

DEXTER TOWNSHIP RESOLUTION # 14-395

ORDINANCE NO. 34-13

AN ORDINANCE TO AMEND THE 2003 DEXTER TOWNSHIP ZONING ORDINANCE, ORDINANCE NO. 34, TO AMEND AND REVISE VARIOUS SECTIONS OF THE ORDINANCE, INCLUDING: AMENDING STANDARDS FOR SPECIAL LAND USE PUBLIC FACILITIES AND AMENDING FRONT-YARD SETBACKS FROM SPECIFIC STREETS.

THE TOWNSHIP OF DEXTER ORDAINS:

Section 1.

The DEXTER TOWNSHIP 2003 ZONING ORDINANCE is amended by REVISION of Section 16.16 (Standards for special land use public facilities), as follows: (proposed additions are underlined, proposed deletions are in ~~strikethrough~~)

A. The following site and developmental requirements shall apply:

1. ~~No building~~ Buildings or outdoor storage areas shall be ~~closer than~~ at least fifty (50) feet ~~to any property or street right-of-way line~~ from residential districts.
2. ~~Facilities shall provide off-street parking and passenger loading areas at least twenty-five (25) feet from residential lot lines.~~
3. All parking areas shall be surfaced or ~~so~~ as treated ~~as~~ to prevent any dust nuisance.
4. All sports fields shall be a minimum of one hundred (100) feet from any lot line and two hundred (200) feet from any dwelling.

B. Special Performance Standards:

1. ~~All buildings shall be harmonious in appearance with the surrounding area.~~

Section 2.

The DEXTER TOWNSHIP 2003 ZONING ORDINANCE is amended by REVISION of Sub-Section 18.23(A) (Front-yard Setbacks), as follows: (proposed additions are underlined, proposed deletions are in ~~strikethrough~~)

- A. ~~Front~~ Front-Yard Setback: The required ~~front~~ front-yard setback for all lots and parcels shall be twenty-five (25) feet in the Lakes Residential (LR) District and thirty-five (35) feet in all other zoning districts unless otherwise provided for below:
 1. The required front yard setback shall be a minimum of ~~one hundred fiftyeighty~~ (15080) feet for any yard abutting the following roads:
 - a. ~~North Territorial Road.~~
 - b. ~~Stofer Road.~~
 - c. ~~Dexter Pinckney Road, except the required front yard setback shall be a minimum of one hundred (100) feet for any yard abutting Dexter Pinckney Road between the centerlines of McGregor and Winston Roads.~~

2. ~~The required front yard setback shall be a minimum of one hundred (100) feet for any yard abutting the public portion of the following roads:~~

- | | | | | | |
|----------------|-----------------------------------|----------------|-----------------------------|----------------|-----------------------------------|
| a. | Brand Road | b. | Colby Road | c. | Dancer Road |
| d. | Dexter Townhall Road | e. | Donner Road | f. | Dexter Pinckney Road |
| fg. | Fleming Road | gh. | Hankerd Road | hi. | Huron River Drive |
| ij. | Island Lake Road | jk. | Lima Center Road | kl. | Madden Road |
| lm. | McGregor Road | mn. | McKinley Road | o. | North Territorial Road |
| np. | Quigley Road | oq. | Riker Road | r. | Stofer Road |
| ps. | Stinchfield Woods Road | qt. | Toma Road | ru. | Waterloo Road |
| sv. | Wylie Road | | | | |

Section 3.

The remaining provisions of Ordinance 34, and all amendments thereto, are hereby ratified and reaffirmed.

Section 4.

In the event that any provision of the within amending ordinance is held to be unconstitutional or void for any reason, that provision shall be struck from the amendment and severed and the remaining provisions shall be enforced according to their terms and provisions.

Section 5.

The within amending ordinance shall be effective seven (7) days after publication.

STATE OF MICHIGAN
COUNTY of WASHTENAW

I, HARLEY B. RIDER, Clerk of the Township of Dexter, a Michigan Township Corporation, do hereby certify that at a regular meeting of the Dexter Township Board, held at the Dexter Town Hall, 6880 Dexter-Pinckney Road, Dexter, Michigan 48130, in said Township at 7:00 pm, Eastern Standard Time, on the 21st day of January 2014, that the above Ordinance was adopted after Public Hearing and Recommendation by the Dexter Township Planning Commission and that the following members were present:

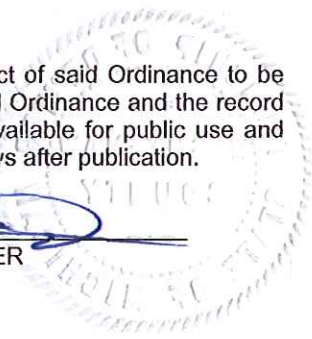
Pat Kelly, Supervisor; Harley Rider, Clerk; Libby Brushaber, Treasurer; Mike Howard, Carl Lesser, Bill Gajewski, Jason Maciejewski, Trustees.

That upon motion made by Rider and seconded by Gajewski, said Ordinance was adopted on the following roll call vote:

AYES	Brushaber, Gajewski, Howard, Kelly, Lesser, Maciejewski, Rider
NAYES	None

I further certify that on the 28th day of January 2014, I caused a summary of the regulatory effect of said Ordinance to be published in The Sun times News, a newspaper circulated in the Township of Dexter, and that said Ordinance and the record of publication was duly recorded in the Book of Ordinances of the Township of Dexter and is available for public use and inspection at the offices of the Dexter Township Clerk. The Ordinance shall take effect seven (7) days after publication.


 HARLEY B. RIDER



Dated: January 21, 2014
Published: January 28, 2014
Effective Date: February 4, 2014