

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF FREEDOM TOWNSHIP, WASHTENAW COUNTY, MICHIGAN.

Pursuant to the authority vested in it by the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended, Freedom Township, Washtenaw County, Michigan ordains the following amendments to Article 3.0 (Dimensional Standards) and Article 10.0 (Supplementary Development Provisions) of the Freedom Township Zoning Ordinance for the purpose of re-establishing the minimum riparian access requirements in all zoning districts, and the reduced minimum lot width standards for non-farm dwellings in the Rural Districts on lots of less than 10.0 acres.

FREEDOM TOWNSHIP, WASHTENAW COUNTY, MICHIGAN, HEREBY ORDAINS:

SECTION 1.

Article 3.0 (Dimensional Standards), Section 3.202 (Lot and Dwelling Unit Density Standards), Subsection "D." is hereby deleted in its entirety and replaced with the following:

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:

D. Minimum Lot Area and Lot Width for Rural Residential Dwellings.

The minimum lot area for a 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.

A reduced minimum lot width of not less than 150 feet shall be allowed in the Rural Districts for lots of less than 10.0 acres in area intended for development of a non-farm residential dwelling.

SECTION 2.

Article 10.0 (Supplementary Development Provisions) is hereby revised to insert new Sections 10.20 (Reserved) and 10.21 (Riparian Access), as follows:

Section 10.20 Reserved.

Section 10.21 Riparian Access.

The following restrictions are intended to limit and regulate the number of users and types of uses of lake frontage in order to preserve the qualities of the waters, minimize conflicting

land uses, promote safety and help preserve the quality of recreational use of lands and waters within the Township:

- ~~A.~~1. In all districts, there shall be at least ~~fifty (50)~~ 50.0 feet of lake frontage, as measured along the ordinary high water mark of the lake, for each single-family home, dwelling unit, cottage, condominium unit, site condominium unit or apartment unit utilizing or accessing the lake frontage.
- ~~B.~~2. In all zoning districts, any multiple-unit residential developments shall have not more than one (1) dock for each ~~fifty (50)~~ 50.0 feet of lake frontage as measured along the ~~natural~~ ordinary high water mark of the lake.
- ~~C.~~3. In all zoning districts, no lake access, boat ramp, shore station, dock, boat launch or shoreline abutting a lake shall be utilized for commercial, business, outdoor recreational or entertainment facilities, instructional, non-residential or non-agricultural uses or purposes unless such use complies with the requirements of the zoning district in which it is located.
- ~~D.~~4. In addition to the above limitations, no easement, private park, common area, condominium arrangement, lake access device or lot or access property abutting or adjoining a lake shall be used to permit access to the lake for more than one (1) single-family home, property, dwelling unit, condominium unit, site condominium unit or apartment unit unless such additional access use is permitted ~~in the zoning district in which it is located and furthermore such use must also be a special land use or as part of an approved~~ planned unit development (PUD) Area Plan per Article 14.0 (Planned Unit Development District).
- 5. Not more than one (1) boat or watercraft shall be moored, docked, stored or anchored overnight for each ~~such~~ dwelling unit regulated by this Section.
- ~~E.~~6. No new channel or canal shall be created abutting, enlarging or tied into a lake, nor shall existing canals or channels be enlarged. Canals or channels which touch or abut a lake and were lawfully in existence as of May 12, 2009 ~~the date of enactment of this Ordinance~~ may be cleared and dredged, so long as they are not enlarged beyond their original dimensions.
- ~~F.~~7. The restrictions of this Section shall apply to all lots and parcels on or abutting any lake, regardless of whether access to the lake shoreline or waters shall be by easement, park, common-fee ownership, single-fee ownership, condominium arrangement, license, ~~or~~ lease or similar means of ownership or occupancy. The lake access and use regulations contained in this Section shall also be fully applicable to all planned unit development and special land use projects or developments.

SECTION 3.

All ordinances and amendments thereto that are in conflict with this Ordinance are hereby repealed.

Draft Date: July 31, 2015

SECTION 4.

Adopted by the Township Board of Trustees for Freedom Township, Washtenaw County, Michigan, at a meeting of the Township Board held on the _____ day of _____, 20____. This ordinance shall become effective on the eighth (8th) day following publication thereof.

Dated: _____, 20____ _____
Dale Weidmayer, Supervisor

Valisa Bristle, Clerk

CERTIFICATION

The above Ordinance No. _____ was adopted at a meeting of the Freedom Township Board of Trustees on the _____ day of _____, 20____; and published in the _____, a newspaper of general circulation in Freedom Township, Washtenaw County, Michigan on the _____ day of _____, 20____.

Valisa Bristle, Clerk
Freedom Township Clerk