
**SYLVAN TOWNSHIP
WASHTENAW COUNTY, MICHIGAN
ORDINANCE NO. 24-03**

ZONING ORDINANCE AMENDMENT

**ADOPTED: June 4, 2024
EFFECTIVE: June 20, 2024**

An ordinance to amend the Zoning Chapter of Sylvan Township as provided for in Chapter 30 of the Sylvan Township Code regarding the setbacks, floor area and lot coverage on non-conforming smaller sites within the Low-Density Residential Zoning District (LR); to amend the zoning regulations to allow mechanical equipment to encroach into required setbacks when appropriate and to amend the zoning regulations to allow for non-conforming structures to be re-construction with certain criteria.

**SYLVAN TOWNSHIP
WASHTENAW COUNTY, MICHIGAN
SECTION 1**

**AMENDMENT OF CHAPTER 30: ARTICLE III, DIVISION 1, SECTION 30-182
Application of Regulations and DIVISION 6, SECTION 30-348 Regulations and
performance standards; and ARTICLE X, SECTION 30-841 Nonconforming
Structures**

ARTICLE III DISTRICT REGULATIONS

DIVISION 1 GENERALLY

Sec. 30-182. Application of regulations.

(b) *Density and height regulations.*

(3) *Yard exemptions.*

- a. Notwithstanding yard regulations set forth in this chapter, the following plant materials and structures may be located anywhere on any lot: Window awnings, flag poles, hydrants; laundry-drying equipment, arbors, trellises, recreation equipment, outdoor cooking equipment; sidewalks, trees, plants, shrubs and hedges; and light poles. Anything to be constructed, placed, planted or allowed to grow, shall conform to the provisions of section 30-791
- b. Notwithstanding yard regulations set forth in this chapter, mechanical equipment on residential properties such as ground-mounted air conditioners, full house generators, and similar machines may project up to 5 feet into a required yard setback as long as the equipment is not closer than 5 feet from a property line and all other regulations are met.

DIVISION 6 LR-LOW DENSITY RESIDENTIAL DISTRICT
Sec. 30-348. Regulations and performance standards.

The following regulations shall apply in all LR-Low Density Residential Districts:

- (1) *Lot area.* The minimum lot area in this district shall be one acre for single-family dwellings and accessory structures thereto. The minimum lot area for all other buildings and structures shall be three acres.
- (2) *Lot width.* The minimum lot width shall be 150 feet.
- (3) *Lot coverage.* The maximum lot coverage shall not exceed 30 percent.
- (4) *Floor area ratio.* The maximum floor area shall not exceed 30 percent of the lot area.
- (5) *Yard setback requirements.*
 - a. *Front yard:* Not less than 50 feet. No fence shall be constructed in the front yard, except those fences to define lot lines, not to exceed three feet in height.
 - b. *Side yards:* Least width of either yard shall not be less than 20 feet, unless the lot width is less than 80 feet wide than use the setbacks in the table below.

Lot Width	Required side yard setback
40 feet or less	5 feet minimum/10 feet aggregate
50 feet or less greater than 40 feet	5 feet minimum/ 15-foot aggregate
60 feet or less greater than 50 feet	10 feet minimum/20 feet aggregate
70 feet or less greater than 60 feet	10 feet minimum/ 25-foot aggregate
Less than 80 feet, greater than 70 feet	15 feet minimum

- c. *Rear yard:* Not less than 35 feet.
- d. Lots with multiple property line with frontage upon public or private streets or roads shall have multiple front yards, except if the lot abuts a lake than the lots shall have multiple rear yards.

The above requirements shall apply to every lot, building or structure within this district and all measurements shall conform to sections 30-5 and 30-182.

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- (6) *Height.* The following height requirements shall apply in this district:
- a. For buildings and structures, no building and no structure shall exceed a height of two stories or 35 feet.
 - b. For detached accessory buildings, no detached accessory buildings shall exceed a height of 25 feet.
- (7) *Required off-street parking.* As required in article V of this chapter.
- (8) *Supplemental regulations.* As required in article IX of this chapter.

ARTICLE X NONCONFORMITIES

Sec. 30-841. Nonconforming structures.

- (b) A nonconforming structure may continue after the effective date of adoption or amendment of this chapter. A nonconforming structure which is damaged by any means to an extent of more than 50 percent of its replacement cost shall not be reconstructed except in conformity with the provisions of the district in which it is located, unless the subject lot is a nonconforming lot of record, in which case no matter the cost of the replacement the nonconforming structure may be reconstructed as long as no new nonconformities are created. Any structure which is damaged to an extent of 50 percent or less of its replacement cost may be replaced in its location existing prior to such damage, provided such replacement is commenced within three years of the date of damage and is diligently pursued to completion. Failure to complete replacement shall result in the loss of legal, nonconforming status.

SECTION 2 SEVERABILITY

Should any section, clause or provision of this Ordinance be declared unconstitutional, illegal or of no force and effect by a court of competent jurisdiction, then and in that event such portion thereof shall not be deemed to affect the validity of any other part or portion of this Ordinance.

SECTION 3 EFFECTIVE DATE AND REPEAL

This Ordinance shall take effect on the 8th day following publication, after adoption by the Township Board. All ordinances or parts of ordinances in conflict herewith are repealed.

SYLVAN TOWNSHIP
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