

Proposed Amendments (34-9) to the Dexter Township Zoning Ordinance

Public Hearing Date: _____

Summary of Amendments

#	Section(s) Affected	Area of Regulation
1	2.02(A)	Definitions; Definitions Of Words And Phrases Beginning With The Letters "A" Through "E":
2	2.02(A)	Definitions; Definitions Of Words And Phrases Beginning With The Letters "A" Through "E":
3	2.02(B)	Definitions; Definitions Of Words And Phrases Beginning With The Letters "F" Through "J":
4	2.02(B)	Definitions; Definitions Of Words And Phrases Beginning With The Letters "F" Through "J":
5	2.02(B)	Definitions; Definitions Of Words And Phrases Beginning With The Letters "F" Through "J":
6	2.02(B)	Definitions; Definitions Of Words And Phrases Beginning With The Letters "F" Through "J":
7	2.02(B)	Definitions; Definitions Of Words And Phrases Beginning With The Letters "F" Through "J":
8	2.02(B)	Definitions; Definitions Of Words And Phrases Beginning With The Letters "F" Through "J":
9	2.02(C)	Definitions; Definitions Of Words And Phrases Beginning With The Letters "K" Through "O":
10	2.02(C)	Definitions; Definitions Of Words And Phrases Beginning With The Letters "K" Through "O":
11	2.02(D)	Definitions; Definitions Of Words And Phrases Beginning With The Letters "P" Through "T":
12	2.02(D)	Definitions; Definitions Of Words And Phrases Beginning With The Letters "P" Through "T":
13	2.02(D)	Definitions; Definitions Of Words And Phrases Beginning With The Letters "P" Through "T":
14	3.01	Administration, Enforcement, and Penalties; Administration.
15	3.02(C)	Administration, Enforcement, and Penalties; Duties of the Zoning Administrator; Inspections.
16	3.02(F)	Administration, Enforcement, and Penalties; Duties of the Zoning Administrator; Report to the Township Board.
17	3.02(G)	Administration, Enforcement, and Penalties; Duties of the Zoning Administrator; Interpretations.
18	3.03(A)	Administration, Enforcement, and Penalties; Permit Procedures and Regulations; Zoning Permit Application Required.
19	3.05(C)	Administration, Enforcement, and Penalties; Performance Guarantee for Compliance; Return of Performance Guarantee or Bond.
20	3.07	Administration, Enforcement, and Penalties; Public Notice.
21	4.02(A)	Zoning Board of Appeals; Creation and Membership; Establishment.
22	4.02(B)	Zoning Board of Appeals; Creation and Membership; Appointment of Members.
23	4.05(C)(1)	Zoning Board of Appeals; Authorized Appeals; Variances; Required Findings.
24	4.08(A)	Zoning Board of Appeals; Review by Circuit Court; Circuit Court Review.
25	5.04(F)	Procedures for Amendments; Procedures; Publication of Notice of Ordinance Amendments.
26	5.04(G)	Procedures for Amendments; Procedures; Notice of Intent to File a Petition.
27	6.02(A)	Procedures for Site Plan and Plot Plan Review; Approval of Site Plan or Plot Plan Required.
28	6.03(A)(1)	Procedures for Site Plan and Plot Plan Review; Data Required; Plot Plans.
29	6.03(B)	Procedures for Site Plan and Plot Plan Review; Data Required; Site Plans.
30	6.03(C)	Procedures for Site Plan and Plot Plan Review; Date Required; Waiver of Site Plan Information.
31	6.04(I)	Procedures for Site Plan and Plot Plan Review; Reinstatement of Expired Site Plans.
32	6.06	Procedures for Site Plan and Plot Plan Review; Conformity to Approved Site Plans.
33	9.05(B)	Zoning Districts and Map; Scope of Regulation.
34	9.10	Zoning Districts and Map; Schedule of Regulations; Schedule of Regulations for "Permitted Principal Uses".
35	9.10(E)	Zoning Districts and Map; Schedule of Regulations; Schedule of Regulations for "Permitted Principal Uses"; Footnotes.
36	9.10(F)	Zoning Districts and Map; Schedule of Regulations; Schedule of Regulations for "Permitted Principal Uses"; Footnotes.
37	9.10(I)	Zoning Districts and Map; Schedule of Regulations; Schedule of Regulations for "Permitted Principal Uses"; Footnotes.
38	9.10(J)	Zoning Districts and Map; Schedule of Regulations; Schedule of Regulations for "Permitted Principal Uses"; Footnotes.
39	9.10(N)	Zoning Districts and Map; Schedule of Regulations; Schedule of Regulations for "Permitted Principal Uses"; Footnotes.

40	11.01(A)	Agricultural and Conservation Districts; Agriculture District; Intent.
41	12.02(E)	Residential Districts; Lakes Residential District; Site Development Requirements.
42	15.01	Commercial – Planned Unit Development (PUD) Overlay District; Purpose.
43	16.07(A)(2)	Standards for Special Land Uses; Commercial Stables.
44	18.03	General Provisions; Swimming Pools; Classification.
45	18.10	General Provisions; Roadside Stands.
46	18.18(A)	General Provisions; Accessory Uses, Buildings, Structures and Fences; Attached.
47	18.18(C)	General Provisions; Accessory Uses, Buildings, Structures and Fences; Placement.
48	18.18(D)(3)	General Provisions; Accessory Uses, Buildings, Structures and Fences; Lot Coverage.
49	18.19	General Provisions; Home Occupation
50	18.20	General Provisions; Temporary Uses and Nonresidential Buildings and Structures.
51	18.22	General Provisions; Single Family Dwelling Standards.
52	18.23(A)	General Provisions; Front Yard and Water Body Setbacks; Front Yard Setback.
53	18.23(B)	General Provisions; Front Yard and Water Body Setbacks; Water Body Setback.
54	18.27	General Provisions; Outdoor Wood Furnaces.
55	19.02(A)	Nonconforming Uses, Lots, and Structures; Nonconforming Lots.
56	19.04(B)	Nonconforming Uses, Lots, and Structures; Nonconforming Structures.
57	20.02(A)(5)	Access Controls; Curb Cuts and Driveways.
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59	Figure 20-1	Access Controls; Figure 20-1.
60	Figure 20-3	Access Controls; Figure 20-3.
61	Figure 20-4	Access Controls; Figure 20-4.
62	21.03(A)(1)	Off-Street Parking and Loading; Parking Space Requirements; Residential Uses.
63	21.03(B)(6)	Off-Street Parking and Loading; Parking Space Requirements; Commercial Uses.
64	21.03(B)(8)	Off-Street Parking and Loading; Parking Space Requirements; Commercial Uses.
65	21.03(B)(16)	Off-Street Parking and Loading; Parking Space Requirements; Commercial Uses.
66	21.03(B)(18)	Off-Street Parking and Loading; Parking Space Requirements; Commercial Uses.
67	21.04(B)(1)	Off-Street Parking and Loading; Site Development Requirements; Driveways.
68	24.03	Environmental Standards; Potable Water, Sewage Disposal, and Storm Water Management.
69	24.04(D)	Environmental Standards; Lighting.
70	24.04(E)	Environmental Standards; Lighting.
71	24.06	Environmental Standards; Storm Water Management.
72	26.05	Interpretation, Severability, Vested Right, Repeal, and Effective Date; Effective Date.

Specific Proposed Amendments

(proposed additions are underlined, proposed deletions are in ~~strike~~through).

1) **Revise the following term and definition to Section 2.02(A), as follows:**

Building (and Structure) Height: In the case of a principal or accessory building or structure, the vertical distance measured from the finished grade at the center of the building where the building abuts the front yard to the highest point of the roof surface, except as follows: to the deck line of mansard roofs, and the average height between eaves and the ridge of gable, hip, and gambrel roofs (*see Figure 2-1 at end of this Section*). For structures on a lot which has two (2) or more front yards, the largest height measurement where the center of the building abuts the front yard shall be the structure height.

2) **Add the following term and definition to Section 2.02(A), as follows:**

Dwelling, Accessory: Also known as a guest apartment, accessory apartment, or in-law apartment, an accessory dwelling is an area attached to a single-family dwelling which provides supplementary housing that is integrated into the principal single-family dwelling and contains provisions for living, sleeping, and cooking. An accessory dwelling shall not be considered a separate dwelling unit.

3) **Revise the following term and definition to Section 2.02(B), as follows:**

Farm: ~~Land used for commercial agriculture comprising at least ten (10) contiguous acres, and which may contain other noncontiguous acreage, all of which is operated by a sole proprietorship, or corporation and including all necessary farm buildings, structures, and machinery.~~ Land, plants, animals, buildings, structures, including ponds used for agricultural or aquacultural activities, machinery, equipment, and other appurtenances used in the commercial production of farm products.

4) **Revise the following term and definition to Section 2.02(B), as follows:**

Farm Operation: ~~A condition or activity which occurs on a farm in connection with the commercial production of farm products, and includes, but is not limited to: marketed produce at roadside stands or farm markets; noise; odors; dust; fumes; operation of machinery and irrigation pumps; ground and aerial seeding and spraying; the application of chemical fertilizers, conditioners, insecticides, pesticides, and herbicides; and the employment and use of labor.~~ The operation and management of a farm or a condition or activity that occurs at any time as necessary on a farm in connection with the commercial production, harvesting, and storage of farm products, and includes, but is not limited to:

1. Marketing produce at roadside stands or farm markets.
2. The generation of noise, odors, dust, fumes, and other associated conditions.
3. The operation of machinery and equipment necessary for a farm including, but not limited to, irrigation and drainage systems and pumps and on-farm grain dryers, and the movement of vehicles, machinery, equipment, and farm products and associated inputs necessary for farm operations on the roadway as authorized by the Michigan vehicle code, Act No. 300 of the Public Acts of 1949, being sections 257.1 to 257.923 of the Michigan Compiled Laws.
4. Field preparation and ground and aerial seeding and spraying.
5. The application of chemical fertilizers or organic materials, conditioners, liming materials, or pesticides.
6. Use of alternative pest management techniques.
7. The fencing, feeding, watering, sheltering, transportation, treatment, use, handling and care of farm animals.
8. The management, storage, transport, utilization, and application of farm by-products, including manure or agricultural wastes.
9. The conversion from a farm operation activity to other farm operation activities.
10. The employment and use of labor.

