimize cost of providing services to rural areas, and minimize excessive and unnecessary public expenditures caused by scattered demand for urban and suburban levels of public services in rural areas of the Township.
4. Protect prime farmland from speculative increases in land values, and minimize loss of farmland and fragmentation of rural land by division into small parcels.
5. Minimize conflicts between agricultural activities and residences.
6. Reduce the amount of land consumed in rural areas for non-agricultural use, and prevent intrusion of uses that are incompatible with the agricultural, open space or natural features preservation objectives of this District.

Section 2.104 Manufactured Housing Park (R-2) District.

The Manufactured Housing Park (R-2) District is hereby established as a Residential District to provide for the location and regulation of manufactured housing parks (formerly known as "mobile home parks"), as defined by the Mobile Home Commission Act (Public Act 96 of 1987, as amended) and the Manufactured Housing Commission General Rules. It is intended that manufactured housing parks be provided with necessary community services and other associated uses and facilities that serve the residents in the district in a setting that provides a high quality of life for residents. In accordance with the purpose of this district, manufactured housing parks shall be located in areas where they will be compatible with adjacent land uses.

The regulations and rules established by the Mobile Home Commission Act and the Manufactured Housing Commission govern all manufactured housing parks. Where regulations in this Ordinance exceed the state law or general rules, they are intended to promote the health, safety and welfare of the Township's residents, and to ensure that manufactured housing parks are developed and maintained in a manner equivalent to the standards of this Ordinance for comparable residential developments in the Township.

Uses in the R-2 District shall be located near roads with adequate planned capacity to accommodate the traffic volumes typically generated by higher density development, and shall

be served by appropriate utilities and services. Development in the R-2 District shall be subject to appropriate standards to ensure sufficient light, air, and privacy for all uses, prevent congestion on public roads, reduce hazards to life and property, provide basic amenities, and ensure compatibility with abutting districts and uses.

Section 2.105 Hamlet Residential (R-3) District.

The Hamlet Residential (R-3) District is hereby established to provide areas for single-family and low density two-family and multiple-family residential uses, and related uses that are designed and sited in a manner consistent with the scale and character of the Bridgewater Hamlet in those areas that are served by a publicly owned and operated sanitary sewer system. In addition to the dwellings permitted in this zoning district, certain associated land uses are permitted which have been strictly regulated to make them compatible with the principal permitted uses of this district.

Section 2.106 Bridgewater Center District (BCD).

This district is intended to encourage and permit a mix of small-scale commercial, office, residential, and public/semi-public land uses compatible with the scale and character of the Bridgewater Hamlet. Uses permitted in this district are intended to be compatible with residential type structures and neighboring residences, and are intended to be oriented to pedestrians. This district is intended to encourage retention of existing residential structures, either in residential use or in conversion to other permitted uses, and to ensure that remodeled or new structures will have a residential character similar to the existing character of the Bridgewater Hamlet. It is the intent of this district that the setting of buildings will reflect the existing character of this area, and that uses should be compatible with and supportive of each other, and of a unified architectural character and historic intent. It is further the intent of this district that parking will not dominate the appearance of buildings and sites.

It is recognized that sites and structures within the designated Bridgewater Center District may be of historic value and that when a site or structure is to be utilized under the regulations of this district that the following standards also be maintained:

1. That every reasonable effort be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.
2. The distinguishing original qualities or character of a building, structure, or site and its environment will not be destroyed.
3. When possible all development is based on the availability of sewer service at the time of development.

Section 2.107 Local Commercial (C) District.

The Local Commercial (C) District is hereby established as a business district to provide suitable locations for retail, service, and office enterprises that serve a localized market area. Goods and services to be provided by establishments in the C District are intended to meet the day-to-day needs of Township residents for convenience and durable goods, food, shopping, and related goods and services. The C District is also intended to provide suitable locations for

medical, professional, administrative, and executive offices; and personal, business, and professional service establishments.

Building owners in the C District are encouraged to provide retail or personal service uses at the street level, and to orient buildings with display windows and public entrances facing the road right-of-way. Building sizes for permitted uses may be limited to promote appropriately scaled business development in the district.

