



WEBSTER TOWNSHIP

**WEBSTER TOWNSHIP
WASHTENAW COUNTY, MICHIGAN
ORDINANCE AMENDING WEBSTER TOWNSHIP ZONING ORDINANCE
ORDINANCE NO. 01-17**

At a regular meeting of the Township Board of Webster Township, Washtenaw County, Michigan, held at the Webster Township Hall on March 21, 2017, at 7:00 p.m., Township Board Member Scharf moved to introduce the following Ordinance, which motion was seconded by Township Board Member Kingsley:

An Ordinance to amend the Webster Township Zoning Ordinance, and to repeal any ordinances or parts of ordinances or resolutions in conflict with this Ordinance.

THE TOWNSHIP OF WEBSTER ORDAINS:

Amendment of Article 2, Section 2.10, Definitions:

1. The Webster Township Zoning Ordinance, Article 2, Section 2.10, Definitions, shall be amended to repeal the following subsections under the definition of **Roads**:
 - (2) **Arterial Road**
 - (3) **Collector Road**
 - (6) **Local or Minor Road**
 - (7) **Major Road**
2. The Webster Township Zoning Ordinance, Article 2, Section 2.10, Definitions, shall be amended to read as follows under the definition of **Roads**:
 - (1) **Alley.** Any dedicated public way affording a secondary means of access to an abutting property, and not intended for general traffic circulations.
 - (2) **Commercial Driveway.** Any vehicular access except those serving up to three (3) dwelling units, or serving just an essential public service structure.
 - (3) **Cul-de-Sac.** A road that terminates in a vehicular turnaround.
 - (4) **Local Road.** A road whose principal function is to carry traffic between county primary roads and neighborhood roads but may also provide direct access to abutting properties. These roads are intended to be the township's community roads linking the residents of the township together. They serve a multi-modal function.



WEBSTER TOWNSHIP

- (5) ***Marginal Access Road.*** A service roadway parallel to a major thoroughfare and that provides access to abutting properties and protection from through traffic.
- (6) ***Neighborhood Road.*** A road whose principal function is to provide access to abutting properties and within developments. Neighborhood roads are designed for low volume.
- (7) ***Primary Road.*** A road that serves as an avenue for circulation of traffic onto, off of, or around the Township. Since the principal function of the primary road is to provide mobility, access to adjacent land uses may be controlled to optimize capacity along the roadway. Includes the following roads: Mast Road, North Territorial Road, Webster Church Road, Joy Road, Huron River Drive, Strawberry Lake Road, Dexter Pinckney Road and Island Lake Road.
- (8) ***Private Road.*** A road owned and maintained by the owners of the property it serves and non-residential main buildings. Private roads include roads within site condominium projects, roads serving more than three (3) single-family dwelling units and roads within commercial, office or industrial complexes. The definition of “private road” does not include drives serving multiple family buildings with three (3) or more attached dwelling units, parking lot aisles or drives connecting parking lots to internal roads.
- (9) ***Public Road.*** Any road or portion of a road that has been dedicated to and accepted for maintenance by Webster Township, Washtenaw County, State of Michigan or the federal government.
- (10) ***Service Drive.*** An access road that parallels the public right-of-way in front of or behind a building or buildings or may be aligned perpendicular to the road between buildings, that provides shared access between two (2) or more lots or uses.
- (11) ***Shared Residential Driveway.*** A shared driveway is that portion of a lot intended to be the area upon which vehicles travel from a road (public or private) to a dwelling or other improvement located on the lot, but used by a maximum of three (3) lots.

Amendment of Article 9, Section 9.10 D.vi., Design Standards: The Webster Township Zoning Ordinance, Article 9, Section 9.10 D.vi., Design Standards, shall be amended to read as follows:

Minimum Yards - Front, side or rear yard abutting a primary road: one hundred ten (110') feet as measured from the road centerline.

Amendment of Article 9, Section 9.12 D.vi., Design Standards: The Webster Township Zoning Ordinance, Article 9, Section 9.12 D.vi., Design Standards, shall be amended to read as follows:



WEBSTER TOWNSHIP

Minimum Yards - Front, side or rear yard abutting a primary road: one hundred ten (110') feet as measured from the road centerline.

Amendment of Article 9, Section 9.15 D.vii., Design Standards: The Webster Township Zoning Ordinance, Article 9, Section 9.15 D.vii., Design Standards, shall be amended to read as follows:

Minimum Yards - Front, side or rear yard abutting a primary road: one hundred ten (110') feet as measured from the road centerline.