5) **Revise the following term and definition to Section 2.02(B), as follows:**

Farm Product: ~~Those plants and animals useful to man and includes, but is not limited to: forages and sod crops; grains, and feed crops; dairy and dairy products; poultry and poultry products; livestock, including breeding and grazing; fruits, vegetables, flowers, seeds, grasses, and trees; fish, apiades, equine and other similar products; or any other products which incorporate the use for food, feed, fiber, or fur.~~ Those plants and animals useful to human beings produced by agriculture and includes, but is not limited to, forages and sod crops, grains and feed crops, field crops, dairy and dairy products, poultry and poultry products, cervidae, livestock, including breeding and grazing, equine, fish, and other aquacultural products, bees and bee products, berries, herbs, fruits, vegetables, flowers, seeds, grasses, nursery stock, trees and tree products, mushrooms, and other similar products, or any other product which incorporates the use of food, feed, fiber, or fur, as determined by the Michigan commission of agriculture. The phrase "farm product" shall not be interpreted to include the commercial slaughtering of farm animals.

6) **Revise the following term and definition to Section 2.02(B), as follows:**

Frontage: The total continuous length of the line separating said lot from the public or private right-of-way, and frequently identical to the front lot line. In the case of waterfront lots, the term frontage shall also apply to the total continuous length of the ~~rear lot line~~ ordinary high water mark. (See “*Lot Line, Front*”)

7) **Revise the following term and definition to Section 2.02(B), as follows:**

Home Occupation: Any use customarily conducted entirely within a dwelling and/or its accessory buildings which is clearly incidental and secondary to the residential use of the lot; does not change the character of the dwelling, and meets all applicable provisions of this Ordinance.

8) **Add the following term and definition to Section 2.02(B), as follows:**

Impervious Surface: Any surface that cannot be effectively and easily penetrated by water, thereby resulting in runoff. Examples include, but are not limited to, “lot coverage” (as defined in this Ordinance) and any material (asphalt, concrete, stone, gravel, etc.) used in roads, driveways, decks, terraces, patios, porches, or sidewalks that cannot be effectively and easily penetrated by water. The definition of an impervious surface shall exclude roads, driveways, and sidewalks that are composed of materials that will allow infiltration and prevent runoff, such as permeable pavers, permeable pavement, or crushed stone or pea stone without binding. The definition of an impervious surface shall also exclude decks, terraces, patios, or porches that are composed of pervious materials and/or designed to allow for infiltration and underlain with materials that will allow infiltration and prevent runoff. Swimming pools and ponds shall not be classified as impervious surfaces.

9) **Revise the following term and definition to Section 2.02(C), as follows:**

Lot Area: The area of the horizontal plane within the lot lines of a lot, exclusive of any public street right-of-way or private road easement ~~abutting any side of~~ within the lot. A private road easement shall include shared driveways and other permanent access easements as defined in the Dexter Township Private Road Ordinance.

10) **Add the following term and definition to Section 2.02(C), as follows:**

Lot, Waterfront: Any lot that includes or abuts a surface water body.

11) **Revise the following term and definition to Section 2.02(D), as follows:**

Private Road: A private way or means of approach, not dedicated for general public use, and meets the requirements of the Dexter Township Private Road Ordinance. A private road shall include shared driveways and other permanent access easements as defined in the Dexter Township Private Road Ordinance.

12) **Revise the following term and definition to Section 2.02(D), as follows:**

Structure: Anything constructed or erected, excluding roads, the use of which requires permanent location on the ground or attachment to something having such location on the ground including but not limited to all buildings, porches, independently supported decks, patios, sidewalks, fences, swimming pools, courts, driveways, terraces, satellite dishes and free-standing signs; excepting anything lawfully in a public right-of-way including but not limited to utility poles, sewage pumping stations, utility manholes, fire hydrants, electric transformers, telephone boxes, and related public facilities and utilities defined as essential public services. Though not classified as structures, public and private roads must comply with all applicable provisions of this Ordinance and other Township ordinances, including the issuance of all necessary permits prior to construction activities.

13) **Add the following term and definition to Section 2.02(D), as follows:**

Surface Water Body: For the purpose of this Ordinance, a surface water body shall be any area that normally has water flowing or standing above ground to the extent that evidence of an ordinary high water mark is established. Lakes, ponds, whether natural or artificial, rivers, streams, wetlands, and other watercourses and waters characterized by this definition shall be classified as surface water bodies.

14) Revise Section 3.01, as follows:

The administration and enforcement of this Ordinance shall be the responsibility of the Township Board, the Township Planning Commission, and such personnel as designated by the Township Board in accordance with the Michigan P.A. 168 of 1959, ~~as amended, "Township Planning Act"~~ 33 of 2008, as amended, "Michigan Planning Enabling Act"; P.A. 110 of 2006, as amended, "Michigan Zoning Enabling Act"; and this Ordinance. The Township Board shall appoint a Zoning Administrator who shall act as an officer in the administration and enforcement of this Ordinance and may appoint additional Zoning Administrators.

15) Revise Section 3.02(C), as follows:

C. Inspections: The Zoning Administrator shall be empowered to make inspections of buildings or premises in order to carry out the enforcement of this Ordinance. The Zoning Administrator may engage the assistance of the Township Engineer, Fire Inspector, and Building Inspector as deemed necessary in making such inspections. The Zoning Administrator may engage other expert opinion to assist in making such inspections, subject to approval of the Dexter Township Board of Trustees. No person shall molest, hinder, or obstruct the Zoning Administrator in the discharge of his/her duties. The Zoning Administrator shall seek a search warrant through the Township Attorney any time a property owner refuses access to a property in order to make an inspection to determine compliance with this Ordinance.

16) Revise Section 3.02(F), as follows:

F. Report to the Township Board: The Zoning Administrator shall report to and may also offer recommendations and suggestions from time to time to the Township Board, Planning Commission, and Zoning Board of Appeals. ~~Under no circumstances is the Zoning Administrator permitted to make changes in this Ordinance, nor to vary the terms of this Ordinance while carrying out the duties prescribed herein.~~

17) Revise Section 3.02(G), as follows:

G. Interpretations: All questions of interpretation of this ordinance shall first be presented to the Zoning Administrator, and such questions shall be presented to the Board of Appeals only on appeal from the decision of the Zoning Administrator. Under no circumstances is the Zoning Administrator permitted to make changes in this Ordinance, nor to vary the terms of this Ordinance while carrying out the duties prescribed herein.

18) Revise Section 3.03(A), as follows:

A. Zoning Permit Application Required: No clearing or excavation shall be initiated, no building or structure shall be erected, altered, moved or structural alterations (including but not limited to porches, decks, patios, sidewalks, fences, swimming pools, courts, driveways, or terraces) initiated until a Zoning Permit has been issued by the Zoning Administrator and, where required, a Building Permit has been issued by the Building Inspector. No Zoning Permit shall be issued for any building or use of land where the construction, addition, alteration, or use thereof would be in violation of this Ordinance, except upon written order of the Zoning Board of Appeals. An application for a Zoning Permit shall be available from the Zoning Administrator. The application shall be accompanied by the following:

19) Revise Section 3.05(C), as follows:

C. Return of Performance Guarantee or Bond: The following procedure shall be followed in the return of performance guarantees or bonds:

- 1. Request for Payment:** As required improvements are completed, or when all of the required improvements have been completed, the obligor shall send written notice to the Township Clerk of completion of said improvements. Thereupon, the Zoning Administrator shall inspect all of the improvements and shall transmit recommendation to the ~~Planning Commission and~~ Township Board indicating either approval, partial approval, or rejection of the improvements or conditions with a statement of the reasons for any rejections. If partial approval is indicated, the cost of the improvement or condition rejected shall be set forth.
- 2. Approval of Payment:** The ~~Planning Commission~~ Township Board shall either approve, partially approve or reject the improvements or conditions with the recommendation of the Zoning Administrator's written statement and shall notify the obligor in writing of the action of the ~~Planning Commission or~~ Township Board within forty-five (45) days after receipt of the notice from the obligor of the completion of the improvements. Where approval or partial approval is granted, the ~~Planning Commission or~~ Township Board shall notify the Township Clerk of such approval and the Township Clerk shall release the approved payment to the applicant. The portion of the

performance guarantee to be rebated shall be in the same amount as stated in the itemized cost estimate for the applicable improvement or condition.

- a. Where partial approval is granted, the obligor shall be released from liability pursuant to relevant portions of the performance guarantee or bond, except for that portion adequately sufficient to secure provision of the improvements not yet approved.
3. **Lack of Full Completion:** Should installation of improvements begin and fail to meet full completion based on the approved Site Plan, or if the project area is reduced in size and improvements are only partially completed or conditions only partially met, the Township may complete the necessary improvements or conditions itself or by contract to an independent developer, and assess all costs of completing the improvements or conditions against the performance guarantee or bond. Any balance remaining shall be returned to the applicant.

20) Revise Section 3.07, as follows:

PUBLIC NOTICE

All applications for development approval requiring a public hearing shall comply with the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended, and the other provisions of this Section with regard to public notification.

- A. **Person Appointed to Give Notice:** When the provisions of this Ordinance or the Michigan Zoning Enabling Act require that notice be published, the Township Clerk shall prepare the content of the notice, having it published in a newspaper of general circulation in Dexter Township and, mailed or delivered as provided in this Section.
- B. **Content:** All mail, personal, and newspaper notices for public hearings shall:
 1. **Description:** Describe the nature of the request and identify whether the request is for a rezoning, text amendment, special land use, variance, appeal, ordinance interpretation, or other purpose.
 2. **Location:** Indicate the property that is the subject of the request. The notice shall include a listing of all existing street addresses within the subject property. Street addresses do not need to be created and listed if no such addresses currently exist within the property. If there are no street addresses, or if street addresses are not required by this ordinance or under the Michigan Zoning Enabling Act, other means of identification may be used such as a tax parcel identification number, identifying the nearest cross street, or including a map showing the location of the property. No street addresses must be listed when eleven (11) or more adjacent properties are proposed for rezoning, or when the request is for an ordinance interpretation not involving a specific property.
 3. **When and where the request will be considered:** Indicate the date, time, and place of the public hearing(s).
 4. **Written comments:** Include a statement describing when and where written comments will be received concerning the request. Include a statement that the public may appear at the public hearing in person or by counsel.
 5. **Handicap Access:** Information concerning how handicap access will be accommodated if the meeting is not handicap accessible.

