

ARTICLE 3.0 DIMENSIONAL STANDARDS

Section 3.101 Table of Dimensional Standards by District.

Standards		Districts								Additional Provisions
		CP	AG	R-2	R-3	BCD	C	LI	PSP	
Maximum Building Height (feet)	Feet	35	35	See Section 5.205 (Manufactured Housing Parks)	35	35	35	35	35	Section 3.201
	Stories	2.5	2.5		2.5	2.5	2.0	2.0	2.0	
Lot Standards (per unit)	Minimum Width (feet)	250	250		75	75	200	250	100	Section 3.202
	Minimum Area (acres or square-feet)	2.0 acres	2.0 acres		10,000 sq.ft.	10,000 sq.ft.	1.0 acre	2.0 acres	10,000 sq.ft.	
Yard / Setback Standards (feet)	Minimum Front Yard	75	75		25	20	35	75	35	Section 3.203 Section 3.204
	Minimum Side Yard	50	30		10	10	15	50	10	
	Minimum Rear Yard	50	50		35	35	35	100	35	
Minimum Separation Between Principal Buildings (feet)					20		25	65		
Maximum Floor Area Ratio (FAR)			0.10		0.35	0.60	0.60	0.30	0.60	
Maximum Ground Floor Coverage (GFC)			10%		35%	40%	30%	30%	30%	
Minimum Gross Floor Area of a Principal Detached Dwelling (square-feet)			1,000	1,000	1,000					
Maximum Net Dwelling Unit Density (units per acre)			1.0	4.0	4.0				Section 3.202	

[as amended 6/2/2016, Ord. No. 67-1]

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	<u>C</u>
	Light Industrial District	LI
Other	Public/Semi-Public Services	PSP

SECTION 3.200 SUPPLEMENTAL PROVISIONS AND EXCEPTIONS

Section 3.201 Height Exceptions.

Exceptions to the maximum height standards of this Article shall be permitted, as follows:

1. **Farm structures.** The height of farm structures, as defined in Section 19.03 (Definitions), shall be exempt from the requirements of this Ordinance where otherwise regulated by the Right to Farm Act (P.A. 93 of 1981, as amended).
2. **Wireless communication towers.** Wireless communication towers and antennae shall be subject to the maximum height standards of Section 11.38 (Wireless Communication Facilities).
3. **Wind energy conversion systems (WECS).** Wind energy conversion systems (WECS) shall be subject to the maximum height standards of Section 11.40 (Wind Energy Conversion Systems).
4. **Institutional uses.** The maximum height of buildings and appurtenances occupied or intended to be occupied by institutional uses, as defined in Section 19.03 (Definitions) shall be subject to the provisions of Section 3.101 (Table of Dimensional Standards by District) and Section 5.305 (Institutional Uses).
5. **Exempt structures.** Public utility structures and public monuments in any zoning district shall be exempt from the maximum height standards of this Ordinance.
6. **Limited exceptions.** Chimneys, elevator towers, stage scenery lofts, false facade harmonious with the lower building structure, mechanical equipment, and similar structures shall not be included in calculating the height of a principal building, provided that the total area covered by such structures shall not exceed twenty percent (20%) of the roof area of the building.

Section 3.202 Lot and Dwelling Unit Density Standards.

The following standards and exceptions to the lot and dwelling unit density provisions set forth in this Article shall apply to all lots in the Township, as follows:

A. Residential Density Calculations.

The following shall be excluded from the total acreage used in calculating the net density of dwelling units in Rural Districts or Residential Districts, or any planned unit development that includes RESIDENTIAL USES:

1. Existing rights-of-way and easements;
2. Rights-of-way and easements of proposed public and private roads serving the development;
3. Floodplains, wetlands, bodies of water, watercourses, and drainageways;

4. Steep slopes, as defined in Section 19.03 (Definitions); and
5. Any other unbuildable lands.

B. Maximum Residential Density.

The maximum net density of any residential development subject to development plan or subdivision plat approval in accordance with Article 8.0 (Site Plan Review), Article 9.0 (Condominium Regulations), or the Land Division Act and any Township subdivision regulations shall not exceed the maximum net dwelling unit density for the zoning district, as specified in Section 3.101 (Table of Dimensional Standards by District). The maximum net residential density for any planned unit development shall be subject to the standards of Article 10.0 (Planned Unit Development District).