Amendment of Article 9, Section 9.20 D.vi., Design Standards: The Webster Township Zoning Ordinance, Article 9, Section 9.20 D.vi., Design Standards, shall be amended to read as follows:

Minimum Yards - Front, side or rear yard abutting a primary road: one hundred ten (110') feet as measured from the road centerline.

Amendment of Article 9, Section 9.25 D.vii., Design Standards: The Webster Township Zoning Ordinance, Article 9, Section 9.25 D.vii., Design Standards, shall be amended to read as follows:

Minimum Yards - Front, side or rear yard abutting a primary road: one hundred ten (110') feet as measured from the road centerline.

Amendment of Article 9, Section 9.35 D.(3)(e)i., Design Standards: The Webster Township Zoning Ordinance, Article 9, Section 9.35 D.(3)(e)i., Design Standards, shall be amended to read as follows:

Front, side, or rear yard abutting a public or private road - thirty-five (35') feet. Front, side or rear yard abutting a primary road - one hundred ten (110') feet as measured from the road centerline.

Amendment of Article 9, Section 9.37 D.(3)(e)i., Design Standards: The Webster Township Zoning Ordinance, Article 9, Section 9.37 D.(3)(e)i., Design Standards, shall be amended to read as follows:

Front, side, or rear yard abutting a public or private road - thirty-five (35') feet. Front, side or rear yard abutting a primary road - one hundred ten (110') feet as measured from the road centerline.

Amendment of Article 9, Section 9.40 D.(5)(e)i., Design Standards: The Webster Township Zoning Ordinance, Article 9, Section 9.40 D.(5)(e)i., Design Standards, shall be amended to read as follows:



WEBSTER TOWNSHIP

Front, side, or rear yard abutting a public or private road – fifty (50') feet. Front, side or rear yard abutting a primary road - one hundred-ten (110') feet as measured from the road centerline.

Amendment of Article 9, Section 9.50 D.(3)(e)i., Design Standards: The Webster Township Zoning Ordinance, Article 9, Section 9.50 D.(3)(e)i., Design Standards, shall be amended to read as follows:

Front, side, or rear yard abutting a public or private road – fifty (50') feet. Front, side or rear yard abutting a primary road - one hundred-ten (110') feet as measured from the road centerline.

Amendment of Article 12, Section 12.15 C.(1), Vehicle or Freight Terminals: The Webster Township Zoning Ordinance, Article 12, Section 12.15 C.(1), Vehicle or Freight Terminals, shall be amended to read as follows:

Access must be from a paved publicly maintained primary road that does not transverse any residential area in connecting to primary roads.

Amendment of Article 12, Section 12.85 F.(7), Design Standards: The Webster Township Zoning Ordinance, Article 12, Section 12.85 F.(7), Design Standards, shall be amended to read as follows:

Preserving Road Frontage. All dwellings and accessory structures shall be no less than sixty-six (66') feet from the centerline of a non-primary road, or one hundred and ten (110') feet from a primary road, and that the thirty-three (33') feet or fifty-five (55') feet area respectively, beyond the road right-of-way shall be maintained in native plants and trees so as to create a buffer between the roadway and the dwellings and accessory structures.

Amendment of Article 13, Section 13.35 B.(1), Roads and Streets: The Webster Township Zoning Ordinance, Article 13, Section 13.35 B.(1), Roads and Streets, shall be amended to read as follows:

Street Layout. Street layout shall conform to the duly adopted and published Master Plan or the portion thereof relating to streets and traffic. The arrangement of streets in a residential development shall provide for the continuation of streets in adjacent residential developments where such extension is not precluded by topographic or other existing conditions. The layout shall provide for proper projection of principal streets into adjoining properties not yet developed. Stub streets shall be required to be built to the property line, with proper signage indicating that a future street will be built onto adjacent property. The stub street(s) shall be placed in appropriate locations based on topography, geography, and land uses of the site and adjacent property. Where a new development is built adjacent to a