C. Personal and Mailed Notice

1. **General:** When the provisions of this Ordinance or state law require that personal or mailed notice be ~~provided~~ given, notice shall be ~~provided~~ given to:
 - a. The owners of the property for which approval is being considered, and the applicant, if different than the owner(s) of the property.
 - b. Except for rezoning requests involving eleven (11) or more adjacent properties or an ordinance interpretation request that does not involve a specific property; to all persons to whom real property is assessed within three hundred (300) feet of the boundary of the property subject to the request and one occupant of all structures within three hundred (300) feet of the boundary of the property subject to the request, regardless of whether the property or occupant is located within the boundaries of Dexter Township. If the name of the occupant is not known, the term “occupant” may be used in making notification. Notification need not be given to more than one (1) occupant of a structure, except that if a structure contains more than one (1) dwelling unit or spatial area owned or leased by different individuals, partnerships, businesses, or organizations, one (1) occupant of each unit or spatial area shall receive notice. In the case of a single structure containing more than four (4) dwelling units or other distinct spatial areas owned or leased by different individuals, partnerships, businesses or organizations, notice may be given to the manager or owner of the structure who shall be requested to post the notice at the primary entrance to the structure.

- c. All public utility companies ~~or~~, railroads, neighborhood associations, or persons which have requested to receive notice pursuant to Section 3.07(E), Registration to Receive Notice by Mail.
 - d. Other governmental units or infrastructure agencies within three hundred (300) feet of the property involved in the application.
2. **Notice by mail/affidavit:** Notice shall be ~~deemed mailed by its deposit in the United States mail, first class, properly addressed, postage paid~~ considered given when personally delivered or deposited during normal business hours for delivery with the United States Postal Service or other public or private delivery service. The Township Clerk shall prepare a list of property owners and registrants to whom notice was mailed, as well as of anyone to whom personal notice was delivered.
- D. Timing of Notice:** Unless otherwise provided in the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended, or this Ordinance where applicable, notice of a public hearing shall be provided as follows:
- 1. For a public hearing on an application for a rezoning, text amendment, special land use, variance, appeal, ordinance interpretation, or any other public hearing required by this Ordinance: not less than fifteen (15) days before the date the application will be considered for approval.
- E. Registration to Receive Notice by Mail**
- 1. **General:** Any public utility company ~~or~~, railroad, neighborhood association, or person may register with the Township Clerk to receive written notice of all applications for development approval pursuant to Section 3.07(C)(1)(c), Personal and Mailed Notice, or written notice of all applications for development approval within the zoning district in which they are located. The Township Clerk shall be responsible for providing this notification. Fees may be assessed for the provision of this notice, as established by the Township Board.
 - 2. **Requirements:** The requesting party must provide the Township Clerk information on an official form to ensure notification can be made. All registered persons must re-register bi-annually to continue to receive notice pursuant to this section.
- F. Public Hearing with the Township Board of Trustees:** When required, the Dexter Township Board of Trustees shall grant a hearing on a proposed ordinance provision in accordance with the Michigan Zoning Enabling Act.

21) Revise Section 4.02(A), as follows:

- A. **Establishment:** A Zoning Board of Appeals first established by the Zoning Ordinance adopted March 27, 1973, is hereby retained in accordance with Act 110 of the Public Acts of 2006, as amended, and shall consist of five (5) members: a member of the Planning Commission; and the remaining members appointed by the Township Board from the electors residing in the Township outside of incorporated cities and villages. A member of the Township Board may serve on the Board of Appeals as a regular or alternate member but not serve as the chairperson. The Zoning Administrator or other employee or contractor of the Township Board may not serve on the Board of Appeals.

22) Revise Section 4.02(B), as follows:

- B. **Appointment of Members:** The Township Board may appoint not more than two (2) alternate members for the same term as regular members of the Zoning Board of Appeals. No alternate member may be ~~either~~ a member of the ~~Township Board or the~~ Planning Commission. The alternate members may be called as needed, on a rotating basis, to sit as regular members of the Board of Appeals in the absence of a regular member if the regular member is absent from or will be unable to attend one (1) or more consecutive meetings of the Zoning Board of Appeals. An alternate member may also be called to serve in the place of a regular member for the purpose of reaching a decision on a case in which the regular member has abstained for reasons of conflict of interest. An alternate member shall serve on a case until a final decision is made. The alternate member shall have the same voting rights as a regular member of the Zoning Board of Appeals.

23) Revise Section 4.05(C)(1), as follows:

1. **Required Findings:** The Zoning Board of Appeals shall have the power to authorize specific variances from ~~site development requirements~~ the standards of this Ordinance provided that all the spirit of this Ordinance is observed, the public safety secured, and substantial justice done. All the required findings listed below are shall be met and the record of proceedings of the Zoning Board of Appeals shall contains evidence supporting each conclusion.
 - ~~a. That there are practical difficulties which prevent carrying out the strict letter of this Ordinance. These hardships or difficulties shall not be deemed economic, but shall be evaluated in terms of the use of a particular parcel of land.~~
 - ~~b. That a genuine practical difficulty exists because of unique circumstances or physical conditions such as narrowness, shallowness, shape, or topography of the property involved, or to the intended use of the property, that do not generally apply to other property or uses in the same zoning district, and shall not be recurrent in nature.~~
 - ~~c. That the special conditions or circumstances do not result from actions of the applicant.~~
 - ~~d. That the variance will relate only to property under control of the applicant.~~
 - ~~e. That the variance will be in harmony with the general purpose and intent of this Ordinance and will not cause a substantial adverse effect upon surrounding property, property values, and the use and enjoyment of property in the neighborhood or district.~~
 - ~~f. That strict compliance with area, setbacks, frontage, height, bulk or density would unreasonably prevent the owner from using the property for a permitted purpose, or would render conformity unnecessarily burdensome.~~
 - ~~g. That the variance requested is the minimum amount necessary to overcome the inequality inherent in the particular property or mitigate the practical difficulty.~~
 - ~~h. That the variance shall not permit the establishment, within a district, of any use which is not a permitted principal use within that zoning district.~~
 - a) Use:** That the variance shall not permit the establishment, within a district, of any use which is not a permitted principal use within that district.
 - b) Property Control:** That the variance will relate only to the property under the control of the applicant.
 - c) Practical Difficulty:** That there are genuine practical difficulties which prevent carrying out the strict letter of this Ordinance and meet the standards of (i), (ii), and (iii) below:
 - i) Economic Circumstances:** That the practical difficulties shall not be economic nor shall the inability to attain a higher financial return be considered a practical difficulty.
 - ii) Actions of the Applicant:** That the practical difficulties shall not be self-created or result from actions of the applicant.
 - iii) Physical Conditions:** That the practical difficulty exists because of physical conditions such as narrowness, shallowness, shape, or topography of the property involved.
 - d) Unreasonable Burden:** That strict compliance with area, setbacks, frontage, height, bulk, or density would unreasonably prevent the owner from using the property for a permitted purpose, or would render conformity unreasonably burdensome.
 - e) Minimum Variance Necessary:** That the variance requested is the minimum amount necessary to overcome the inequality inherent in the particular property or mitigate the practical difficulty.
 - f) Adverse Effect:** That the variance requested will not cause a substantial adverse effect upon surrounding properties, property values, and the use and enjoyment of property in the neighborhood or district, including public safety.
 - g) Intent of the Ordinance:** That the variance will be in harmony with the general purpose and intent of this Ordinance.
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24) Revise Section 4.08(A), as follows:

- A. Circuit Court Review:** The decision of the Zoning Board of Appeals shall be final. However, any party aggrieved by an order, determination or decision of the Zoning Board of Appeals may obtain a review thereof both on the facts and the law, in the Circuit Court; provided that application is made to the Court within thirty (30) days after the approval of the Board of Appeal's minutes containing its final decision in accordance with the Michigan Zoning Enabling Act.
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25) Revise Section 5.04(F), as follows:

- F. Publication Of Notice Of Ordinance Amendments:** Following adoption of subsequent amendments to this Ordinance by the Township Board, one (1) notice of adoption shall be published in a newspaper of general circulation in the Township within fifteen (15) days after adoption. The notice shall include the following information:
1. Either a summary of the regulatory effect of the amendment including the geographic area affected, or the text of the amendment.
 2. The effective date of the amended Ordinance, which shall take effect seven (7) days after publication.
 3. The place and time where a copy of the amended Ordinance may be purchased or inspected.
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26) Add Section 5.04(G), as follows:

- G. Notice of Intent to File a Petition:** Within seven (7) days after publication of a Zoning Ordinance amendment under Section 5.04(F), a registered elector residing in Dexter Township may file with the Dexter Township Clerk a notice of intent to file a petition in accordance with the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended.
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27) Revise Section 6.02(A)(3), as follows:

3. All uses for which this Ordinance requires three (3) or more off street parking spaces, except for residences in the Lakes Residential District that require 3 or more off street parking spaces per Section 21.03(A)(1).
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28) Revise Section 6.03(A)(1), as follows:

1. An accurate, readable, scale drawing showing the following shall be required except in the case of minor alterations, repair, and demolitions as determined by the Zoning Administrator. The Zoning Administrator may establish and make available in the office of the Township Clerk written guidelines as to the scale and level of detail needed for applications for various types of uses requiring a Zoning Permit, or for information to be submitted to the Zoning Board of Appeals in order to make a decision on an appeal, request for Ordinance interpretation or variance.
 - a) Name, address and telephone number of the applicant (and owner if different).
 - b) The location, shape, area and dimension of the lot.
 - c) The location, dimensions, height and bulk of the existing and/or proposed structures to be erected, altered, or moved on the lot.
 - d) A description of proposed use of the building(s), land or structures.
 - e) The proposed number of sleeping rooms, dwelling units, restrooms, occupants, employees, customers and other users, where applicable.
 - f) The yard, setback, and open space and parking lot dimensions, parking space dimensions, and number of spaces dimensions.
 - g) The parking lot dimensions, parking space dimensions, and number of spaces, where applicable.
 - gh) A vicinity sketch showing the location of the site in relation to the surrounding street system, and adjacent land uses within three hundred (300) feet in every direction including on the opposite side of any public thoroughfare. The Zoning Administrator may waive this requirement if it is not deemed necessary for making a decision on the Zoning Permit.
 - hi) Location of any septic system or drain field and well, and approval from the local sewer authority and/or Washtenaw County Department of Environmental Health, where applicable. For properties with sanitary sewer service, the drawing must include the sanitary easement, grinder pump (if applicable), and approval of the local sewer authority. For properties with a private community well or private community wastewater system, the drawing or other application materials must include approval of the appropriate state, county, or local agency.
 - ij) Configuration of the driveway and parking, county drains and site drainage patterns, and approval of a driveway permit from the Washtenaw County Road Commission, where applicable.
 - jk) Existing public right-of-ways or easements.

