

ARTICLE 3.0 DIMENSIONAL STANDARDS

Section 3.101 Table of Dimensional Standards by District.

Standards		Districts								Additional Provisions	
		AR	R-2	R-6	LK	C-1	C-2	I-1	PSP		
Maximum Building Height (feet)	Feet	35	35	25	35	35	35	45	35	Section 3.201	
	Stories	2.5	2.5	2.0	2.5	2.0	2.0	2.0	2.0		
Lot Standards (per unit)	Minimum Width (feet)	300	150	500	100	100	150	150	100	Section 3.202	
	Minimum Area (acres or square-feet)	10.0 acres	3.0 acres	22,000 sq.ft.	10,000 sq.ft.	10,000 sq.ft.	1.0 acre	1.0 acre	10,000 sq.ft.		
Yard / Setback Standards (feet)	Front Yard	Minimum	50	50	50	20	35	35	50	35	Section 3.203
		Maximum				35					
	Side Yard	Minimum, Each Side	30	10	30	10	10	10	20	10	Section 3.204
	Minimum Rear Yard		50	35	50	35	35	35	35	35	
Minimum Separation Between Principal Buildings (feet)			20	10		20	20	20			
Maximum Floor Area Ratio (FAR)		0.10	0.10		0.60	0.60	0.60	0.60	0.60		
Maximum Ground Floor Coverage (GFC)		10%	10%	30%	30%	30%	30%	30%	30%		
Minimum Gross Floor Area of a Principal Detached Dwelling (square-feet)		1,000	1,000	1,000	1,000						
Maximum Net Dwelling Unit Density (units per acre)		1.0	1.0	6.0						Section 3.202	

Type of District	Zoning District Name	Symbol
Rural	Agricultural-Resource District	AR
Residential	Rural Residential District	R-2
	Manufactured Housing Park District	R-6
Business	Lake District	LK
	Convenience Commercial District	C-1
	Special Commercial District	C-2
	Industrial-Research District	I-1
Other	Public/Semi-Public Services District	PSP

**SECTION 3.200
SUPPLEMENTAL PROVISIONS AND EXCEPTIONS****Section 3.201 Height Exceptions.**

Exceptions to the maximum height standards set forth in this Article shall be permitted, as follows:

1. **Farm structures.** The height of farm buildings, as defined in Section 19.03 (Definitions) shall be exempt from the requirements of this Ordinance where otherwise regulated by the Right to Farm Act.
2. **Wireless communication towers.** Wireless communication towers and antennae shall be subject to the maximum height standards of Section 10.19 (Wireless Communication Facilities).
3. **Wind energy conversion systems (WECS).** Wind energy conversion systems (WECS) shall be subject to the maximum height standards of Section 10.06 (Wind Energy Conversion Systems).
4. **Institutional uses.** The maximum height of buildings and appurtenances occupied or intended to be occupied by institutional uses, as defined in Section 19.03 (Definitions) shall be subject to the provisions of Section 3.101 (Table of Dimensional Standards by District) and Section 5.305 (Institutional Uses).
5. **Limited exceptions.** Chimneys, elevator towers, stage scenery lofts, mechanical equipment, and similar structures shall not be included in calculating the height of a principal building, provided that the total area covered by such structures shall not exceed twenty percent (20%) of the roof area of the building.

Section 3.202 Lot and Dwelling Unit Density Standards.

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

A. AR District Sliding Scale Land Division - Schedule of Density Table.

The number of lot splits from existing legal parcels allowed within the AR (Agricultural-Resource) District are depicted within the chart below. For the purposes of this regulation, all parcels legally existing prior to 1988 when this provision was initially adopted into the Freedom Township Zoning Ordinance shall be considered parent parcels under the current Zoning Ordinance.

1. Review and approval of such lots splits shall also conform to the procedures and requirements of Article 9.0 (Acreage Parcel Division).
2. When the number of parcel splits have taken place according to the chart below, no additional splits shall be permitted. Parcels within the AR District may only be split in accordance with the following:

AR District Sliding Scale Land Division Schedule of Density Table	
Area of Lots of Record	Maximum Number of Additional Lots Permitted
Up to 9.99 acres	0
10.0 acres to 40.0 acres	1
40.01 to 80.0 acres	2
80.01 to 120.0 acres	3
120.01 to 160.0 acres	4
160.01 to 200.0 acres	5
200.01 to 240.0 acres	6
240.01 to 280.0 acres	7
280.01 to 320.0 acres	8
More than 320.0 acres	9

B. Residential Density Calculations.

The following shall be excluded from the total acreage used in calculating the net density of dwelling units in a Rural Residential or Residential zoning district or any special district that includes RESIDENTIAL USES:

1. Existing rights-of-way and easements;
2. Rights-of-way and easements of proposed public and private roads serving the development;
3. Steep slopes, as defined in Section 19.03 (Definitions); and
4. Floodplains, wetlands, bodies of water, watercourses, and drainageways.

