

## ARTICLE 11

### GENERAL PROVISIONS

#### §11.05 - PURPOSE & INTENT

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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.

#### §11.10 - LOT CONFIGURATION

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All lots shall be created or modified as outlined below, unless otherwise permitted in this Ordinance.

- (A) **Calculations:** Areas shall only be used once for the calculation of lot area, frontage, setbacks, and other standards of this Ordinance.
- (B) **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.
- (C) **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.
- (D) **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.

#### §11.15 - USES PER LOT

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Lots shall be used as outlined below, unless otherwise permitted in this Ordinance.

- (A) **One Use:** Lots shall have no more than one (1) principal building, structure, or use, unless otherwise permitted in this Ordinance. This shall not apply to agricultural uses.
- (B) **Groups:** Groups of buildings or similar uses within a single, integrated lot or site that share common features and elements shall be considered a single principal use for this Section.
- (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, structure, or use, unless otherwise permitted in this Ordinance.

§11.20 - 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.

*Table 11.20(B)- Height Projections*

Structure, Structural Element, or Appurtenance	Height Allowed <sup>1</sup>
(1) Decorative spire <sup>2</sup>	60 feet
(2) Cupola <sup>3</sup>	3 feet above the highest point of the roof
(3) Parapet wall <sup>4</sup>	6 feet above the maximum building height
(4) Mechanical equipment <sup>5</sup>	6 feet above the maximum building height
(5) Lightning rod	3 feet above the highest point of the roof
(6) Weather vane	2 feet above the highest point of the roof
(7) Chimney	60 feet or 10 feet above the highest point of the roof, whichever is less
(8) Public monument	40 feet
(9) Silo or other agricultural structure <sup>6</sup>	60 feet REFERENCE

- (1) **Safety & Use:** In order to qualify for the additional height allowed in Table 11.20(B) Height Projections 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 11.20(B) Height Projections 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. A weather vane may extend an additional two (2) feet above the peak of the cupola.
- (4) **Parapet Walls:** This additional height shall be limited to nonresidential and mixed-use buildings.
- (5) **Mechanical Equipment Screening:** Mechanical equipment located on a roof or above a nonresidential or mixed-use building shall be screened from view by a solid wall with a height adequate to screen the mechanical equipment and of a design consistent with the rest of the building.

(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.

(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 as outlined below.
  - a. *Created Slope:* The setback shall be measured from the bottom edge of the berm for created or man-made berms or slopes.
  - b. *Natural Slope:* The setback shall be measured from the edge of the structure for natural berms or slopes.
- (4) *Height:* Height for earth-sheltered buildings shall be measured as outlined below.
  - a. *Created Slope:* The height shall be measured from the bottom edge of the berm for created or man-made berms or slopes.
  - b. *Natural Slope:* The height shall be measured from the lowest floor for natural berms or slopes.
- (5) *Building Coverage:* Building coverage for earth-sheltered buildings shall be computed using the outside walls of the building.
- (6) *Impervious Coverage:* The area of an earth-sheltered building covered with at least eighteen (18) inches of soil shall not count towards impervious coverage.

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

- (1) *Utilities:* Shutoff notices from all of the affected utilities shall be provided before a permit may be issued.
- (2) *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.
- (3) *Restoration:* The lot shall be fully restored, with grading and seeding.
- (4) *Safety:* The area shall be appropriately secured during the demolition process.
- (5) *Performance Guarantee:* A performance guarantee, consistent with **SECTION X**, may be required to ensure the demolition and restoration work is completed.

## §11.25 - ARCHITECTURAL DESIGN STANDARDS

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In order to provide a quality built environment that enhances the character of the Township, nonresidential and multiple-unit dwellings shall meet the design standards outlined below.

- (A) **Applicability:** The design standards outlined below shall apply to the following multiple-unit dwellings, nonresidential buildings, and nonagricultural buildings in all zoning districts that are visible from a street or public waterbody:
- (1) *New Buildings:* All new buildings; and
  - (2) *Significant Additions:* Additions to existing buildings with a cost that is greater than or equal to the assessed value of the existing building.
- (B) **Façade Design:** All façades visible from streets and off-street parking shall be designed to enhance the appearance of the building and the surrounding area, as outlined below.
- (1) *Façade Direction:* A prominent façade shall face each public street and off-street parking.
  - (2) *Building Line Variation:* Façades longer than forty (40) feet in length that face public streets and off-street parking shall have at least one (1) offset, recess or projection, for every forty (40) feet of façade length with a depth of at least three (3) feet deep and a width of at least ten (10) feet.
  - (3) *Architectural Detailing:* Façades facing public streets and off street parking that are longer than fifty (50) feet shall have at least three of the following architectural details:
    - a. *Variation:* Variations of material, pattern, and/or color;
    - b. *Ornamentation:* A system of integrated architectural ornamentation, including, but not limited to columns, pilasters, friezes, etc;
    - c. *Shadow Lines:* Details that create shadow lines, including, but not limited to, reveals with a depth and width of at least one (1) inch, lintels with a depth of at least two (2) inches, overhangs with a depth of at least eighteen (18) inches, canopies or awnings with a depth of at least two (2) feet, or a cornice that extends at least one (1) foot from the façade;
    - d. *Visual Interest:* Details that create visual interest, including, but not limited to, display windows, arcades, awnings, overhangs, belt course, and quoining; or
    - e. *Roofline:* An asymmetric or dynamic roofline.
  - (4) *Windows:* At least thirty (30) percent of the façade area of nonresidential buildings facing streets and off-street parking shall be transparent glass. The area of parapet walls shall not be used to calculate the façade area for the minimum window area.
  - (5) *Overhead Doors:* Overhead doors shall not face streets or residential districts unless there is no other functional alternative and the visual impact will be moderated through the use of building materials, architectural features, and landscaping.
- (C) **Entrances:** All public entrances shall provide appropriate weather protection and shall include at least two (2) of the following elements:
- (1) *Overhead Projections:* A roof, overhang, canopy, awning, portico, archway, or similar that is at least four (4) feet deep;
  - (2) *Offset:* A recess or projection of at least three (3) feet from the adjacent façade;
  - (3) *Roof Feature:* A raised, corniced parapet or gable; or
  - (4) *Ground Features:* Integral planters, seating walls, or wing walls that project from the facade.

