

ARTICLE XX

GENERAL PROVISIONS

§ X.05 - PURPOSE & INTENT

The intent and purpose of this Article is to:

- (A) Establish supplemental standards that apply to all uses, properties, structures, and zoning districts;
- (B) Prevent overcrowding of land and ensure adequate space for permitted uses;
- (C) Ensure structures and properties are safe; and
- (D) Preserve and promote the public health, safety, and welfare.

§ X.10 - LOT CONFIGURATION

All lots shall be created or modified as outlined below.

- (E) **DESCRIPTION:** Areas shall only be used once for the calculation of lot area, frontage, setbacks, and other standards of this Ordinance.
- (F) **Standards Maintained:** Lots shall only be created or altered in a manner that is consistent with the lot area, frontage, setbacks, coverages, and other standards of this Ordinance.
- (G) **Corner Lot Frontage:** Corner lots shall have a lot frontage along each street that is at least twenty-five (25) percent greater than the required frontage for that zoning district.
- (H) **Depth-to-Width Ratio:** All lots with a lot area of five (5) acres or less shall have a lot depth less than or equal to four (4) times the lot width.

§ X.15 - USES PER LOT

Lots shall be used as outlined below.

- (A) **One Use:** Lots shall have no more than one (1) principal building, structure, or use, unless otherwise specifically provided in this Ordinance. This shall not apply to agricultural uses.
- (B) **Groups:** Groups of buildings within a single, integrated site that share common features and elements shall be considered a single-use.
- (C) **Dwellings:** There shall be a maximum of one (1) dwelling unit per lot, except for two-family dwellings, multiple-unit dwellings, farm worker housing, or accessory dwellings that are consistent with the standards of this Ordinance. Single-family dwellings shall not be located on the same lot as any other principal building or structure, unless otherwise permitted in this Ordinance.

§ x.20 - STRUCTURES

All structures shall meet the following standards, in addition to other applicable standards of this Ordinance.

- (A) **Illegal Dwellings:** The use of any portion of a partially-completed building, a garage, an accessory building, a tent, or recreational vehicle for dwelling or sleeping purposes shall be prohibited, unless otherwise permitted in this Ordinance.
- (B) **Height Projections:** Specific structures and structural elements may exceed the height standards for the zoning district in which they are located, as outlined in the table below.

<i>Table x.20(B) Height Projections</i>	
Structure or Structural Element	Height Allowed ¹
(1) Decorative spire ²	60 feet
(2) Cupola ³	3 feet above the highest point of the roof
(3) Parapet wall ⁴	8 feet above the maximum building height
(4) Mechanical equipment ⁵	8 feet above the maximum building height
(5) Chimney	60 feet or 10 feet above the highest point of the roof, whichever is less
(6) Public monument	60 feet
(7) Silo or other agricultural structure ⁶	60 feet

- (1) **Safety & Use:** In order to qualify for the additional height allowed in **Table x.20(B)** above, there shall be adequate evidence that the adjacent uses and structures shall not be threatened or harmed by the additional height and that the additional height shall not significantly increase the threat of fire.
- (2) **Spires:** There shall be no habitable space within the spire in order to qualify for the additional height allowed in **Table x.20(B)** above. **(Max Size?)**
- (3) **Cupolas:** The maximum roof area of the cupola shall be limited to twelve (12) square feet, and there shall be a maximum of three (3) cupolas per building.
- (4) **Parapet Walls:** This additional height shall be limited to nonresidential and mixed-use structures.
- (5) **Mechanical Equipment Screening:** Mechanical equipment located on a roof or above a building shall be screened from view with a solid wall with a height adequate to screen the mechanical equipment and of a design consistent with the rest of the building.
- (6) **Agricultural Structures:** When an agricultural structure is taller than the height standard for the zoning district in which it is located, the minimum setbacks from all lot lines shall be equal to the height of the structure.

(C) **Moved Structures:** A zoning permit shall be required for the moving of buildings and structures, except for temporary agricultural accessory buildings, as outlined below.

- (1) *Use:* The moved structure shall be designed to accommodate a permitted or special land use for the zoning district in which it will be located.
- (2) *Foundation:* The moved building shall be attached to a permanent foundation.

(3) *Others:* HERE.

(D) **Earth-Sheltered Buildings:** Earth-sheltered buildings shall meet the additional standards outlined below.