C. Minimum Lot Area for Rural Residential Dwellings.

The minimum lot area for residential dwellings in any Rural District or Residential District not served by a municipal sanitary sewerage system and a municipal water system shall be not less than one (1) acre, and shall satisfy all applicable Washtenaw County Environmental Health Division requirements for use of private septic systems.

Section 3.203 Yard Standards.

Any required front yard area shall be used primarily for recreational and ornamental purposes, unless otherwise permitted by this Ordinance. No permanent structures shall be maintained within the required front yard, except porches, fences, and similar improvements permitted by this Ordinance. Front yards shall be further subject to the following:

A. Corner Lots.

Structures on corner lots shall comply with minimum front yard setback requirements from all road rights-of-way, except as may otherwise be required by this Ordinance. Such lots shall be deemed to have two (2) front yards for purposes of this Ordinance.

B. Double Frontage Lots.

A double frontage lot is any lot, other than a corner lot, that has road frontage on two (2) or more public or private road rights-of-way. Such lots shall be deemed to have two (2) front yards for the purposes of this Ordinance. The primary front yard shall be established on the road frontage that provides the primary entry into the lot. A minimum required front yard setback area shall be provided from all other road frontages, with any non-required yard area treated as a rear yard or side yard for purposes of this Ordinance.

C. Maximum Setback.

The purposes of the maximum front yard setback (also known as a "build-to line") for the commercial zoning districts are to minimize the need for excessive signage by maximizing the visibility of permitted commercial buildings; and to minimize visual and other impacts on the rural character of the Township from large expanses of parking. All new buildings constructed after the effective date of this Ordinance shall comply with the maximum setback requirements of this Article.

D. Transition Buffer.

A transition buffer shall be required wherever a lot occupied or proposed to be occupied by Commercial Uses, Office, Service, and Community Uses or Industrial, Research, and Laboratory Uses subject to site plan approval per Article 8.0 (Site Plan Review) abuts a lot in a Rural District or Residential District, or occupied or planned to be occupied by permitted RURAL USES or RESIDENTIAL USES, the following standards shall apply (see "Transition and Landscape Strips" illustration):

Transition Buffer Standards		
Use Group	Abutting Zoning District or Use Group	Minimum Transition Buffer Width
Office, Service, and Community Uses	Rural Uses, Residential Uses, Rural Districts, and Residential Districts	10 feet
Commercial Uses		20 feet
Industrial, Research, and Laboratory Uses		40 feet

1. Use groups shall be as defined in Article 4.0 (Land Use Table).
2. The minimum required transition buffer for uses in the Bridgewater Center District shall be equal to fifty percent (50%) of the width otherwise required by this subsection.
3. The transition buffer shall be provided along every lot line, except front lot lines, which is contiguous to or across the street from a lot in such district.
4. No road, driveway, parking area, sidewalk or similar improvement shall be located in the transition buffer area, except to cross in a more or less perpendicular direction for the purpose of providing access to the property from an adjacent road right-of-way.
5. The transition buffer and adjacent side yard setback area shall be improved with screening elements and plantings per Section 11.10D (Methods of Screening). In addition to the transition buffer, the Planning Commission may require a fence to control the blowing of debris onto adjacent property.
6. Where a required transition buffer abuts or overlaps a lot boundary, all required building and yard setbacks for the lot shall be measured from the nearest boundary of the transition buffer. The transition buffer area shall not be included in the area used in calculating lot coverage or floor area ratio.

E. Landscaping Strip.

For any use subject to site plan approval per Article 8.0 (Site Plan Review) and as otherwise required by this Ordinance, a landscape strip at least 20 feet wide shall be provided along and adjacent to the front property line, along all street frontages, and shall extend across the entire width of the lot, subject to the following (see "Transition and Landscape Strips" illustration):

1. The landscape strip may overlap the required front yard setback area for the zoning district.

2. No road, driveway, parking area, sidewalk or similar improvement shall be located in this strip, except to cross in a more or less perpendicular direction for the purpose of providing access to the lot from an adjacent road right-of-way.
3. The landscape strip and required front yard setback area shall be improved with greenbelt buffer plantings per Section 11.10D (Methods of Screening).
4. Where RESIDENTIAL USES are proposed adjacent to a road right-of-way, the landscape strip shall not be part of any individual lot, but rather shall be part of the common land area for the development.