**(D) Materials:** Durable materials that provide an attractive, quality appearance shall be used, as outlined below.

- (1) *Predominant Materials:* The predominant exterior materials shall be brick, architectural steel, wood lap, cementitious wood lap, stucco, stone, cultured stone, or glass.
- (2) *Accent Materials:* Other materials, including, but not limited to, vinyl siding, aluminum siding, and colored, split-face concrete masonry units shall only be used for architectural accents.
- (3) *Prohibited Materials:* Exterior insulation finishing system, uncolored concrete masonry units, and other materials not listed above shall not be used.
- (4) *Durable:* All exterior materials shall be durable, weather-resistant, and rustproof and shall be maintained in a good condition.
- (5) *Alternate Materials:* The approving authority may approve alternate materials if all of the following conditions are true:
  - a. *Intent & Purpose:* The alternate materials remain consistent with the intent and purpose of this Section;
  - b. *Existing Materials:* The alternate materials are consistent with materials already used for expansions of existing buildings;
  - c. *Prohibited Materials:* The alternate materials shall not be any of the prohibited materials, unless the area will be hidden from adjacent streets, off-street parking, and adjacent lots.

**(E) Roof:** Roofs shall be designed to reduce the apparent mass of the building, add visual interest, and complement the architectural style of the building, as outlined below.

- (1) *Mechanical Equipment:* All roof-based mechanical equipment, including, but not limited to, hvac, vents, pipes, antenna, satellite dishes, and other roof penetrations, shall be located on the rear elevation or shall be screened by a parapet wall from streets, off-street parking residential districts, and waterbodies.
- (2) *Building Mass:* Roofs shall be designed to reduce the apparent mass of the building and roof through use of materials, geometry, and architectural details.
- (3) *Flat Roofs:* Flat roofs shall have a parapet wall that extends at least four feet above the roof.
- (4) *Sloped Roofs:* The average slope shall be at least 4:12, and there shall be an overhang at least one (1) foot deep.

## §11.30 - STREETS & ADDRESSES

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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:* Lots, sites, and buildings with multiple units shall have the building number, address, or unit number clearly visible on each building and/or each unit entrance.

## §11.35 - PROPERTY MAINTENANCE

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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, unsafe, or uninhabitable shall be repaired or completely removed within six (6) months of the damage.

- (1) *Restoration:* Removal shall include removal of all debris, filling all excavations to ground level, and seeding of the soil.
- (2) *Barriers:* Temporary barriers, fencing, or other secure barrier shall be erected immediately following damage or identification of the dangerous or unsafe condition and shall remain in place until the conditions are remedied or the site is otherwise made safe.
- (3) *Reuse:* The foundation may remain in place, without being filled, for up to eighteen (18) if the foundation has been certified as structurally sound by a **registered engineer** for reuse and the area has been secured by barriers.
- (4) *Extensions:* A single, six (6) month extension may be granted if the property owner has been diligently pursuing remediation of the conditions and the delay is the result of delays due to insurance issues.

**(C) Grass & Weeds:** Grass and weeds shall be maintained at a height of **eight (8)** inches or less, as outlined below.

(1) *Applicability:* This Section shall apply to the following:

- a. *Subdivisions:* Lots in platted subdivisions or site condominiums with a structure and vacant lots in platted subdivisions or site condominiums in which buildings have been occupied on sixty (60) percent of more of the lots; and
- b. *Residential Lots:* Properties with dwelling units within a residential zoning district, extending a depth of one hundred fifty (150) feet from the street right-of-way.

(2) *Exemptions:* This Section shall not apply to the following:

- a. *Agriculture:* Areas used for gardening or commercial agriculture;
- b. *Decorative Plants:* Decorative grasses, natural prairie grasses, or flowers;
- c. *Woods & Wetlands:* Natural wooded areas, wetlands, or meadows; and
- d. *Open Space:* Areas designated as open space.

### §11.40 - ESSENTIAL SERVICES

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Essential services shall meet the standards outlined below.

- (A) **Permitted:** Essential services shall be permitted in any zoning district as authorized under any franchise granted by the Township, subject to applicable statutes, ordinances, rules, and agreements. This shall not apply to buildings, depot yards, substations, or valve stations.
- (B) **New Development:** Utilities installed for new developments shall be installed underground, unless it is unfeasible to do so.
- (C) **Conduit:** New developments shall include conduits for future installation of fiber optic cable.

### §11.45 - ALTERATION OF SHORELINES

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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 11.*

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