

**TOWNSHIP OF LEXINGTON
SANILAC COUNTY, MICHIGAN
ORDINANCE # 16-02**

AN ORDINANCE TO AMEND THE TEXT OF THE LEXINGTON TOWNSHIP ZONING ORDINANCE TO AMEND DEFINITIONS, TO AMEND REQUIREMENTS GOVERNING SITE DEVELOPMENT STANDARDS, TO PROVIDE ADDITIONAL REQUIREMENTS RELATING THERETO, AND TO DEFINE TERMS RELATING TO THE SAME

THE TOWNSHIP OF LEXINGTON ORDAINS:

ARTICLE 1:

CHAPTER 2: DEFINITIONS, BLUFFLINE, and CHAPTER 3, General Provisions, Schedule B: Site Development Standards for R-1, R-2, R-3 and LFRRR Zoning Districts, are hereby amended as attached.

ARTICLE 2 SEVERABILITY CLAUSE:

The various parts of this ordinance shall be deemed severable. Should any section, paragraph, or provision hereof be held by the courts to be unconstitutional or invalid, such holding shall not affect the validity of this Ordinance as a whole or any part thereof, other than the part held to be unconstitutional or invalid.

ARTICLE 3 REPEAL:

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are repealed to the extent of such conflict, to the extent that this ordinance conflicts with any other ordinance this ordinance shall control (supersede).

ARTICLE 4 EFFECTIVE DATE:

Public hearing having been held hereon, the provisions of this Ordinance shall take effect upon the expiration of seven days after publication, pursuant to the provision of Section 401 (6), Act 110 of the Public Acts of 2006, as amended.

ARTICLE 5 ADOPTION:

Made and passed by the Township Board of Lexington Township, Sanilac County, Michigan, on this 17th day of November, 2016 A.D.

Date of Public Hearing: September 2, 2016

Date of Adoption by Township Board: November, 2016

Date of Publication: December 2, 2016

Date and Time Ordinance Shall Take Effect: December 9, at 12 noon.

Certification

I, Katherine Calamita, Clerk of the Township of Lexington, do hereby certify that Ordinance No. 16-02 was adopted by the Township Board at a special meeting of the Township Board held at the Township Hall on the 17th day of November 2016.

Vote on this Ordinance, 4 members being present, was as follows:

AYES: Jahn Calamita Partaka McAllister
NAYS: None

I further certify that said Ordinance No. 16-02, adopted by the Township Board on the 17th day of November, 2016, was published once in The Jeffersonian, a newspaper published and circulated in the Township of Lexington, County of Sanilac, on the 2nd day of December, this being the first and final day of publication of this ordinance.

Katherine Calamita, Clerk
Township of Lexington

Continued Schedule B: Site Development Standards For R-1, R-2, R-3 and LFRRR Zoning Districts

Site Development Standards	Uses	Zoning Districts
Maximum Lot Coverage	All Uses	R-1 30% R-2 30% R-3 40% LFRRR 30%
Minimum Floor Area Per Dwelling Unit	Single Family One Story 1 1/4 Story 2 Story Split/Bi-level	1,280 Square Feet at Grade 1,000 Square Feet at Grade 900 Square Feet at Grade 1,000 Square Feet at Grade
Maximum Building Height	Two Family	N.A. 700 Sq. Feet per Dwelling Unit
	Multiple Family	N.A.
	Manufactured Home	N.A. N.A.
	Guest Cottage	N.A. N.A.
	Guest House	N.A. N.A.
	All Uses	35 Feet
<p>1) Minimum lot areas per dwelling unit in square feet: Efficiency, 4,200, One bedroom, 4,400, Two Bed-room, 4,800, Three Bed-room, 5,200. Plans presented that include a den, library, or extra/bonus room shall have such extra room counted as a bedroom for the purposes of this ordinance.</p> <p>2) In the case of Mig. Homes, housing or Communities or Manufactured Condo sites, requirements apply to the total site not the individual dwelling site or lot. (See Sections</p> <p>4) Dwellings erected on lots fronting on both Lakeshore Rd(M-25) and on Lake Huron shall utilize Lake Huron as front footage if built on east half of lot. If dwelling is erected on west half of lot, shall utilize Lakeshore Rd(M-25) as front footage and shall have a front setback of 75'.</p> <p>5) In the case of existing buildings situated on contiguous parcels - at no time shall a new building block the view of the neighboring property, unless existing buildings are setback at least 125' from the bluff, then the lesser setback of the two contiguous parcels shall be applied, however in no event shall the setback be less than</p>		

3.8.0 & 3.9.0) 60' from the bluff. This setback shall apply to any addition to an existing structure.