Uses that would create hazards, loud noises, vibration, smoke, glare, heavy traffic or late hours of operation are prohibited. Unless otherwise specified, automotive-related services and other uses that would typically interfere with the continuity of retail frontage, hinder pedestrian circulation and disrupt the functioning of this district shall also be prohibited.

The C District is intended to encourage consolidation of business establishments, particularly as neighborhood shopping centers. Consolidations other than shopping centers are also encouraged with the intent of avoiding strip commercial development, lessening traffic congestion by reducing the number of commercial driveways opening onto major roads, and improving the safety and convenience of consumers. Establishments permitted in the C District may be located on arterial or collector roads.

Section 2.108 Reserved.

Section 2.109 Light Industrial (LI) District.

The Industrial-Research (LI) District is hereby established as a business district to permit certain operations and facilities of an office, research, laboratory, warehousing, wholesaling, and light manufacturing character to locate in planned areas of the Township where such uses will not have a detrimental impact on surrounding uses and districts. These uses generate a minimum of noise, glare, odor, dust, vibration, air and water pollutants, fire, explosive, and radioactive hazards, and other harmful or obnoxious matter. The district is also intended for operations which store materials, supplies, products, equipment, and refuse predominantly within buildings; outdoor storage is not intended to be permitted as the predominant use of any parcel in this district. Reasonable regulations and limitations on permitted industrial uses of a more intensive character to minimize any adverse effects on other areas of the Township.

It is further intended that the LI District provide specific use and site development standards designed to promote the creation of high quality facilities. The LI District has been located within the Township to permit the development of these industrial and research uses, to protect adjacent agricultural, residential, and commercial areas against the encroachment of incompatible uses, and to minimize congestion on public roads and highways. To these ends, uses that would interfere with the purpose of this district have been excluded.

Section 2.110 Reserved.

Section 2.111 Public/Semi-Public Services (PSP) District.

The Public/Semi-Public Services (PSP) District is hereby established to accommodate dedicated areas of open space, government buildings and uses, institutional and recreational uses, and similar uses of a public service or institutional character.

SECTION 2.200 GENERAL STANDARDS

Section 2.201 Principal Uses and Special Land Uses.

In all districts, no structure or land shall be used or occupied, except in conformance with Article 4.0 (Land Use Table), and as otherwise provided for in this Ordinance. Special land uses may be permitted in accordance with Article 4.0 (Land Use Table), subject to a public hearing and approval by the Planning Commission in accordance with Article 7.0 (Special Land Uses).

Section 2.202 Prohibited Uses.

Uses not listed in Article 4.0 (Land Use Table) as a permitted use in a particular zoning district or otherwise determined by the Zoning Board of Appeals to be similar to a permitted use per Section 17.06 (Interpretations) shall be prohibited in the district. Land uses for enterprises or purposes that are contrary to federal, state or local laws or ordinances shall be prohibited in any zoning district.

Section 2.203 Design and Development Requirements.

All uses shall comply with any applicable requirements of Article 5.0 (Use Standards), and all other applicable provisions of this Ordinance and other applicable regulations and standards. No structure shall be erected, reconstructed, altered or enlarged and no permits or certificates of occupancy shall be issued except in conformance with this Ordinance and other applicable regulations and standards.

Section 2.204 District Boundaries.

Zoning district boundaries shall, unless otherwise shown on the Official Zoning Map, follow lot or parcel lines, municipal boundaries, and the centerlines of road or other rights-of-way.

A. Zoning of Rights-of-Way.

All road and other dedicated rights-of-way, if not otherwise specifically designated, shall be deemed to be in the same zone as the property immediately abutting upon the right-of-way. Where the centerline of a right-of-way serves as a district boundary, the zoning of the right-of-way, unless otherwise specifically designated, shall be deemed to be the same as that of the abutting land up to the centerline.

B. Zoning of Vacated Areas.

Any road, railroad or other dedicated right-of-way or other public way or portion thereof within the Township not otherwise classified within the boundaries of a zoning district on the Official Zoning Map shall, upon vacation, automatically be classified in the same zoning district as the land(s) to which it attaches.

Section 2.205 Official Zoning Map.