- l) Wetland areas, county drains, and site drainage patterns, with the assistance of and information provided by the Zoning Administrator.
 - m) A storm water management system per Section 24.06 of this Ordinance, where applicable.
 - n) A grading plan, if changes in grade are proposed, the plot plan is based on an approved site plan, or the Zoning Administrator deems a grading plan necessary to determine compliance with this Ordinance. The grading plan shall be reviewed for compliance by the Zoning Administrator or, at the discretion of the Zoning Administrator, the Township Engineer, Washtenaw County Water Resources Commissioner, and/or the Soil Erosion and Sedimentation Control inspector prior to issuance of a Zoning Permit. During and after construction, the grading shall be inspected for compliance by the Zoning Administrator or, at the discretion of the Zoning Administrator, the Township Engineer, Washtenaw County Water Resources Commissioner, and/or the Soil Erosion and Sedimentation Control inspector prior to issuance of a Final Certificate of Zoning Compliance. The property owner shall incur the cost of the Township Engineer's review(s) and inspection(s) prior to the issuance of the Final Certificate of Zoning Compliance.
 - ~~k)~~ Any other information deemed necessary by the approving body to determine and provide for the enforcement of this Ordinance.
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29) Revise the introductory paragraph of Section 6.03(B), as follows:

- B. Site Plan:** Each site plan shall be provided on a professional quality drawing of scale not less than 1"=100'. All information depicted shall be designed by a professional engineer, land surveyor, or landscape architect licensed in Michigan and shall bear the seal and signature of the licensed individual. The site plan shall include the applicant's full name, address and phone number, and the name and address of the person and firm who prepared the plan and the date on which the plan was prepared. In addition, the following data shall be submitted with the site plan application and with applications for Zoning Permits for uses requiring a site plan. In the case of a preliminary site plan, as required by Section 6.04(~~A~~B), detailed construction drawings to address specific site improvements are not necessary, but the detail of the submitted information shall adequately portray the feasibility of critical components of the project such as, but not limited to, storm water management, grading, vehicular circulation, lot areas and arrangements, signage, and landscaping.
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30) Add Section 6.03(C), as follows:

- C. Waiver of Site Plan Information:** If the Zoning Administrator, Township Planner, and Township Engineer are all in agreement that certain information required in Section 6.03(B) is unnecessary to determine site plan compliance with the provisions of this Ordinance, such information may be waived. A waiver shall only be granted based on specific circumstances regarding the subject property, land use, and development. A waiver shall not be granted if either the Zoning Administrator, Township Planner, or Township Engineer finds that the waiver will adversely affect the health, safety, and general welfare of the property in question, its surrounding area, or Dexter Township as a whole. The Planning Commission reserves the right to overrule any waiver granted from the standards of Section 6.03(B) at any time during the site plan review process.
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31) Add Section 6.04(I), as follows:

- I. Reinstatement of Expired Site Plans:** Approved site plans that have expired according to Section 6.04(H) may be reinstated not more than once by the Planning Commission for the period of time described in Section 6.04(H) if the site plan meets the criteria of this section and complies with the following conditions and procedures.
- 1. Reinstatement Period:** The applicant shall apply for reinstatement of the approved site plan not more than one (1) year after the site plan expires. If one (1) year has passed since the approved site plan has expired and the applicant has not submitted a complete application for reinstatement, the site plan shall not be reinstated and any site plan for the property shall be reviewed as if it were a new application.
 - 2. Application for Reinstatement:** An application to reinstate an expired site plan shall not be deemed complete unless it is delivered to the Zoning Administrator and accompanied with the following:
 - a.** 5 copies of the approved site plan, including documentation of all proposed changes, if any.
 - b.** 5 copies of all current permits and approvals from all applicable agencies.
 - c.** A fee and deposit, which shall be established by the Township Board.
 - 3. Professional Review:** The Zoning Administrator shall retain 2 copies of the site plan materials, and forward 1 copy to the Township Planner, 1 copy to the Township Engineer, and 1 copy to the Fire Department. The Zoning Administrator, Township Planner, Township Engineer, and Fire Inspector shall issue reports on the following:
 - a.** Any changes to the site plan since the site plan was originally approved.
 - b.** Any changes to the surrounding area since the site plan was originally approved.
 - c.** Any changes to federal, state, county, or local regulations since the site plan was originally approved.The Zoning Administrator may consult the Township Attorney.
 - 4. Applicant Review of Professional Reports:** Within 30 days of receiving the reports from the Zoning Administrator, Township Planner, Township Engineer, and Fire Inspector, the applicant must decide whether to pursue reinstatement of the expired site plan with the Planning Commission or withdraw the application. If the applicant withdraws the application, the site plan will remain expired and not be eligible for reinstatement again, and the fee and deposit will be refunded to the applicant, less the cost of the professional reviews. If the applicant pursues reinstatement with the Planning Commission, the applicant shall deliver 7 additional copies of the site plan to Dexter Township and the Planning Commission shall review the application in accordance with Section 6.04(I)(5).
 - 5. Planning Commission Determination of Changes:** Upon receipt and review of the professional review reports, the Zoning Administrator shall forward the reports and all site plan application materials to the Planning Commission. The Planning Commission shall determine whether or not there are any substantial changes reported.
 - a.** If the Planning Commission finds that there are either no changes, minor changes as defined in Section 6.07(A)(1), or other changes deemed minor by the Planning Commission, then the Planning Commission shall approve the reinstatement of the site plan approval in accordance with Section 6.04(H). The reinstatement of a site plan may only be approved once, and the site plan shall not be eligible for subsequent reinstatements.
 - b.** If the Planning Commission finds that there are either major changes as defined in Section 6.07(A)(2) or other changed deemed major by the Planning Commission, then the Planning Commission shall deny the application to reinstate the site plan approval and future site plans for the property shall be reviewed and processed as a new site plan application.
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32) Revise Section 6.06, as follows:

~~Property which is the subject of site plan approval must be developed in strict compliance with the approved site plan and any amendments thereto which have received the written approval of the Planning Commission. If construction and development does not conform with such approved plans, the approval shall be revoked by the Zoning Administrator pursuant to the procedure in Section 3.03(C)(4). Upon revocation of such approval, all construction activities shall immediately cease upon the site, other than for the purpose of correcting the violation.~~

CONFORMITY to APPROVED SITE PLANS PRE- AND POST-DEVELOPMENT STANDARDS

A. Development Agreement: Upon approval of a site plan, the applicant shall enter into a Development Agreement with Dexter Township, incorporating therein the terms and conditions of final site plan approval, and record the same in the Office of the Register of Deeds for Washtenaw County. The Zoning Administrator shall prepare, and the Township Attorney and Township Engineer shall review, a Development Agreement which sets forth the conditions to be met by an applicant or developer with respect to a project. The Agreement shall be signed by the applicant and/or developer and approved by the Township Board. The Agreement shall include such provisions as the deposit of funds to defray variable costs and expenses and performance guarantees per Section 3.05 to ensure that improvements depicted on a site plan meet the provisions of this Ordinance, adopted standards and regulations, and conditions set by the Planning Commission. The cost to prepare, review, and record this Agreement shall be borne by the applicant/developer.

1. The Township Board may exempt the applicant from the requirement to enter into a Development Agreement with Dexter Township if, in the Township Board's judgment, a Development Agreement is not necessary. In making this determination, the Township Board shall solicit the opinions of the Township Planner, Zoning Administrator, Township Engineer, and Township Attorney.

B. Pre-Construction Conference: A pre-construction conference shall be held prior to the start of field construction. The pre-construction conference shall include the Township Engineer, a representative from the Township offices, the developer, all pertinent contractor and subcontractor representatives (including the field foreman that will be in charge of supervising the field portion of the project), franchise utility representatives in the area, and any other persons who may be able to contribute information in regard to construction of the project. It shall be the developer's responsibility to schedule the conference with the Township Engineer and have all related personnel at the conference. As a minimum, the pre-construction conference shall consist of a discussion of start dates and schedule of events, erosion and sedimentation controls, traffic control, superintendence, special conditions or provisions to plans and/or specifications, and final acceptance guidelines. The costs of the pre-construction conference incurred on behalf of Dexter Township shall be borne by the applicant/developer.

C. Development: With the exception of Minor and Major Changes per Section 6.07(A), property which is the subject of site plan approval must be developed in strict compliance with the approved site plan and any amendments thereto which have received the written approval of the Planning Commission. If construction and development does not conform with such approved plans, the approval shall be revoked by the Zoning Administrator pursuant to the procedure in Section 3.03(C)(4). Upon revocation of such approval, all construction activities shall immediately cease upon the site, other than for the purpose of correcting the violation.

D. Record Drawings: The applicant shall provide record drawings of all utilities and all appurtenances that were installed on a site for which a final site plan was approved. The drawings shall be submitted to the Township after installation has been completed and approved by the Township Engineer prior to the release of any performance guarantee or part thereof covering such installation. The record drawings shall show such information as the exact size, type, depth, and location of pipes; location and size of manholes and catch basins; location and size of valves, fire hydrants, tees, and crosses; depth and slopes of retention basins; location and type of other utility installations; and all easements. The drawings shall show plan and profile views of all sanitary and storm sewer lines and plan views of all water lines. The record drawings shall show all work as actually installed and as field verified by a professional engineer or a representative thereof. The drawings shall be identified as "Record Drawings" in the title block of each drawing and shall be signed and dated by the owner of the development or the owner's legal representative and shall bear the seal of a professional engineer. The applicant shall also include a grading certificate that is acceptable to the Township Engineer.

33) Revise Section 9.05(B), as follows:

- B. Any use of land not specifically permitted is prohibited, ~~except that the Zoning Board of Appeals shall have the power to classify a use which is not specifically mentioned along with a comparable permitted or prohibited use for the purpose of clarifying the use regulations in any district, if so petitioned and in accord with the requirements of Section 4.06. If the Zoning Board of Appeals Administrator finds no comparable uses based on an examination of the characteristics of the proposed use, he/she shall so state. An appeal of the Zoning Administrator's decision may be made to the Zoning Board of Appeals in accord with the requirements of Section 4.06, and the Planning Commission may be petitioned to initiate an amendment to the text of the Ordinance to establish the appropriate district(s), type of use (permitted principal use or special land use), and criteria that will apply for that use. If the Ordinance has been amended to include the new regulations, then an application can be processed to establish that use.~~

34) Revise Section 9.10, Schedule of Regulations Table, as follows:

Zoning District	Minimum Lot Area	Minimum Lot Width & Frontage (in feet)	Maximum Building Height	Minimum Yard Setback (Feet)			Maximum Lot Coverage (%)
			Feet	Front Yard	Side Yard	Rear Yard	
PL: Public Lands	Not Applicable	Not Applicable	30 ^B	See Section 18.23	15	30	10 ^N
AG: Agriculture	1 – 5 acres ^C	150 ^D	30 ^B	See Section 18.23	15	30	10 ^N
RC: Recreation Conservation	5 acres	330	30	See Section 18.23	15	30	5 ^N
RR: Rural Residential	2 acres	150 ^D	30 ^B	See Section 18.23	15	30	10 ^N
LR: Lake Residential	± ½ acre (21,780 sq. ft.) ^E	450 50 ^F	30	See Section 18.23	5 ^I	30	25 ^{JN}
CU: Common Use Residential	2 acres ^G	150 ^H	18	See Section 18.23	15	30	5 ^N
R-3: Mobile Home Park Residential	10 acres ^K	330	25	Conformance to Rules and Regulations of the Michigan Mobile Home Commission			
C-1: General Commercial	1 acre	200	25	See Section 18.23	30 ^L	30	25 ^{MN}

35) Revise Section 9.10, Footnote E, as follows:

- E. Minimum lot area of ~~2 acres~~ 1 acre (43,560 square feet) for two-family dwellings in LR District.