C. Maximum Residential Density.

The maximum net density of any residential development subject to development plan or subdivision plat approval in accordance with Article 15.0 (Site Plan Review), Article 8.0 (Condominium Regulations), or the Land Division Act and any Township subdivision regulations shall not exceed the maximum net dwelling unit density for the zoning district, as specified in Section 3.101 (Table of Dimensional Standards by District). The maximum net residential density for any planned unit development project shall be subject to the standards of Article 14.0 (Planned Unit Development District).

D. Minimum Lot Area for Rural Residential Dwellings.

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

Section 3.203 Yard Standards.

The following additional provisions apply to the yard and setback requirements of this Article:

A. Front Yard Standards.

Any required front yard area shall be used primarily for recreational and ornamental purposes, unless otherwise permitted by this Ordinance. No permanent structures and improvements shall be maintained within the required front yard, except for porches, fences, permitted signs, landscaping, pedestrian and vehicle access ways, and similar structures and improvements otherwise permitted by this Ordinance.

B. Corner Lots and Double Frontage Lots.

Structures on corner lots shall comply with the minimum front yard setback requirements from all street rights-of-way, except as may otherwise be required by this Ordinance. Such lots shall be deemed to have two (2) front yards for purposes of this Ordinance. Where a block of double frontage lots exists, one (1) street may be designated by the Zoning Administrator as the front street for all lots in the block. Otherwise, both frontages shall be considered front yards for purposes of this Ordinance.

C. Maximum Setback.

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

D. Transition Buffer.

For a land use in any of the following use groups [as defined in Article 4.0 (Land Use Table)] subject to site plan approval per Article 15.0 (Site Plan Review) and as otherwise required by this Ordinance, a transition buffer shall be provided in accordance with this subsection (see "Transition Buffers and Landscape Strips" illustration):

Transition Buffer Standards		
Use Group	Abutting Zoning District or Use Group	Minimum Transition Strip Width
OFFICE, SERVICE, AND COMMUNITY USES	RURAL USES, RESIDENTIAL USES, Rural Districts, and Residential Districts	10 feet
COMMERCIAL USES		20 feet
INDUSTRIAL, RESEARCH, AND LABORATORY USES		40 feet

1. Use groups shall be as defined in Article 4.0 (Land Use Table).
2. The minimum required transition buffer for uses in the Lake (LK) District shall be equal to fifty percent (50%) of the width otherwise required by this subsection.

3. The transition buffer shall be provided along every lot line, except front lot lines, which is contiguous to or across the street from a lot in such district
4. No road, driveway, parking area, sidewalk or similar improvement shall be located in the transition buffer area, except to cross in a more or less perpendicular direction for the purpose of providing access to the property from an adjacent street right-of-way.
5. The transition buffer and adjacent side yard setback area shall be improved with screening elements and plantings in accordance with Section 10.10 (Screening and Land Use Buffers). In addition to the transition buffer, the Planning Commission may require a fence to control the blowing of debris onto adjacent property.
6. All required building and yard setbacks for the lot shall be measured from the near boundary of a transition buffer that abuts or overlaps a lot boundary (see "Transition Buffers and Landscape Strips" illustration),. The transition buffer area shall not be included in the area used in calculating lot coverage or floor area ratio.

E. Landscaping Strip.

For any use subject to site plan approval per Article 15.0 (Site Plan Review) and as otherwise required by this Ordinance, a landscape strip at least 20 feet wide shall be provided along and adjacent to the front property line, along all street frontages, and shall extend across the entire width of the lot, subject to the following (see "Transition Buffer and Landscape Strips" illustration):

1. No road, driveway, parking area, sidewalk or similar improvement shall be located in this strip, except to cross in a more or less perpendicular direction for the purpose of providing access to the property from an adjacent street right-of-way.
2. The landscape strip may overlap the required front yard setback area for the zoning district.
3. The landscape strip and required front yard setback area shall be improved with greenbelt buffer plantings in accordance with Section 10.10 (Screening and Land Use Buffers).
4. Where RESIDENTIAL USES are proposed adjacent to a road right-of-way, the landscape strip shall not be part of any individual lot, but rather shall be part of the common land area for the development.

Section 3.204 Permitted Yard Encroachments.

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

Projection	Yard	Restrictions
Air conditioners, transformers, generators, and similar types of ground-mounted equipment	Rear, Side	Not permitted in any required front yard. Units located within any required side yard shall be screened by a privacy fence.
Access drives and sidewalks	All	None
Egress window wells	All	May project up to three (3) feet into any required yard
Flagpoles	All	Flagpoles shall be set back a minimum of 20 feet from all lot boundaries and road rights-of-way
Handicapped access ramps	All	None
Hydrants, laundry drying equipment, mailboxes, trellises, gardens, and plant materials	All	None
Propane tanks	Rear, Side	Not permitted in any required front yard. Units located within any required rear yard shall be screened by a privacy fence. No unit shall be located within ten (10) feet of an adjacent lot boundary or building.
Accessory structures	See Section 6.01 (Accessory Structures and Uses)	
Fences	See Section 6.09 (Fences and Walls)	
Swimming pools	See Section 6.10 (Swimming Pools)	
Signs	See Article 12.0 (Signs)	
Off-street parking lots	See Article 11.0 (Off-Street Parking and Loading Regulations)	

Section 3.205 Compliance with Dimensional Standards.

