
**SYLVAN TOWNSHIP
WASHTENAW COUNTY, MICHIGAN
ORDINANCE NO. 24-04**

ZONING ORDINANCE AMENDMENT

**ADOPTED: August 13, 2024
EFFECTIVE: August 29, 2024**

An ordinance to amend the Zoning Chapter of Sylvan Township as provided for in Chapter 30 of the Sylvan Township Code. This amendment addresses the definitions of lot width and front, rear, and side yards, revises the methodology for measuring lot widths, and updates zoning regulations to permit properties to be accessed via exclusive access easements and shared private driveways.

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

**AMENDMENT OF CHAPTER 30: ARTICLE I, SECTION 30-5 DEFINITIONS,
ARTICLE III, DIVISION 1, SECTION 30-182 APPLICATION OF REGULATIONS AND
ARTICLE IX, SECTION 30-792 ACCESS TO PUBLIC STREETS.**

ARTICLE I-IN GENERAL

Sec. 30-5. Definitions.

Lot, width. The horizontal distance between the side property lines. See section 30-182(b)(8).

Yard, front, means an open, unoccupied space extending the full width of the lot and situated between the exterior face of the front line of a structure and the nearest public or private road right-of-way line-or the front lot line, whichever is the shorter distance. For any lot in any recreation-conservation, agricultural, or residential zoning district that abuts a lake or other body of water which is regulated under the inland lakes and streams act, the portion of the lot that abuts the lake or body of water shall be the front yard for purposes of this chapter. In commercial or industrial districts, the front yard shall be the portion of the lot which abuts or is nearest the public road, driveway, or street right-of-way line. On all other properties the front yard is either determined by the location of the public or private road or by the location of the access to the property.

Yard, rear, means an open, unoccupied space extending the full width of the lot, and situated between the rear line of a structure and the nearest public or private road right-of-way line-or the rear lot line, whichever is the shorter distance.

Yard, side, means an open, unoccupied space on the same lot with the principal structure, situated between the side line of a structure and the adjacent side line of the nearest public or private road right-of-way line-or the side lot line, whichever is the shorter distance.

**ARTICLE III-DIVISION REGULATIONS
DIVISION I-GENERALLY**

Sec. 30-182. Application of regulations.

(b) *Density and height regulations.*

(8) *Measurement of lot width.*

- a. *Lots fronting on a straight section of a road.* The minimum required width shall be measured at the front setback, which shall be a straight line that is parallel to the front property line and between both side lot lines. No part of the lot shall be less than the minimum required width, as measured on any line that is parallel to the front property line and between the side lot lines.
- b. *Lots fronting on curved sections of a road or curved front property line.* The minimum required width shall be measured on a straight line that connects the points at which the building line or front setback line if no building existing intersects the side lot lines. In the case of a lot with diverging side lot lines, the building line shall be moved farther from the road right-of-way or easement line than the required front yard the distance necessary to obtain the minimum required width.
- c. *Lots without street frontage.* The minimum required width shall be measured at the front setback line, which shall be a straight line that is parallel to the front property line between both side lot lines. No part of the lot shall be less than the minimum required width, as measured on any line that is parallel to the front property line and between the side lot lines.

ARTICLE IX-SUPPLEMENTAL REGULATIONS

Sec. 30-792. Access to public street.

(a) The following provisions regarding access to public streets shall apply:

- (1) Unless stated elsewhere in the Chapter, In any district, every use, building or structure established after the effective date of the ordinance from which this article is derived shall be on a lot or parcel which adjoins a public street or is accessed from an exclusive access driveway (Section 10-484) or shared private driveway (Section 10-485). Public street or road right-of-way shall be at least 66 feet in width, unless a lesser width was duly accepted by the public, in accordance with law, prior to the effective date of the ordinance from which this article is derived. Notwithstanding the above, a mobile home site within a mobile home park shall not be required to front upon a public road, provided that access is permitted in accordance with the requirements of this article.
- (2) The planning commission shall review and shall have the authority to approve the layout of all proposed roads that are not part of a subdivision plat. The township board shall approve authority for a subdivision plat. The planning commission or township board, whichever applies, shall consider the following standards in reviewing all proposed roads.
 - a. Roads within a proposed development shall be connected with each other if connections are feasible and reasonable.

-
- b. Roads shall be extended to property lines to connect with an existing public road. A right-of-way or easement for a public road shall be extended to a property line in all situations in which the planning commission or township board, whichever applies, determines that such extension is desirable or necessary to provide future access to other properties or to create an interconnected public road system.
 - c. The proposed road layout will not leave property landlocked without a reasonable opportunity for existing or future public road access.
 - d. The proposed road layout will not create parcels of land of a size or shape that would make them unusable under zoning regulations.
 - e. The road layout and any lot layout resulting from it shall have minimum adverse impact on wetlands, stream corridors, drainage courses and patterns, wood lots, individual trees, or fence rows.
- (b) The layout of a proposed road that is not a proposed subdivision plat shall first be submitted to the planning commission for review. The applicant may, at his discretion, consult with the county road commission staff before submitting a proposed layout to the planning commission. After the planning commission's initial review is complete, the layout shall be submitted to the county road commission for preliminary approval. The planning commission shall not approve a road layout until after the road commission has given the layout preliminary approval.

**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
Amanda Nimke, Clerk
18027 Old US 12
Chelsea, MI 48118
734-475-8890
www.sylvan-township.org