- (1) *Structural Integrity:* The structural design of the building, with respect to the wall and roof loads, shall be certified by a Registered Architect or Professional Engineer licensed by the State of Michigan.
- (2) *Guard Rails:* Guard rails shall be provided on or near the edge of any accessible roof or similar surface with a grade change of thirty (30) inches or more.
- (3) *Setbacks:* Setbacks for earth-sheltered buildings shall be measured from the bottom edge of the berm.
- (4) *Height:* Height for earth-sheltered buildings shall be measured from the bottom edge of the berm.
- (5) *Building Coverage:* Building coverage for earth-sheltered buildings shall be computed using the outside walls of the building.

(6) *Impervious Coverage:* ???

(E) **Razed Buildings:** Demolition of buildings shall meet the standards outlined below.

- (1) *Permits:* A zoning permit and building permit shall be secured before demolition may begin.
- (2) *Utilities:* Shutoff notices from all of the affected utilities shall be provided before a permit may be issued.
- (3) *Disposal:* All of the demolition materials shall be disposed of in a solid waste facility approved by the State of Michigan or an appropriate recycling facility.
- (4) *Restoration:* The lot shall be fully restored, with grading and seeding.
- (5) *Safety:* The area shall be appropriately secured during the demolition process.
- (6) *Performance Guarantee:* A performance guarantee, consistent with SECTION X, may be required to ensure the demolition and restoration work is completed.

(F) **Damaged & Unsafe Structures:** Any building or structure with structural damage caused by fire, wind, or other cause or which has become dangerous or unsafe shall be repaired or completely removed within one (1) year of the damage. Removal shall include removal of all debris, filling all excavations to ground level, and seeding of the soil. Temporary barriers or fencing shall be erected immediately following damage or identification of the dangerous or unsafe condition.

§ X.25 - STREETS & ADDRESSES

Streets and street addresses shall meet the standards outlined below.

(A) **Street Names:** Street names shall meet the standards outlined below.

- (1) **Unique Name:** Street names shall not duplicate the name of an existing street within Dexter Township or the Dexter Area Fire Department's coverage area. It is preferred that street names not duplicate the name of an existing street within Washtenaw County.
- (2) **Name Change:** Street names shall only be changed with the approval of Dexter Township, the Road Commission, the Dexter Area Fire Department, and Washtenaw County Central Dispatch.
- (3) **Street Signs:** Streets names shall be displayed at all intersections, with placement and signs consistent with the Michigan Manual on Uniform Traffic Control Devices.

(B) **Addresses:** Street address shall be displayed as outlined below.

- (1) **New & Altered Buildings:** All newly-constructed buildings and buildings that are expanded shall display their street address in a manner clearly visible from the adjacent street.
- (2) **Buildings Open to the Public:** All buildings that are or are intended to be occupied by the public shall display their street address in a manner clearly visible from the adjacent street.
- (3) **Multiple Units:** Sites and buildings with multiple units shall have the building number, address, or unit number clearly visible on each building and each unit entrance.

§ X.30 - PROPERTY MAINTENANCE

Property shall be maintained in an appropriate manner, as outlined below.

(A) **Maintenance of Junk:** Possession or maintenance of junk shall be prohibited, except for approved junkyards. All land-use activities shall comply with the Township's Anti-Blight Ordinance.

(B) **Damaged & Unsafe Structures:** Any building or structure with structural damage caused by fire, wind, or other cause or which has become dangerous or unsafe shall be repaired or completely removed within one (1) year of the damage. Removal shall include removal of all debris, filling all excavations to ground level, and seeding of the soil. Temporary barriers or fencing shall be erected immediately following damage or identification of the dangerous or unsafe condition.

(C) **Grass:** Grass in residential areas of residential zoning districts, platted subdivisions, and site condominiums shall be maintained with a height of eight (8) inches or less. This shall not apply to ornamental grasses.

§ X.35 - ESSENTIAL SERVICES

Introduction text here.

(A) **Permitted:** Essential services shall be permitted as authorized under any franchise granted by the Township, subject to applicable statutes, ordinances, rules, and agreements. This shall not apply to buildings, towers, and depot yards.

(B) **New Development:** Utilities installed for new developments shall be installed underground, unless it is unfeasible to do so.

- (C) **Separation:** Electrical, telephone, internet, and cable lines and conduits shall not share a common trench with sewer or water lines or structures and shall be separated by a distance at least ten (10) feet.
- (D) **Utility Box Screening:** Utility boxes shall be screened from view of public and private street rights-of-way.

§ X.40 - ALTERATION OF SHORELINES

Alteration of the shoreline or bed of a public lake, river, or other surface waterbody shall only be made with the appropriate written approval of the Department of Environmental Quality and/or Water Resources Commissioner.

End of Article xx.

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