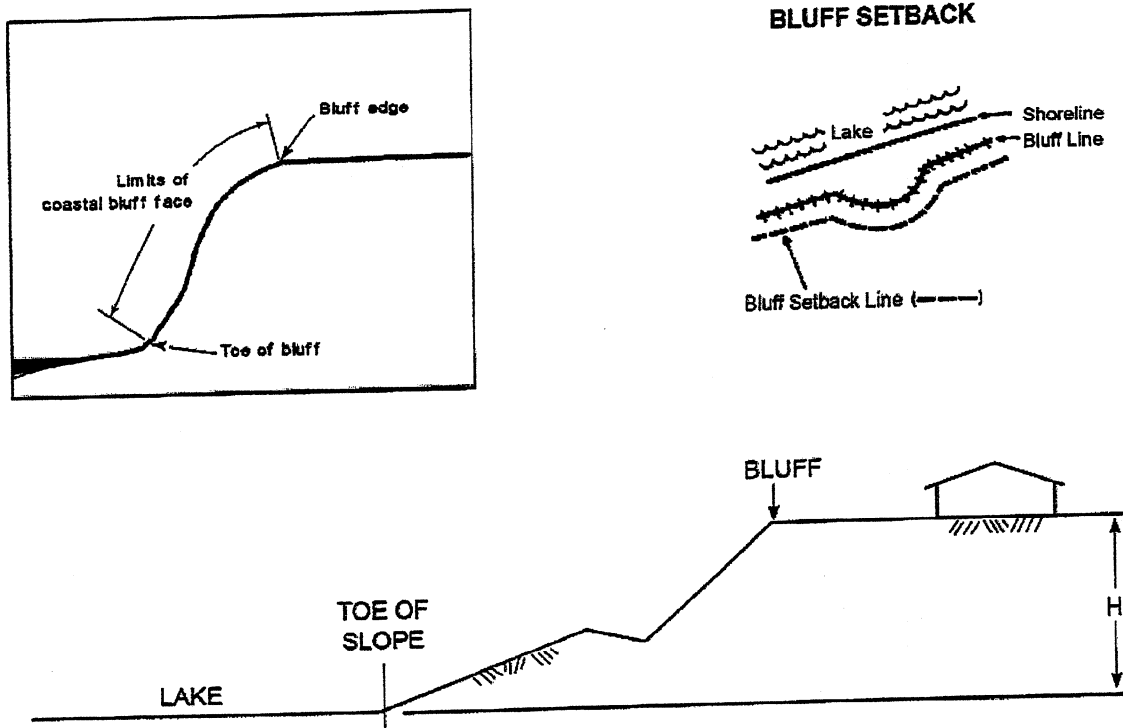
- 3) All structures abutting the lake front must be set back in accordance with the High Risk erosion standards and must obtain a permit from the applicable state, county and/or local agencies.
- 6) If it is a private road then the setback is 50'.

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BLUFFLINE:

The line locating the edge or crest of the elevated segment of shoreland above the beach that typically has a precipitous front, with steep inclines on the lakeward side. Where no precipitous front exists, the line of perennial vegetation shall be considered the bluffline.

Figure 21: Bluffline



BOARD OF ZONING APPEALS:

Means the Zoning Board of Appeals of the Township of Lexington.

BOARDING HOUSE: (See Bed and Breakfast Establishment).

BUFFER ZONE:

A strip of land often required between zoning districts and reserved for plant material, berm, walls or fencing to serve as a visual or sound or privacy barrier.

BUILDING:

Any structure having a roof supported by walls, columns or other supports, which is used for the purpose of housing, sheltering or enclosing persons, animals or personal property or is used for