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

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

Section 3.206 Number of Principal Dwellings per Lot.

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

Section 3.207 Frontage and Access Required.

No dwelling shall be built on any lot that does not abut and have direct frontage on an approved public road or private road with an established road right-of-way.

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

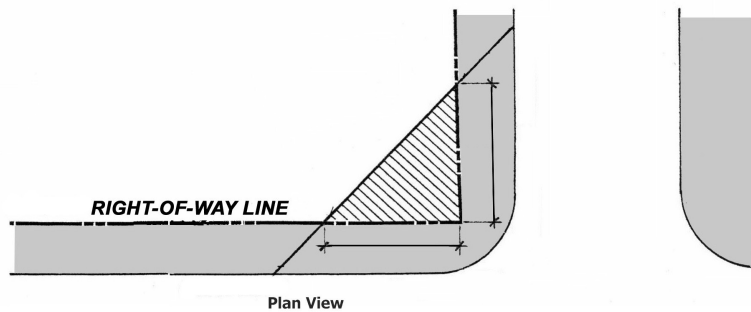
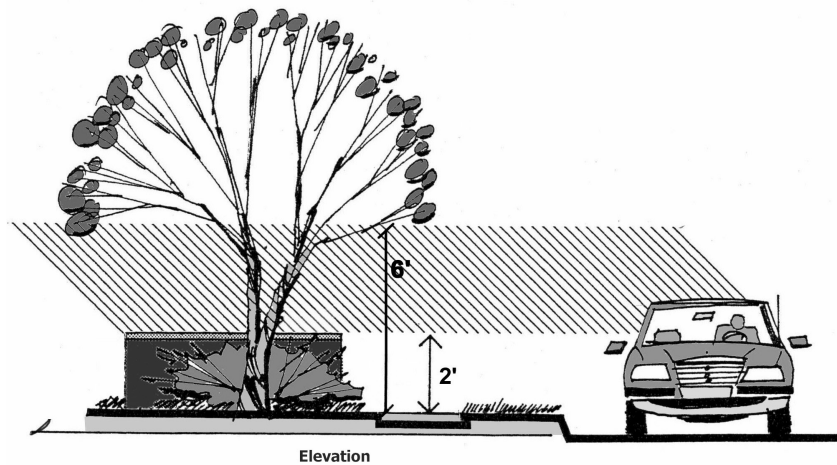
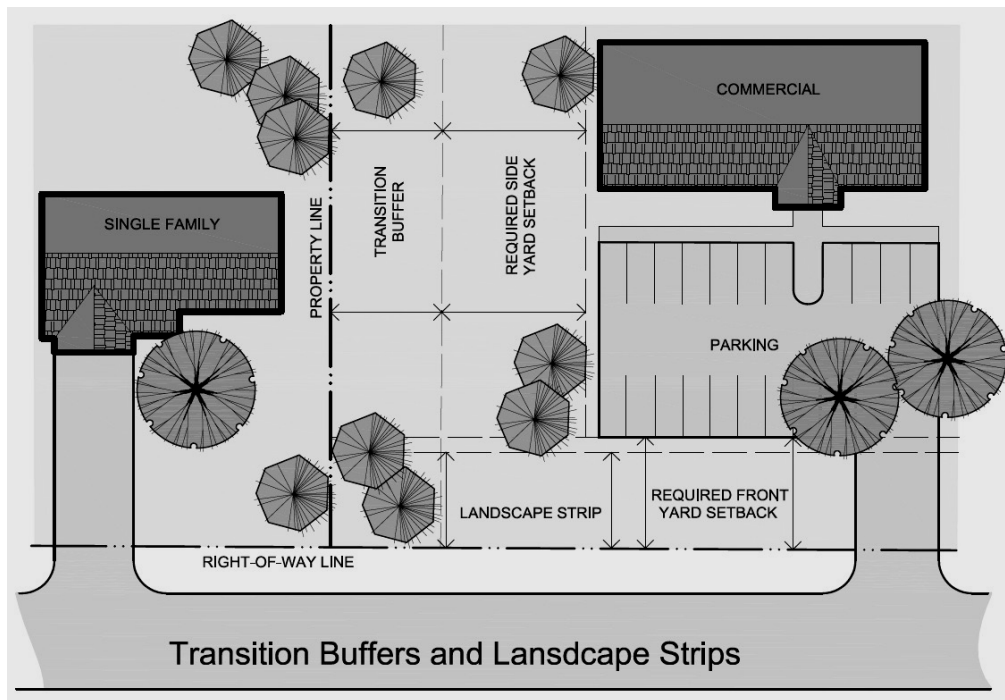
Section 3.208 Corner Clearance Areas.

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

Corner Clearance Areas	
Type of Road Intersection	Minimum Corner Clearance Distance along Rights-of-Way
Any intersection with a paved county primary road,	25 feet
Any intersection of local or private roads, and any intersection of unpaved county roads	15 feet

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

ILLUSTRATIONS



Corner Clearance Area