WEBSTER TOWNSHIP

residential development with existing stub streets, the new development shall be required to connect with these streets. In general, all such streets shall have a width at least as great as the street being extended. Local streets shall be laid out so as to discourage their use by through traffic. Streets shall be arranged in proper relation to topography so as to result in usable lots, safe streets, and reasonable grades, both for the streets and for driveways intersecting therewith. The street layout shall not isolate lands from existing public streets or roads, unless suitable access is provided, and such access be granted by easement or dedicated to public use. Slight jogs in continuous streets at points of intersection with other streets shall not be permitted. Where offsets cannot be avoided, a minimum distance of one hundred (125') feet shall be established between centerlines of the intersecting streets. Where future connections to adjacent areas are to be provided, the land for such connection shall be covered by an easement and shall be designated "future road" on the various site plans and plats. Each such easement shall be at least sixty-six (66') feet wide and a document conveying the easement for road purposes shall be filed with the County Road Commission at the time of filing site plan approval or final plat approval. Intersection of local or neighborhood roads with primary roads shall be reduced to a reasonable minimum but should, in general, be at least five hundred (500') feet apart, centerline to centerline, to preserve the traffic carrying capacity of the primary road, and to reduce the potential of accidents at such intersections. In general, all streets should intersect each other so that for a distance of at least one hundred (100') feet the street is approximately at right angles to the street it joins. In no case shall an intersection form an angle of less than eighty (80°) degrees. No more than two (2) streets shall cross at one intersection. All street construction shall be centered on the street right- of-way. Section line and quarter line roads shall be centered on these lines unless the County Road Commission engineer approves an exception. Curb cuts on primary roads are discouraged. Curb cuts are encouraged on local roads that connect to primary roads.

Amendment of Article 13, Section 13.75 H., Landscaping for Multiple-Family Developments:

The Webster Township Zoning Ordinance, Article 13, Section 13.75 H., Landscaping for Multiple-Family Developments, shall be amended to read as follows:

H. Landscaping for Multiple-Family Developments. The purpose of this sub-section is to screen multiple-family developments from primary roads and protect and preserve the appearance, character and value of surrounding areas. All multiple-family developments shall comply with the following landscaping requirements:

- (1) *General Site Landscaping.* A minimum of two (2) deciduous or evergreen trees, one (1) ornamental tree and four (4) shrubs shall be planted per dwelling unit.
- (2) *Parking Lot Landscaping.* All parking lots shall provide the landscaping requirements listed in 13.75.F.



WEBSTER TOWNSHIP

- (3) *Arterial Street Screening.* When a multiple-family development abuts or contains an existing or proposed arterial street, a landscape buffer meeting the requirements of 13.75.E shall be provided.
- (4) *Single-Family and Agricultural Screening.* When a multiple-family development abuts a residential use of lesser density or an Agricultural district, a landscape buffer meeting the requirements of 13.75.D shall be provided.

Amendment of Article 13, Section 13.80 E.(1), Lots, Yards and Frontage: The Webster Township Zoning Ordinance, Article 13, Section 13.80 E.(1), Lots, Yards and Frontage, shall be amended to read as follows:

Yards shall be provided as required in each zoning district. Additional yards shall be provided as required by Section 13.130 (Setbacks on Primary Roads) of this Ordinance.

Amendment of Article 13, Section 13.130, Setbacks on Major Roads: The Webster Township Zoning Ordinance, Article 13, Section 13.130, Setbacks on Major Roads, shall be amended so that the heading reads as follows:

Section 13.130 **Setbacks on Primary Roads**

Severability: The provisions of this Ordinance are declared severable. If any part of this Ordinance is declared invalid for any reason by a court of competent jurisdiction, that declaration does not affect or impair the validity of all other provisions that are not subject to that declaration.

Effective Date: This Ordinance shall take effect seven (7) days after publication of a notice of adoption of this Ordinance, unless referendum procedures are initiated under MCL 125.3402. If referendum procedures are initiated, this Ordinance will take effect in accordance with MCL 125.3402.

YEAS: Koch, Kleinschmidt, Scharf, Calleja, Kingsley, Whitney, Westman

NAYS: None

ABSENT/ABSTAIN: None

ORDINANCE DECLARED ADOPTED.

John Kingsley, Webster Township Supervisor



WEBSTER TOWNSHIP

CERTIFICATION

I hereby certify that:

1. The above is a true copy of an Ordinance adopted by the Webster Township Board at a duly scheduled and noticed meeting of that Township Board held on March 21, 2017 pursuant to the required statutory procedures.
2. A summary of the above Ordinance was duly published in the Suntimes newspaper, a newspaper that circulates within Webster Township, on April 5, 2017.
3. Within one (1) week after such publication, I recorded the above Ordinance in a book of ordinances kept by me for that purpose, including the date of passage of the ordinance, the names of the members of the township board voting, and how each member voted.
4. I filed an attested copy of the above Ordinance with the Washtenaw County Clerk on April 5, 2017.

ATTESTED:

Barbara Calleja, Webster Township Clerk