36) Revise Section 9.10, Footnote F, as follows:

- F. Minimum ~~200~~ one hundred (100) feet frontage required for two-family dwelling lots in LR District.

37) Revise Section 9.10, Footnote I, as follows:

- I. Minimum five (5) feet, plus an additional setback of one (1) foot for each two (2) feet that the dwelling exceeds eighteen (18) feet in height, but not to exceed a maximum setback of fifteen (15) feet. Unless not required elsewhere in this Ordinance, the minimum setback distance between the outside walls of 2 or more buildings on neighboring lots shall be 10 feet.

38) Revise Section 9.10, Footnote J, as follows:

- J. Maximum lot coverage of 10% for lots greater than 1 acre in size. Maximum lot coverage of 25% or 4,356 square feet, whichever is smaller, for lots of 1 acre or less in size.

39) Add Section 9.10, Footnote N, as follows:

- N. A storm water management plan shall accompany plot plans approved under Section 6.02(B) that either do not comply with Section 24.06(A) or have impervious surface areas that exceed twenty percent (20%) of the lot. The storm water management plan shall be submitted in accordance with Section 24.06(B).

40) Revise Section 11.01(A), as follows:

- A. Intent:** It is the intent of the Agriculture District to preserve, encourage, and provide opportunities for agriculture and the retention of land areas in Dexter Township which are well suited for production of food and fiber, while also providing opportunities for comparatively low density rural residential lifestyles and development patterns which encourage the preservation of open spaces, including farmland, and other natural resources of the Township and the Township's rural character. The intent of the Agriculture District is to provide opportunities for the conversion of farmland and vacant land to residential use of an overall rural character where farming may no longer be viable or desirable to the landowner. Dexter Township is characterized by extensive natural resources including, but not limited to woodlands, wetlands, water courses, and hillsides. Many of these resources play important environmental benefits including wildlife habitats, recreation, flood control, and water purification, and water retention and groundwater recharge areas, and support the desired rural character of the community. The intent of this District is to provide opportunities for comparatively low density residential development in a manner which encourages the preservation of both the quantity and quality of these resources.

41) Revise Section 12.02(E), as follows:

- E. Site Development Requirements:** The following minimum and maximum standards shall apply to all uses and structures in the Lakes Residential District unless otherwise modified by the provisions of Article 16, Standards for Special Land Uses; Article 18, General Provisions; or as varied pursuant to Article 4: Zoning Board of Appeals.
1. **Minimum Lot Area:** ~~One (1) acre~~ One-half (1/2) acre (21,780 square feet) for single-family dwellings; ~~two (2) acres~~ One (1) acre for two-family dwellings.
 2. **Minimum Lot Frontage and Lot Width:** ~~One hundred fifty (150) feet~~ Fifty (50) feet for single-family dwellings; ~~two hundred (200) feet~~ One hundred (100) feet for two-family dwellings.
 3. **Minimum Yard and Setback Requirements:**
 - a. Front yard: See Section 18.23.
 - b. Side yard: Five (5) feet plus an additional setback of one (1) foot for each two (2) feet that the dwelling exceeds eighteen (18) feet in height, but not to exceed a maximum setback of fifteen (15) feet. Unless not required elsewhere in this Ordinance, the minimum setback distance between the outside walls of 2 or more structures on neighboring lots shall be 10 feet.
 - c. Rear yard: Thirty (30) feet.
 4. **Maximum Lot Coverage:** Twenty-five (25) percent, ~~except that the maximum lot coverage shall not exceed ten (10) percent for lots greater than one (1) acre in size~~ with the exceptions of (a) and (b) below:
 - a. Maximum lot coverage shall not exceed ten (10) percent for lots greater than one (1) acre in size.
 - b. Maximum lot coverage shall not exceed 25% or 4,356 square feet, whichever is smaller, for lots of one (1) acre or less in size.
 5. **Maximum Height:** Thirty (30) feet.
 6. Applicable provisions of **Article 19:** Nonconforming Uses, Lots, and Structures; **Article 20:** Access Controls; **Article 21:** Off-Street Parking and Loading; **Article 22:** Signs; **Article 23:** Landscaping and Screening; **Article 24:** Environmental Standards; and other provisions of this Ordinance as may be applicable.

42) Revise Section 15.01, introductory paragraph, as follows:**PURPOSE**

It is the purpose of this district to establish provisions for the submission, review and approval of applications for specific development proposals, of a predominantly commercial character, that rely on more flexible land use and development standards than would normally be permitted by the typical standards of the C-1 General Commercial District. Such developments shall be authorized as “commercial planned unit developments” pursuant to Section 503 of the Michigan Zoning Enabling Act, Public Act 1010 of 2006, as amended. It is the purpose of this district that such PUD development be established only where it is determined that approval supports the objectives of this Ordinance and results in a benefit to the community that would not otherwise be able to be realized under traditional C-1 District provisions. Such benefit may address innovation in land use and variety in design, layout, and type of structures constructed; economy and efficiency in the use of land, natural resources, energy, and the provision of public services and utilities; useful open space; and provide better housing, employment, and shopping opportunities. This district and its provisions is not intended as a device for ignoring this Ordinance or the planning upon which it is based. To this end, the provisions of this Article are intended to result in land use and development substantially consistent with the planned development pattern for the Township, with modifications and departures from generally applicable Ordinance requirements made in accordance with standards provided in this Section to ensure appropriate, fair, and consistent decision making.

43) Revise Section 16.07(A)(2), as follows:

- A. **The following site and development requirements shall apply:**
2. Commercial stables shall provide off-street parking ~~at a minimum of one parking space per two (2) animals, based on the number of horse stalls or maximum number of horses that can be accommodated in the stable in accordance with the standards of Article 21: Off-Street Parking and Loading.~~

44) Revise Section 18.03, as follows:

SWIMMING POOLS

- A. **Classification:** A swimming pool shall be considered as an accessory ~~building for the purposes of determining maximum lot coverage and minimum yard setbacks~~ structure, regulated by Section 18.18, but shall not be classified as lot coverage.
- B. **Application:** The application for a zoning permit to erect a swimming pool shall include the name of the owner, a plot plan and location of adjacent buildings, fencing, gates, and other detailed information affecting construction and safety measures deemed necessary by the Zoning Administrator.
- C. **Fencing:** Yard areas with pools are to be fenced to discourage unsupervised access. Such fencing is to be a minimum of five (5) feet high, and equipped with a self-closing and child proof self-latching gate. Latching devices are to be located at a minimum height of four (4) feet above the ground. Such fencing may be omitted where building walls abut the pool area, provided that the entire remaining perimeter of the pool area is fenced.
- D. **Sanitation:** Sanitation standards as now or any time adopted by the State Department of Health or the County Health Department to protect the public health shall be conformed ~~with~~ to.
- E. **Placement:** No swimming pool shall be located in an easement or required yard setback area ~~nor~~ under any overhead wiring. Service drop conductors and any other overhead wiring shall not be installed above a swimming pool.

45) Revise Section 18.10, as follows:

ROADSIDE STANDS

- A. All roadside stands shall be considered ~~accessory~~ temporary uses, subject to Section 18.20, and shall be limited to the sale of farm produce, specialty crops such as tree fruits, nuts, berries, and the like, or foodstuff made from such produce, ~~providing it is grown or produced on the property, and.~~ Roadside stands may only be established on commercially zoned property or on the property where the produce is grown or produced. All roadside stands shall conform with to the following standards:
1. Only one roadside stand per lot is permitted, and no roadside stand shall be operated for more than twenty (20) weeks in any calendar year.
 2. Only one driveway may be established and shall have a width at least ~~twenty-five~~ four (254) but not more than ~~thirty-five~~ six (356) feet, or another means of ingress and egress may be established satisfactory to the Zoning Administrator which allows cars to turn around on the lot before exiting.
 3. No structure larger than twenty (20) feet long or twenty (20) feet wide shall be used or erected for use as a roadside stand. No such structure shall exceed eight (8) feet in height. All temporary structures that are erected for the purpose of the roadside stand shall be of portable construction and shall be removed upon termination of the seasonal use.
 4. No roadside stand shall be located closer than thirty-five (35) feet from a right-of-way nor closer than one-hundred (100) feet to a lot with a dwelling unit on the lot.
 5. Unless located on a lot in a commercial zoning district, no roadside stand shall be located on a lot without a dwelling unit, nor run by anyone other than an occupant of the dwelling.
 6. At least four off-street parking spaces shall be provided on the property and such spaces shall not encroach into the road right-of-way.
 7. Hours of operation shall be between the hours of 7:00 a.m. and 7:00 p.m.
 8. One sign shall be permitted and shall not exceed nine (9) square feet in sign area or exceed a maximum height of five (5) feet, and shall be displayed only during the seasonal occupancy of the roadside stand.

46) Revise Section 18.18(A), as follows:

- A. Attached:** An accessory building, including carports which are attached to the principal building, shall comply in all respects with the requirements of this Ordinance applicable to the principal building. Breezeways, as an attachment between the garage or carport and the main building, shall be considered a part of the main building, but shall not be considered habitable floor area. Unless an accessory building is attached directly to the principal building or connected to it via habitable floor area or shared wall construction, the accessory building shall be classified as a detached structure.

