

ORDINANCE 54

AN ORDINANCE TO AMEND SECTIONS 3.26, 4.04, 5.04, 6.04, AND 7.04 OF THE MANCHESTER TOWNSHIP ZONING ORDINANCE

Manchester Township ordains that the Manchester Township Zoning Ordinance be amended as follows:

Section one: That subsection 3.26A be amended to read as follows:

A. Streets.

1. In any zoning district every use, building or structure established after February 21, 1998, shall be on a lot or parcel that adjoins a public road, private road, or multiple residence driveway that complies with Manchester Township Board standards for multiple residence driveways and residential private roads except as provided in Section 3.26A.3 below.
2. When a proposed building structure is not serviced by an approved driveway, multiple residence driveway, private road, or is not serviced by a dedicated public road, the Township Zoning Administrator shall not issue a Zoning Compliance Permit for the proposed structure.
3. Two (2) or more contiguous parcels of commercially zoned land that are developed as a shopping center, may share a driveway easement, said easement being a minimum of twenty-four (24) feet wide and paved with asphalt or cement concrete. When such driveway easements are shared, such easement shall be included in determining and computing lot width as such is defined herein.
4. Every building and structure constructed or relocated after the effective date of adoption of this Ordinance shall be so located on lots as to provide safe and convenient access for fire protection vehicles and required off street parking and loading zones.

Section 2. That subsection 4.04G be amended to read as follows:

G. Lot Width and Depth Measurements. The minimum required width of any lot shall be measured in accordance with the following rules:

1. **Lots with Parallel Side Lot Lines.** The required lot width shall be measured on a straight line which is perpendicular to the side lot lines where the side lot lines intersect the right-of-way line of a public road, private road, or multiple residence driveway. See Diagram 1.

2. **Lots with Non-Parallel Side Lot Lines.** The required lot width shall be measured on a straight line between the side lot lines, measured at the two (2) points where the side lot lines intersect the right-of-way line of a public road, private road, or multiple residence driveway. See Diagram 2.
3. **Depth.** The horizontal distance between the front lot line fronting on a public road, private road, or multiple residential driveway and rear lot line, measured along the median between the side lot lines.

Diagram 1

Lot Width and Depth

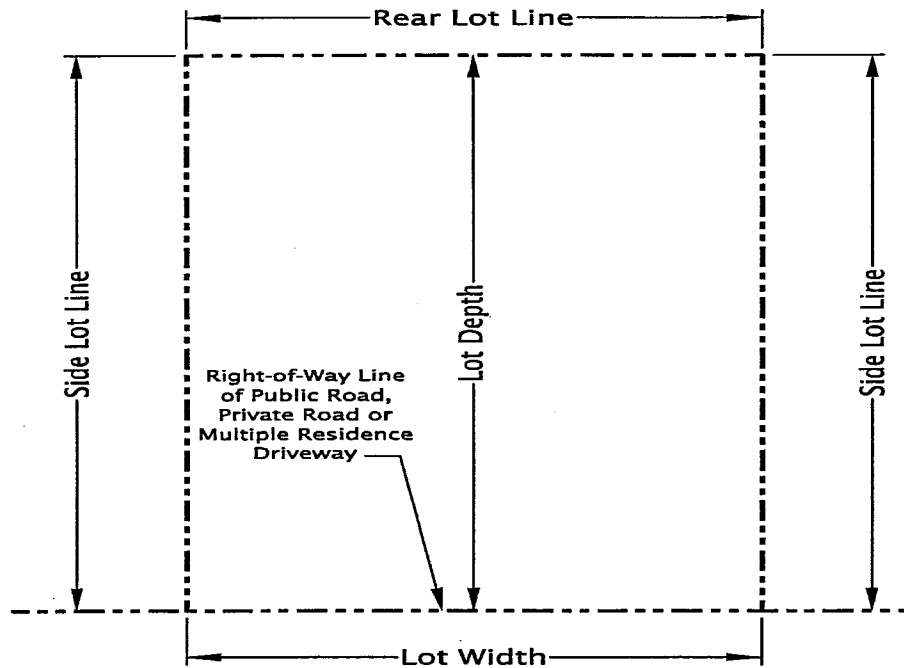
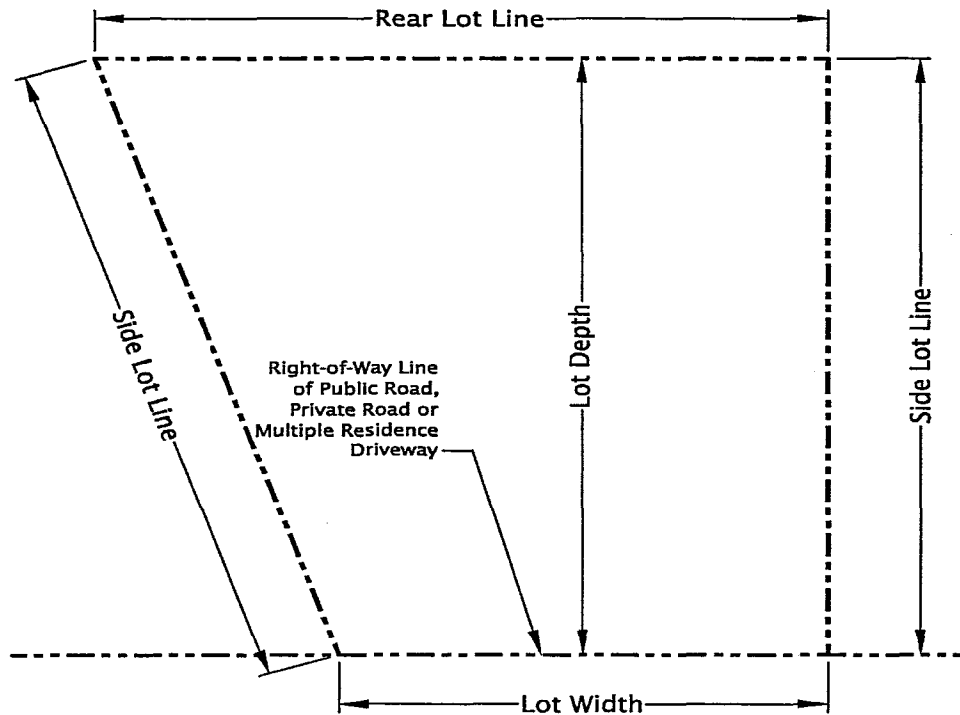


Diagram 2

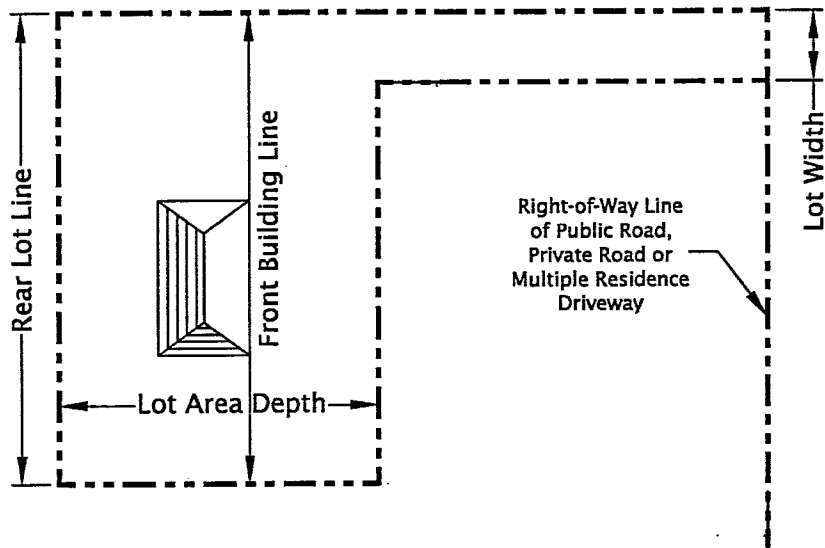
Lot Width and Depth



Section 3: That section 4.04 be amended by adding a new subsection I which shall read as follows:

- I. **Flag Lots** - A flag lot is defined as a parcel of land that is situated generally behind a lot or lots fronting on the road or drive; has limited road or drive frontage, but does maintain road or drive frontage along the width of the access strip; and is accessible from the road or drive only over an access strip that is owned in fee simple. Flag lots situated behind flag lots are only permitted if accessed by a single multiple residence driveway.
1. Flag lots shall contain a lot area at least equal to the minimum required lot area of the district in which the lot is located.
 2. No more than four (4) contiguous flag lot access strips shall be formed and are only permitted if accessed by a single multiple residence driveway..
 3. The front yard setback is to be measured from the point where the access strip or easement meets the bulk of the lot.
 4. Flag lot access strips shall meet Section 3.26.A, Streets and Section 4.04.G, Lot Width Measurements and applicable district regulations.

FLAG LOT DIAGRAM



$$\text{Lot Area} = \text{Front Building Line Width} \times \text{Lot Area Depth}$$

Section 4. That subsection 5.04B be amended to read as follows:

- B. LOT WIDTH.** The minimum lot width shall not be less than thirty-three (33) feet as measured at the two (2) points where the side lot lines intersect the right-of-way of a public road, private road, or multiple residence driveway. Such lot shall have a minimum of two hundred (200) feet in width as measured along the front building line. See Sections 3.26 A, and 4.04 G, herein.

Section 5. That subsection 6.04B be amended to read as follows:

- B. LOT WIDTH.** The minimum lot width shall not be less than thirty-three (33) feet as measured at the two (2) points where the side lot lines intersect the right-of-way of a public road, private road, or multiple residence driveway. Such lot shall have a minimum of one hundred and fifty (150) feet in width as measured along the front building line. See Sections 3.26 A, 3.3 1, and 4.04 G, herein.

Section 46. That subsection 7.04B be amended to read as follows:

B. LOT WIDTH. The minimum lot width for lots served with a central water supply system and a central sanitary sewerage system shall not be less than thirty-three (33) feet as measured at the two (2) points where the side lot lines intersect the right-of-way of a public road, private road, or multiple residence driveway. Such lot shall have a minimum of eighty (80) feet in width as measured along the front building line. Where a lot is not so served, the minimum lot width shall not be less than thirty-three (33) feet measured at the two (2) points where the side lot lines intersect the right-of-way of a public road, private road, or multiple residence driveway. Such lot shall have a minimum of one hundred and fifty (150) feet in width as measured along the front building line. See Sections 3.26 A, and 4.04 G, herein.

Section 7. That this ordinance shall take effect seven days after publication of the notice of adoption unless referendum procedures are initiated under MCL 125.282. If referendum procedures are initiated, the ordinance shall take effect in accordance with MCL 125.282.

I, Ann M. Becketl, Clerk of Manchester Township, Washtenaw County, Michigan, hereby certify as follows:

1. The preceding ordinance was adopted by the Manchester Township Board of Trustees at their regular meeting held October 14, 2003 and that members Widmayer, Macomber, Becketl, Huber and Mann voted in favor of adoption, none voted against.
2. A summary of the ordinance was published in the *Manchester Enterprise* on October 23, 2003
3. The effective date of the ordinance is October 24, 2003.

Ann M. Becketl, Clerk