For the purpose of this Ordinance, the zoning districts as provided herein are bounded and defined as shown on a map entitled "Official Zoning Map of Bridgewater Township." The

Official Zoning Map, and all explanatory matters thereon, are hereby made a part of this Ordinance.

A. Identification of Official Zoning Map.

The Official Zoning Map shall be identified by the signature of the Township Supervisor, attested by the Township Clerk, under the following or equivalent words: "This is to certify that this is the Official Zoning Map referred to in the Bridgewater Township Zoning Ordinance" together with the effective date of the ordinance by which the map was adopted by the Township Board.

B. Changes to Official Zoning Map.

If, in accordance with the procedures of this Ordinance and the Michigan Zoning Enabling Act, a change is made in a zoning district or boundary, such change shall be entered onto the Official Zoning Map by the Township Clerk promptly after the ordinance authorizing such change shall have been adopted and published with an entry on the Official Zoning Map stating the date of the Township Board action, and a brief description of the change. The entry shall be signed by the Township Supervisor and attested by the Township Clerk.

1. Any change in corporate boundaries within the Township shall be entered on the Official Zoning Map by the Township Supervisor with his or her signature and date, and attested by the Township Clerk.
2. No change of any nature shall be made in the Official Zoning Map or matter shown thereon except in conformance with the procedures set forth herein. Any other change of whatever kind by any person or persons shall be considered a violation of this Ordinance.

C. Authority of Official Zoning Map.

Regardless of the existence of purported copies of the Official Zoning Map that, from time to time, may be made or published, the Official Zoning Map shall be the final authority as to the current zoning status of any land, parcel, lot, district, use, or structure in Bridgewater Township. The Official Zoning Map shall be located in the office of the Township Clerk and shall be open to public inspection.

D. Replacement of Official Zoning Map.

If the Official Zoning Map becomes damaged, destroyed, lost, or difficult to interpret because of the nature and the number of changes made thereto, the Township Board may by ordinance adopt a new Official Zoning Map which shall supersede the prior zoning map. The new Official Zoning Map may correct drafting or other errors or omissions on the Official Zoning Map, but such corrections shall not have the effect of amending the Zoning Ordinance or the prior Official Zoning Map.

1. The replacement map shall be identified by signature of the Township Clerk, attested by the Township Supervisor, and bear the seal of Bridgewater Township under the following words: "This is to certify that this is the Official Zoning Map referred to in the Zoning Ordinance of Bridgewater Township, adopted on [date] which replaces and supersedes the Official Zoning Map adopted on [date]."

2. Unless the prior Official Zoning Map has been lost or totally destroyed, the prior map or any significant parts thereof remaining shall be preserved together with all available records pertaining to its adoption or amendment.

E. Rules for Interpretation.

Where uncertainty exists as to the boundaries of zoning districts as shown on the Official Zoning Map, the following rules for interpretation shall govern:

1. A boundary indicated as approximately following a road centerline shall be construed as following such centerline as it exists on the ground.
2. A boundary indicated as approximately following a recorded lot line or the line bounding a parcel shall be construed as following such line.
3. A boundary indicated as approximately following a municipal boundary of a city, village, or township shall be construed as following such line.
4. A boundary indicated as following a railroad or trail right-of-way shall be construed as being located midway in the right-of-way of said railroad.
5. A boundary indicated as following a shoreline shall be construed as following such shoreline, and in the event of change in the shoreline shall be construed as following the shoreline existing at the time the interpretation is made.
6. A boundary indicated as following the centerline of a stream or river, canal, lake, or other body of water shall be construed as following such centerline existing at the time the interpretation is made.
7. A boundary indicated as parallel to, or as an extension of features described in this subsection, shall be so construed.
8. A distance not specifically indicated on the Official Zoning Map shall be determined by the scale of the Map.
9. In circumstances not otherwise addressed, or where an existing physical or natural feature is at variance with that shown on the Official Zoning Map, the Zoning Board of Appeals shall interpret the location of the district boundary.
10. Where a district boundary divides a lot that is in single ownership at the time of adoption of this Ordinance, the Zoning Board of Appeals may permit an extension of the regulations for either portion of the lot to the nearest lot line, but not to exceed 50 feet beyond the district line into the remaining portion of the lot.