47) Revise Section 18.18(C), as follows:

- C. Placement:** Except as provided below ~~in (1)~~ or elsewhere in this ordinance, detached accessory buildings and structures shall not be located in any front yard, are subject to all side yard setback requirements of the District in which it is located, and shall be set back a minimum of ten (10) feet from any rear lot line except that such minimum distance shall be increased by one (1) foot for each one (1) foot of building or structure height in excess of ten (10) feet.
- 1. Uncovered Decks, Terraces, Patios, and Porches:** Uncovered decks, ~~and paved~~ terraces, patios, and porches, regardless of whether they are attached or detached, may extend to within ~~four (4)~~ thirty-five (35) feet of any property line a surface water body, subject to (a), (b), and (c) below: ~~provided the finished grade of such terrace, patio, or porch shall not be higher than the surrounding grade level at its lowest point.~~
 - a.** The finished floor elevation of the deck, terrace, patio, or porch shall not be higher than eighteen (18) inches above the surrounding grade level at its lowest point.
 - b.** The deck, terrace, patio, or porch shall not have a rail in excess of 3 feet in height as measured from the finished floor of the deck, terrace, patio, or porch.
 - c.** The deck, terrace, patio, or porch shall comply with the storm water management standards Section 24.06. However, the deck, terrace, patio, or porch may be exempt from the requirements of Section 24.06 if it is composed of pervious materials and/or designed to allow for infiltration and underlain with materials that will allow infiltration and prevent runoff, such as pea stone.
 - 2. Front Yard Placement:** Except as provided in Section (C)(1) above or Sections 18.18(C)(3) and (4) below, detached accessory structures may be located in the front yard area of a lot, subject to (a), (b), and (c) below:
 - a.** The minimum front yard setbacks of a detached accessory structure shall be as follows:
 - i.** Fifty (50) feet from a surface water body.
 - ii.** Two hundred (200) feet or seventy-five percent (75%) of the distance between the all other front lot lines and the principal structure, whichever is greater.
 - b.** The detached accessory structure shall meet all of the side and rear yard setback requirements of the District in which it is located.
 - c.** The detached accessory structure shall not exceed the lot coverage limits set forth in Section 18.18(D), nor shall it cause the total lot coverage of the lot to exceed the maximum allowable lot coverage of its respective zoning district.
 - 3. Front Yard Placement (Waterfront Lots in the Lakes Residential District):** Waterfront lots in the Lakes Residential District may have not more than one (1) detached accessory building in the front yard area between the house and the front lot line abutting the street right-of-way, private road, or other access easement, subject to (a) through (e) below:
 - a.** The detached accessory building shall meet all of the yard setback requirements of the District in which it is located.
 - b.** The detached accessory building shall not exceed a wall height of six (6) feet or a peak height of eight (8) feet.
 - c.** The detached accessory building shall not exceed a lot coverage of one hundred (100) square feet and shall not exceed the lot coverage limits set forth in Section 12.02(E)(4) and Section 18.18(D).
 - d.** The elevation width of the walls of the detached accessory building shall not exceed ten (10) feet.
 - e.** The detached accessory building is not subject to the separation distance requirement of Section 18.18(B).
 - 4. Walkways and Sidewalks (Waterfront Lots in the Lakes Residential District):** Waterfront lots in the Lakes Residential District may have a constructed walkway or sidewalk of not more than three (3) feet in width located within a required surface water body setback or side yard setback, subject to (a) through (c) below:
 - a.** The finished grade of the walkway or sidewalk shall not be higher than the surrounding grade level at its lowest point.
 - b.** The walkway or sidewalk shall be at least five (5) feet from a side lot line.
 - c.** The walkway or sidewalk may extend to a surface water body as long as the walkway or sidewalk is substantially perpendicular with the front lot line or surface water body.

48) Revise Section 18.18(D)(3), as follows:

3. Section (D) shall not apply to agricultural buildings located on a farm larger than 10 acres.
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49) Revise Section 18.19, as follows:**HOME OCCUPATION**

The regulation of home occupations as provided herein is intended to secure flexibility in the application of the requirements of this Ordinance; but such flexibility is not intended to allow the essential residential character of residential districts, in terms of use and appearance, to be changed by the occurrence of non-residential activities. Home occupations, as defined in Article 2 of this Ordinance, shall satisfy the following conditions:

- A. The nonresidential use shall only be incidental to the primary residential use and shall not occupy more than twenty percent (20%) of the gross floor area of said dwelling unit if located within the dwelling unit.
- B. No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors or electrical interference detectable to the normal senses off the lot. No equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or causes fluctuations in line voltage off the premises.
- C. The home occupation shall not employ any persons to work in the home or on the premises who are not residing in the home.
- D. The majority of all activities shall be carried on indoors. No visible outdoor activity, storage or display shall be permitted.
- E. There shall be no change in the exterior appearance of the building or premises, or other visible evidence of the conduct of such home occupation other than a permitted sign (see Article 22). Unless located in an accessory building, ~~the~~ entrance to the space devoted to the home occupation shall be from within the dwelling.
- F. No traffic shall be generated by such home occupation in greater volumes than would normally be expected in a residential neighborhood, and any need for parking generated by the conduct of such home occupation shall be met off the street and other than in a required front yard, although motor vehicles may be parked in an existing driveway if it is of sufficient size. No additional off-street parking demand shall be created.
- G. Limited retail sales may be permitted on the premises, as an incidental, rather than principal part of a home occupation. No advertising of the sale of merchandise produced or sold on the premises is permitted in newspaper, radio, television or other media.
- H. The home occupation shall not entail the use or storage of explosive, flammable, toxic or otherwise hazardous materials.
- I. Visits by customers shall be limited to the hours of 8:00 a.m. to 8:00 p.m.
- J. A home occupation application and Zoning Permit is required. Prior to issuance of the Zoning Permit, the owner shall sign and file a notarized affidavit with the Dexter Township stating the address and legal description of the subject property, the name of the home occupation, a description of the home occupation use, and the zoning restrictions of Section 18.19. This affidavit shall be prepared by Dexter Township. The Zoning Permit shall be issued by the Zoning Administrator upon receipt of the signed and notarized affidavit, a completed home occupation application in conformity with the above standards, and the required Zoning Permit fee has been paid.
- K. If the property owner proposes to change the terms of the affidavit and home occupation permit, the owner must apply for the change in the same manner as the original home occupation application and Zoning Permit. If the owner sells the property and/or changes the home occupation use, the home occupation approval and Zoning Permit will become null and void unless the owner applies for the change in the same manner as the original home occupation application and Zoning Permit.
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50) Revise Section 18.20, introductory paragraph, as follows:**TEMPORARY USES and NONRESIDENTIAL BUILDINGS and STRUCTURES**

Temporary uses and nonresidential buildings and structures may be placed on a lot or parcel only under the following conditions as authorized by a temporary zoning permit issued by the Zoning Administrator. For the purposes of this Section, the following definitions shall apply:

Temporary Use: A use of land that is temporary in nature and prohibited within the District except according to the provisions of this Section.

Temporary Structure: In association with a temporary use, anything constructed or erected which does not require or is not proposed to have a permanent location on the ground or attachment to something having such location on the ground. ~~Temporary structures shall be interpreted to include storage sheds without a foundation or footings, and anything designed with an axle and hitch mechanism.~~

51) Revise Section 18.22, as follows:**SINGLE FAMILY DWELLING STANDARDS**

All single family dwellings shall comply with the following standards.

- A. Area and Elevation:** A single family dwelling shall have a minimum gross floor area of ~~one thousand forty (1,040)~~ eight hundred (800) square feet, excluding basement and garage areas, and an additional ~~two one hundred (2100)~~ square feet of floor area shall be provided for each bedroom in excess of ~~three one (3 1)~~. A single family dwelling shall have a minimal front, side, and rear elevation width of ~~twenty-six (260)~~ feet. Single family dwellings shall comply in all respects with applicable building codes, including minimum heights for habitable rooms. Where a dwelling is required by law to comply with a federal or state standards or regulations for construction (as in the case of mobile homes) and where such standards or regulations for construction are different than those imposed by the Building Codes, then and in that event such federal or state standard or regulation shall apply.
- B. Foundation and Walls:** All dwellings shall be firmly attached to a permanent foundation wall constructed on the site in accordance with the Building Code and shall have a wall of the same perimeter dimensions of the dwelling and constructed of such materials and type as required in the applicable Building Code for such dwellings. In the event that the dwelling is a mobile home, as defined herein, such dwelling shall be installed pursuant to the manufacturer's setup instructions and shall be secured to the premises by an anchoring system or device, and shall be set on a concrete footing with a masonry wall extending from perimeter to ground.
- C. Mobile Home Installation:** In the event that a dwelling is a mobile home as defined herein, each mobile home shall be installed with the wheels removed. Additionally, no dwelling shall have any exposed towing mechanism, undercarriage or chassis.
- D. Potable Water Supply and Waste Water Disposal:** All dwellings shall be connected to a public sewer and water supply or to such private facilities approved by the Washtenaw County Health Department.
- E. Storage:** All dwellings shall contain storage capability area in a basement located under the dwelling, in an attic area, in closet areas, or in a separate structure similar to or of better quality than the principal dwelling, which storage area shall be a minimum of ten (10) percent of the gross floor area of the dwelling.
- F. Building Permit Required:** All construction required herein shall be commenced only after a building permit has been obtained in accordance with the applicable Building Code provisions and requirements.
- G. Mobile Homes in a Licensed Mobile Home Park:** The foregoing standards shall not apply to a mobile home located in a licensed mobile home park except to the extent required by Sate and Federal law or otherwise specifically required in this ordinance pertaining to mobile home parks.
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52) **Revise Section 18.23(A)**, as follows:**FRONT YARD and WATER BODY SETBACKS**

A. Front Yard Setback: The required front yard setback for all lots and parcels shall be ~~fifty (50) feet~~ twenty-five (25) feet in the Lakes Residential (LR) District and thirty-five (35) feet in all other zoning districts unless otherwise provided for below:

1. The required front yard setback shall be a minimum of one hundred fifty (150) feet for any yard abutting the following roads:
 - a. North Territorial Road.
 - b. Stofer Road.
 - c. Dexter Pinckney Road, ~~excluding that portion between the centerlines of McGregor and Winston Roads~~ except the required front yard setback shall be a minimum of one hundred (100) feet for any yard abutting Dexter-Pinckney Road between the centerlines of McGregor and Winston Roads.
- ~~2. The required front yard setback shall be a minimum of one hundred (100) feet for any yard abutting the north side of Dexter Pinckney Road, between the centerlines of McGregor and Winston Roads.~~
- ~~3. The required front yard setback shall be a minimum of two hundred (200) feet for any yard abutting the south side of Dexter Pinckney Road, between the centerlines of McGregor and Winston Roads.~~
- ~~42.~~ The required front yard setback shall be a minimum of one hundred (100) feet for any yard abutting the public portion of the following roads:

a. Bell Road	gf. Fleming Road	ml. McGregor Road	s. Silver Hill Road
ba. Brand Road	hg. Hankerd Road	n. McGuinness Road	tp. Stinchfield Woods Road
eb. Colby Road	ih. Huron River Drive	om. McKinley Road	ug. Toma Road
dc. Dancer Road	ji. Island Lake Road	p. Noah Road	vr. Waterloo Road
ed. Dexter Townhall Road	kj. Lima Center Road	qn. Quigley Road	ws. Wylie Road
fe. Donner Road	lk. Madden Road	ro. Riker Road	
- ~~43.~~ The required front yard setback shall be a minimum of fifty (50) feet for any yard abutting the following roads:

<u>a. Bell Road</u>	<u>c. Noah Road</u>	<u>e. Silver Hill Road</u>
<u>b. McGuinness Road</u>	<u>d. North Lake Road</u>	

53) **Revise Section 18.23(B)**, as follows:

B. Surface Water Body Setbacks: Unless permitted elsewhere in this Ordinance, Aall lots and parcels shall maintain a minimum fifty (50) foot setback between buildings, structures, and parking areas and the ordinary high water mark of a ~~lake, pond, river, or stream~~ surface water body. This requirement shall not apply to boat docks, and boat launching ramps where so permitted within the zoning district.