Section 3.204 Permitted Yard Encroachments.

Architectural features, chimneys, and other building projections and attached structures shall be considered part of the primary building for purposes of determining yard and setback requirements. Limited projections into certain required yards shall be permitted as follows:

Projection	Yard	Restrictions
Air conditioners, transformers, generators, and similar types of ground-mounted equipment	Rear, Side	Not permitted in any required front yard. Units located within any required side yard shall be screened by fencing or similar means approved by the Zoning Administrator.
Access drives and sidewalks	All	None
Egress window wells	All	May project up to three (3) feet into any required yard
Flagpoles	All	Flagpoles shall be set back a minimum of 20 feet from all lot boundaries and road rights-of-way
Handicapped access ramps	All	None
Hydrants, laundry drying equipment, mailboxes, trellises, recreation equipment, outdoor cooking equipment, and plant materials	All	None
Personal home heating propane tanks	Rear, Side	Not permitted in any required front yard. Units located within any required rear yard shall be screened by fencing or similar means approved by the Zoning Administrator.
Accessory structures	See Section 6.03 (Accessory Structures)	
Fences	See Section 6.17 (Fences and Walls)	
Swimming pools	See Section 6.04 (Swimming Pools)	
Signs	See Article 13.0 (Signs)	
Off-street parking lots	See Article 12.0 (Off-Street Parking and Loading)	

Section 3.205 Compliance with Dimensional Standards.

New lots created, new structures erected, and alterations to existing structures after the effective date of adoption or amendment of this Ordinance shall comply with all applicable dimensional standards of this Ordinance.

1. No structure shall be erected, converted, enlarged, reconstructed or structurally altered except in conformity with the yard and area regulations of the district in which the structure is located.
2. No lot, adjacent lots in common ownership, required yard, parking area or other required open space shall be created, divided or reduced in dimensions or area below the minimum requirements of this Ordinance.
3. Every building hereafter erected on a lot or parcel of land created subsequent to the effective date of this Ordinance shall comply with the lot size, lot coverage, and setback requirements for the district in which it is located.
4. Existing yard setbacks shall not be reduced below the minimum requirements of this Ordinance.

Section 3.206 Number of Principal Dwellings per Lot.

Not more than one (1) principal, non-farm single-family dwelling shall be located on a lot, nor shall a single-family dwelling be located on the same lot with any other principal building or use. For single-family condominium developments, not more than one (1) principal detached dwelling shall be placed on each condominium lot, as defined in Section 19.03 (Definitions).

Section 3.207 Frontage and Access Required.

No dwelling shall be built on any lot that does not abut and have direct frontage on an approved existing public or private road with a dedicated and recorded road right-of-way of 66 feet, unless a lesser width has been established and recorded prior to the effective date of adoption or amendment of this Ordinance.

1. Indirect access via a private ingress-egress easement shall not be sufficient to satisfy this requirement.
2. Access via an approved private road that has been constructed, and maintained in accordance with the applicable private road design and construction standards or ordinances of the Township shall be sufficient to satisfy this requirement.
3. Every structure erected or relocated after the effective date of adoption or amendment of this Ordinance shall be so located on the lot as to provide safe and convenient access for emergency vehicles and any required off-street parking and loading areas.

Section 3.208 Corner Clearance Areas.

On a corner lot in any zoning district, no fence, wall, hedge, structure, sign, screening element, planting or other obstruction to visibility shall be permitted between two (2) feet and six (6) feet above the existing centerline road grade within a triangular area formed by the intersection of two (2) road right-of-way lines connected by a diagonal across the interior of such lines at the following distances from the point of intersection:

Type of Road Intersection	Minimum Corner Clearance Distance along Rights-of-Way
Any intersection with a paved county road or state highway	50 feet
Any intersection with an unpaved county road	25 feet
Any intersection of local streets or private roads	15 feet

Trees shall be permitted within a corner clearance area, provided that limbs and foliage are trimmed so that they do not obstruct visibility or otherwise create a traffic hazard.

ILLUSTRATIONS