54) **Add Section 18.27**, as follows:**OUTDOOR WOOD FURNACES (also referred to as OUTDOOR WOOD BOILERS OR HYDRONIC HEATERS)**

- A. Intent:** It is the intent of this section to regulate outdoor wood furnaces (also referred to as outdoor wood boilers or hydronic heaters) as a means of providing heat to a dwelling and or accessory structure on the same lot. This section does not regulate outdoor ovens and fire pits, nor does it allow burning otherwise prohibited by a Dexter Township ordinance.
- B. Zoning Permit:** Outdoor wood furnaces are accessory structures. Therefore, a Zoning Permit is required prior to construction and all regulations of Section 18.18 apply, except as provided for in this section.
- C. Use:** The outdoor wood furnace shall be for the purpose of heating a dwelling and/or accessory structure(s) on the same lot. The burning of garbage, animal carcasses, refuse, trash, animal waste, plastics, rubber, treated lumber, or any other material which gives off a hazardous, toxic or foul smelling emission is prohibited.
- D. Setbacks:** In addition to the minimum setbacks set forth in this ordinance, an outdoor wood furnace shall be located at least 100 feet from any lot line.
- E. Chimney Height:** The outdoor wood furnace shall utilize a chimney with a minimum height of twenty (20) feet from the finished grade. If the outdoor wood furnace is located less than three hundred (300) feet from any residence not served by the furnace, the height of the chimney shall be at least 2 feet higher than the peak of that residence. However, the height of the chimney shall not exceed forty (40) feet from the finished grade.
- F. Nuisance Regulations and Township Ordinances:** Notwithstanding any regulations in this section, outdoor wood furnaces shall not be a nuisance and shall abide by all Dexter Township ordinances. Therefore, strict compliance with (A) through (D) above shall not preclude Dexter Township from taking enforcement action if the furnace becomes a nuisance or otherwise violates an ordinance.

55) Revise Section 19.02(A), introductory paragraph, as follows:

1. If two or more lots or combinations of lots and portions of lots (see definition of "lot") with continuous frontage in single ownership are of record at the time of passage or amendment of this Ordinance, and if all or part of the lots do not meet the requirements established for area, width, and/or frontage, the lands involved shall be considered to be an undivided parcel for the purposes of this Ordinance and no portion of said parcel shall be used or divided in a manner which diminishes compliance with lot width, frontage, and area requirements established by this Ordinance. This provision shall not apply to lots of record lawfully created prior to the effective date of this Ordinance where such lots meet the following conditions:
 - a. ~~Have a~~ Meet the minimum lot area requirements of the zoning district or is at least one (1) acre, whichever is smaller.
 - b. Have a minimum of sixty-six (66) feet of frontage on a public or approved private road, or a permanent access easement of record, meeting the requirements of the Dexter Township Private Road Ordinance.
 - c. The minimum distance between side lot lines ~~is one hundred fifty (150) feet~~ meets the minimum lot width requirements across a minimum of sixty percent (60%) of the lot area.

56) Revise Section 19.04(B), as follows:

- B. Should such structure be destroyed, repaired, renovated, or otherwise altered, by any means, and to any extent including the razing of such structure, it may be reconstructed, repaired, renovated or altered provided that it is not enlarged or otherwise altered in any way which increases its nonconformity as it existed prior to being destroyed, repaired, renovated, or otherwise altered. Such reconstruction, repair, renovation or alteration shall commence within two (2) years of the date of damage and shall be diligently pursued to completion. Reconstruction, repair, renovation or alteration of existing structures that were damaged prior to the effective date of this amendment [insert effective date of amendment] shall be commence within (2) years of the effective date of this amendment [insert effective date of amendment]. Failure to complete replacement shall result in the loss of legal nonconforming status.
 1. Where such construction does not result in a change in the structure's foundation footprint, elevation profile, or square footage, as it existed prior to being destroyed, repaired, renovated, or otherwise altered, no construction shall be initiated until the applicant has submitted and received plot plan approval from the Zoning Administrator pursuant to Article 6.
 2. Where such construction would result in a change in the structure's foundation footprint, or elevation profile, ~~or square footage~~, as it existed prior to being destroyed, repaired, renovated, or otherwise altered, no construction shall be initiated until the applicant has received approval from the Zoning ~~Board of Appeals Administrator~~ that such construction shall not in any way increase the structure's nonconformity as it existed prior to being destroyed, repaired, renovated, or otherwise altered, and has received plot plan approval and a zoning permit from the Zoning Administrator pursuant to Article 6.
 3. In the case where the Zoning ~~Board of Appeals Administrator~~ finds a proposed increase in the nonconformity, the applicant may seek a variance pursuant to Article 4. No construction shall be initiated unless the applicant has obtained such variance, and plot plan approval and a zoning permit from the Zoning Administrator pursuant to Article 6.

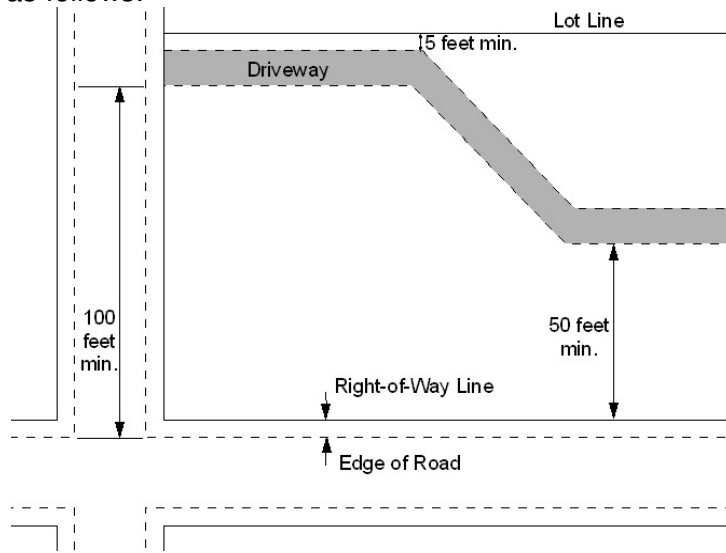
57) Revise Section 20.02(A)(5), as follows:

5. Vehicle ingress and egress points shall not be closer than one hundred (100) feet to the intersection of any two (2) public streets (See Figure 20-1), or closer than eighty (80) feet to an adjacent driveway within a Commercial or Industrial district.

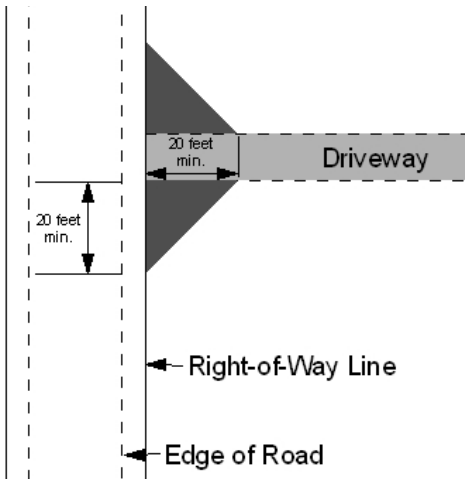
58) Revise Section 20.05(B), as follows:

- B. **Standards:** Shared driveways shall comply with the following standards in addition to all other applicable standards of this Ordinance:
 1. The driveway surface shall be a uniform minimum twelve (12) feet wide, measured edge to edge, with eighteen (18) feet wide passing flares provided at least every three hundred (300) feet. Passing flares shall be at least sixty (60) feet in length (See Figure 20-4).
 2. The shared driveway shall not exceed one thousand feet (1,000') in length.
 3. The shared driveway shall not serve more than four (4) dwelling units.
 4. All addresses served by the shared driveway shall be clearly marked at its point of intersection with a road, and such addresses shall also be clearly marked at any location a private driveway splits from the shared driveway.
 5. No shared driveway shall be posted with a name.
 6. Shared driveways shall comply with the requirements and standards of Section 20.02(A), (B), (D) and (F).
 7. Shared driveways more than one hundred fifty (150) feet in length shall include an area dedicated to emergency vehicle turnaround that meets the standards of the International Fire Code, which may be amended from time to time.

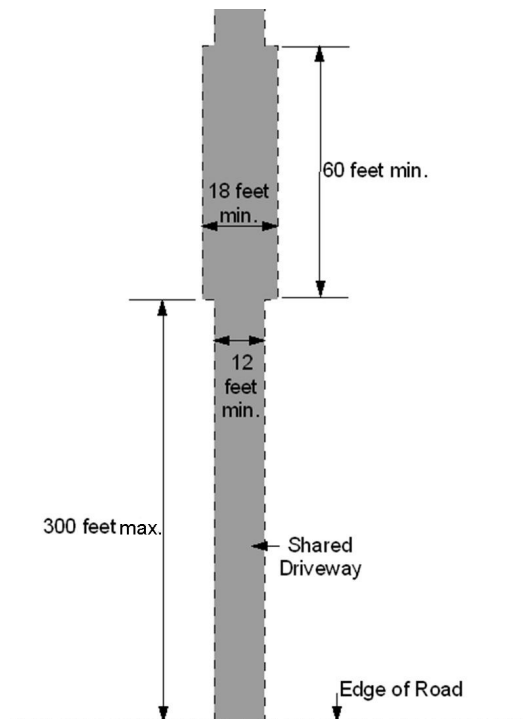
59) Replace Figure 20-1, as follows:



60) Replace Figure 20-3, as follows:



61) Add Figure 20-4, as follows:



62) Revise Section 21.03(A)(1), as follows:

1. One and Two Family Dwellings: Two (2) spaces for each single family dwelling unit, except that dwellings in the Lakes Residential District shall have one (1) space for each bedroom.
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63) Revise Section 21.03(B)(6), as follows:

6. Commercial and Institutional Recreational Facilities: One (1) space per two (2) patrons based on the maximum capacity of the facility as determined by the ~~Fire Marshall~~ Building Inspector. If the number of parking spaces cannot accommodate the maximum capacity of the facility as determined by the Building Inspector, the Planning Commission or Zoning Administrator shall lower the allowable capacity accordingly.
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64) Revise Section 21.03(B)(8), as follows:

8. Dance Halls, Pool and Billiard Rooms: One (1) space for every two (2) persons allowed based on the maximum capacity of the facility as determined by the ~~Fire Marshall~~ Building Inspector. If the number of parking spaces cannot accommodate the maximum capacity of the facility as determined by the Building Inspector, the Planning Commission or Zoning Administrator shall lower the allowable capacity accordingly.
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65) Revise Section 21.03(B)(16), as follows:

16. Private Recreational Facilities: One (1) space for every six (6) potential members based on the capacity of the facility as determined by the ~~Fire Marshall~~ Building Inspector. If the number of parking spaces cannot accommodate the maximum capacity of the facility as determined by the Building Inspector, the Planning Commission or Zoning Administrator shall lower the allowable capacity accordingly.
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66) Revise Section 21.03(B)(18), as follows:

18. Standard Restaurants, Cafeterias, Taverns, Bars: One (1) space for every two (2) seats up to the capacity of the facility as determined by the ~~Fire Marshall~~ Building Inspector. If the number of parking spaces cannot accommodate the maximum capacity of the facility as determined by the Building Inspector, the Planning Commission or Zoning Administrator shall lower the allowable capacity accordingly.
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67) Revise Section 21.04(B)(1), as follows:

1. Except for parking space provided for single-family and two-family residential lots, drives for ingress and egress to the parking area shall be not less than ~~thirty (30)~~ twenty-four (24) feet wide and not more than thirty-six (36) feet wide as determined by the Planning Commission and so located as to secure the most appropriate development of the individual property. Based on the recommendation of the Township Engineer, the Planning Commission may grant exceptions to the width requirements under the following circumstances:
 - a. The Planning Commission may require or allow a larger driveway width if, due to the turning radius and/or anticipated traffic volume, a larger width is necessary for the safe movement of vehicles.
 - b. The Planning Commission may allow a narrower driveway width of not less than twenty-two (22) feet if, due to the turning radius and/or anticipated traffic volume, a narrower width will not impede the safe movement of vehicles.
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68) Revise Section 24.03, as follows:**POTABLE WATER, and SEWAGE DISPOSAL, and STORM WATER MANAGEMENT**

- ~~A. Potable Water:~~ Any structure for human occupancy and used for dwelling, businesses, industrial, recreational, institutional, mercantile or storage purposes shall not be erected, altered, used or moved upon any premises after the effective date of this Ordinance unless said structure shall be provided with a potable water supply and waste water disposal system that ensures a safe and effective means of collection, treatment, and disposal of human, commercial, and industrial wastes.
 - ~~B. Sewage Disposal:~~ All on-site sewage disposal and potable water facilities shall be constructed and maintained in accordance with the requirements and standards of the Washtenaw County ~~Public~~ Environmental Health Department as well as those of other applicable local, county, state, or federal agencies.
 - ~~C. Storm Water Management:~~ All lots shall retain storm water runoff on site, or detain it so as to allow discharge without any impact on adjacent lands, streams or water bodies above the existing predevelopment runoff impact. No land uses shall be permitted which will increase the rate of runoff discharge from a lot or parcel or otherwise cause erosion or direct sedimentation upon abutting properties including an abutting street. No new land uses shall be permitted which will reduce the level of service currently being provided by existing storm water management infrastructure or existing drainage patterns unless necessary improvements to such infrastructure or natural drainage pattern are first made.
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69) Revise Section 24.04(D), as follows:

- D.** In addition to 24.04(A) and (B) above, outdoor lighting or lighting designed to be seen from the exterior shall comply with the following standards except as provided for in Section 24.04(E) below:
1. Lighting shall be designed and constructed to insure that direct and reflected light, unless part of a street lighting or access road lighting program, is confined to the lot or parcel upon which the light source is located.
 2. ~~Exterior~~ Lighting shall be so installed that the surface of the source of light shall be hooded or louvered so that the light source shall not be visible and shall be so arranged as far as practical to reflect light away from any residential use, and in no case shall more than one foot candle power of light cross a lot line five (5) feet above the ground in a residential district.
 3. Lighting fixtures shall have a one hundred (100) percent cut off angle above the horizontal plane at the lowest part of the light source so that light rays shall not be emitted by the fixture at any angle above this horizontal plane, as may be certified by photometric tests. The intensity of light at any angle above a cut off angle of seventy-five (75) degrees shall be less than ten (10) percent of the peak candle power for the light fixture.
 4. No light source shall exceed the height of the tallest structure on the lot or parcel, and in no case shall a light source exceed a height of twenty-five (25) feet, measured from the ground or pavement closest to the light source.
 5. All illuminated signage or any lighting associated with a sign shall be turned off between the hours of 10 p.m. and 5 a.m. If a non-residential use is open to patrons or members any time between the hours of 10 p.m. and 5 a.m., illuminated signage or any lighting associated with a sign may be kept on so long as such illumination meets the standards of the Township Ordinances and so long as such illumination is turned off during the hours the use is closed to patrons and members.
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70) Revise Section 24.04(E), as follows:

- E.** Outdoor lighting which need not comply with the standards of Section 24.04(~~D~~) above shall be limited to:
1. Residential lawn, dock, and decorative lighting provided the light source is less than six (6) feet in height from the closest ground or pavement.
 2. Seasonal lighting associated with ~~religious~~ holidays, such as Christmas and Halloween.
 3. Outdoor recreation and amusement areas, provided the light sources are mounted at a sufficient height, designed with baffling and glare guards to assure that no more than one foot candle power of light shall cross a lot line five (5) feet above the ground in a residential district, and turned off during hours the facility is closed to the public.
 4. Neon lighting for non-residential uses, provided it is turned off between the hours of 10 p.m. and 5 a.m. If a non-residential use is open to patrons or members any time between the hours of 10 p.m. and 5 a.m., neon lighting may be kept on so long as such illumination meets the standards of the Township Ordinances and so long as such illumination is turned off during the hours the use is closed to patrons and members.
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71) Add Section 24.06, as follows:

STORM WATER MANAGEMENT

- A. On-Site Detention:** All lots shall retain storm water runoff on-site, or detain it so as to allow discharge without any impact on adjacent lands or surface water bodies. No land uses shall be permitted which will increase the rate of runoff discharge from a lot or parcel or otherwise cause erosion or direct sedimentation upon abutting properties including an abutting street or surface water body. No land uses shall be permitted which will reduce the level of service currently being provided by existing storm water management infrastructure or existing drainage patterns. Direct discharging of untreated storm water to a water body is prohibited.
- B. Storm Water Standards for Plot Plans:** A storm water management plan shall be required for all plot plans that either do not comply with Section 24.06(A) or have impervious surface areas that exceed twenty percent (20%) of the lot.
- 1. Capacity:** All required storm water management systems shall be designed, installed, and maintained to capture and treat the first one (1) inch of storm water runoff from all existing and proposed impervious surfaces. For example purposes only, if a subject parcel has a lot coverage of 1,000 square feet and an impervious patio of 200 square feet, the site must have a storm water management system that can retain on-site or detain at least 100 cubic feet of storm water and allow the storm water to naturally permeate into the soil. The approving authority may require a more voluminous storm water management system if the proposed land use, slope, or underlying soil types are expected to increase the rate of runoff discharge from the parcel.
 - 2. Storm Water Management Plan:** In addition to the data required for Plot Plans in Section 6.03(A), all required storm water management plans shall include the following data on the Plot Plan:
 - a)** Current and proposed impervious surface area calculations.
 - b)** Current and proposed storm water calculations. The amount of storm water created during a one (1) inch rain event shall be calculated. This volume is calculated by dividing impervious surface area by twelve (12).
 - c)** Current and proposed locations of gutters, downspouts, and points of discharge.
 - d)** Current storm water runoff patterns and flows, and any existing storm water management system(s) on the site. If the Township Engineer deems the existing storm water management system to be functional, the owner may deduct the amount of storm water that the existing system captures and treats in a one-inch rain event from the total required capacity.
 - e)** Storm water volume calculations pursuant to Section 24.06(B)(1). The volume calculations shall use proposed void ratios of selected backfill material, if applicable.
 - f)** Design, installation, and maintenance guidelines of proposed storm water management system. This system shall include one (1) or more of the Best Management Practices (BMPs) described in the “Low Impact Development Manual for Michigan: A Design Guide for Implementers and Reviewers.” published by the Southeast Michigan Council of Governments (<http://www.semco.org>), or similar publication.
 - g)** A maintenance schedule.
 - 3. Performance Guarantee:** Prior to Dexter Township’s review of the storm water management plan, the applicant shall submit a performance guarantee (cash, certified check, irrevocable bank letter of credit, surety bond, or similar instrument acceptable to the Township Clerk) to Dexter Township per Section 3.05 of this ordinance. The amount of this performance guarantee shall be established by the Township Board of Trustees and shall be sufficient for Dexter Township to cover the plan review fees and subsequent field inspection fees of the Township Engineer in the event that the applicant fails to reimburse Dexter Township for them.
 - 4. Review:** The storm water management plan shall be reviewed for compliance by the Zoning Administrator and the Township Engineer prior to issuance of a Zoning Permit. The property owner shall reimburse Dexter Township for the cost of the Township Engineer’s review(s).
 - 5. Construction and Inspection:** All required storm water management systems shall be constructed in accordance with the approved plans. After all work has been completed, the storm water management system shall be inspected for compliance by the Zoning Administrator and the Township Engineer prior to final approval of the Zoning Permit. The property owner shall reimburse Dexter Township for the cost of the Township Engineer’s inspection(s).
 - 6. Maintenance:** All storm water management systems required under this section shall be properly maintained so as to comply with the requirements herein. Prior to final approval of the Zoning Permit, the property owner shall sign and record with the Washtenaw County Register of Deeds a Storm Water Management Practices Maintenance Agreement on a form provided by Dexter Township. This Agreement shall also be binding on future property owners. Any proposed changes by the property owner to the storm water management system or the Agreement shall be reviewed and decided by Dexter Township in the same manner as a new application under the storm water management standards at the time the change is proposed.

72) Revise Section 26.05, introductory paragraph, as follows:

This Ordinance shall take effect seven (7) days following adoption and publication of a notice of adoption in accordance with the provisions and procedures of the Township Zoning Act, PA 184 of 1943 Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended.