

**TOWNSHIP OF LEXINGTON  
SANILAC COUNTY, MICHIGAN  
ORDINANCE # 15-01**

**AN ORDINANCE TO AMEND THE TEXT OF THE LEXINGTON TOWNSHIP ZONING ORDINANCE 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 3, General Provisions, Section 3.23.0, Schedule B, is hereby amended as attached.

**ARTICLE 2:**

CHAPTER 3, General Provisions, Section 3.23.0, Schedule E, is hereby amended as attached.

**ARTICLE 3 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 4 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All ordinances and parts of ordinances in conflict with the provisions of this ordinance are repealed to the extent of such conflict, to the extent that this ordinance conflicts with any other ordinance this ordinance shall control (supersede).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 5 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 6 ADOPTION:**

Made and passed by the Township Board of Lexington Township, Sanilac County, Michigan, on this 29 day of September, 2015, A.D.

Date of Public Hearing: August 19, 2015

Date of Adoption by Township Board: September 29, 2015

Date of Publication: October 2, 2015

Date and Time Ordinance Shall Take Effect: October 9, 2015; at 12 noon.

Certification

I, Katherine Calamita, Clerk of the Township of Lexington, do hereby certify that Ordinance No. 15-01 was adopted by the Township Board at a special meeting of the Township Board held at the Township Hall on the 29th day of September, 2015.

Vote on this Ordinance, 5 members being present, was as follows:

AYES: Davainna McAllister, Kristie Jahn, Bill Watson, Chad Partaka, and Katherine Calamita

NAYS: None

I further certify that said Ordinance No. 15-01 adopted by the Township Board on the 29th day of September, 2015 was published once in The Jeffersonian, a newspaper published and circulated in the Township of Lexington, County of Sanilac, on the 2 day of October, 2015, this being the first and final day of publication of this ordinance.



Katherine Calamita, Clerk  
Township of Lexington

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

Minimum Lot Depth	All Lots	R-1	R-2	R-3	LFRRR
Single Family	Front 200 Feet	75 Feet (6)	200 Feet	200 Feet	200 Feet
Side	10 Feet	10 Feet	10 Feet	10 Feet	10 Feet
Rear	35 Feet	35 Feet	35 Feet	35 Feet	35 Feet
Two Family	Front N.A.	75 Feet	75 Feet	75 Feet	(3) (4) (5)
Side	N.A.	8 Feet	10 Feet	10 Feet	10 Feet
Rear	N.A.	30 Feet	35 Feet	35 Feet	35 Feet
Multiple Family	Front N.A.	N.A.	75 Feet	N.A.	
Buildings	Side N.A.	N.A.	30 Feet	N.A.	
Mfg. Housing Community/Condo Development	Rear N.A.	N.A.	40 Feet	N.A.	
Parks/Campground/Recreation Area	Front N.A.	N.A.	N.A.	N.A.	(3) (4) (5)
	Side N.A.	N.A.	N.A.	N.A.	40 Feet
	Rear N.A.	N.A.	N.A.	N.A.	35 Feet

**Cor 12d Schedule B: Site Development Standards For R-1, R-2, R-3 and LFRRR Zoning Districts**

Site Development Standards	Uses	Zoning Districts			
		R-1	R-2	R-3	LFRRR
<b>Maximum Lot Coverage</b>	All Uses	30%	30%	40%	30%
<b>Minimum Floor Area Per Dwelling Unit</b>					
Single Family	One Story	1,280 Square Feet at Grade			
	1 ½ Story	1,000 Square Feet at Grade			
	2 Story	900 Square Feet at Grade			
	Split/Bi-level	1,000 Square Feet at Grade			
Two Family		N.A.			
Multiple Family		N.A.			
Manufactured Home		N.A.			
Guest Cottage		N.A.			
Guest House		N.A.			
<b>Maximum Building Height</b>	All Uses	35 Feet			
1) Minimum lot areas per dwelling unit in square feet: Efficiency, 4,200, One bed-room, 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.		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'.		4) 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', then the lesser setback of the two contiguous parcels shall be applied, however in no event shall the setback be less than 60'. This setback shall apply to any addition to an existing structure.	
2) In the case of Mfg. Homes, housing or Communities or Manufactured Condo sites, requirements apply to the total site not the individual dwelling site or lot. (See Sections 3.8.0 & 3.9.0)				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', then the lesser setback of the two contiguous parcels shall be applied, however in no event shall the setback be less than 60'. 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'.	

**Schedule E Site Development Standards for Accessory Buildings in all Zoning Districts**

**E: Site Development Standards for Accessory Buildings in all Zoning Districts**

		ZONING DISTRICT								
Site Development Standards		A-1	A-2	R-1	R-2	R-3	LFRRR	O	C	I
<b>Maximum Building Size</b>										
Accessory To:										
Single Family Dwelling	1 & 2	1 & 2	1 & 2	1 & 2	1 & 2	1	1&2			
Two Family Dwelling	1 & 2	1 & 2	1 & 2	1 & 2	1 & 2	1	1&2			
Multiple Family Dwelling	1 & 2	1 & 2	1 & 2	1 & 2	1 & 2	1	N.A.			
Manufactured Housing Community, Manufactured Housing Condo Develop.	N.A.	N.A.	N.A.	N.A.	N.A.	3	N.A.			
Minimum Required Setbacks	Front	4 & 8	4 & 8	4 & 8	4 & 8	4 & 8	4 & 8	4 & 8	4 & 8	4 & 8
	Side	15 Ft	12 Ft	5 Ft	5 Ft	5 Ft	5 Ft	15 Ft	20Ft	25 Ft
	Rear	25 Ft	25 Ft	5 Ft	5 Ft	5 Ft	(4)	20 Ft	20 Ft	25 Ft

**Schedule E Site Development Standards for Accessory Buildings in all Zoning Districts**

Maximum Building Height	7	7	1 & 2	1 & 2	1 & 2	7	7	7
1) The accessory building first floor area shall not exceed 3% of the lot area or 2,000 SF, whichever is less, and have a maximum height that shall not exceed the height of the primary residence. If there is no primary residence constructed within the allotted time in R-1, R-2, R-3, A-1, A-3 and LFRRR districts then the height shall be limited to 18 feet.								
2) Parcels 5 acres or over: The accessory building shall not exceed 10,000 SF and have a maximum height of 35 feet.								
3) See Section 3.8.0 and 3.9.0.								
4) No accessory building shall be permitted in a front yard unless it is set back at least 200 ft. from view from the street right-of-way. In the case of the LFRRR District where Lake Huron is being used as the front yard any accessory building shall be setback at least 200' from the street right away unless the lot size makes the 200' setback impossible then the setback shall be the greatest distance from the street-right-of-way that makes construction possible. However, in no event shall the setback be less than 75' from the street-right-of-way. In the event that Lake Huron is being used as the rear yard the accessory building must be set back at least 200' from the bluff.								
5) If a garage is constructed after the primary dwelling is built, it may be attached to the primary if it meets the Michigan Building Code standards.								
6) An accessory structure may not be located in any required buffer zone.								
7) An accessory structure is not to exceed the height of the principal building or 35 feet whichever is less. However architectural features listed in Sec. 21.4.0 shall not be used to determine principal building height.								
8) For corner lots, no accessory building shall be permitted in a front yard unless it is set back at least two hundred (200) feet from the street right-of-way. Accessory buildings shall be set back no less than seventy-five feet (75) from the remaining front lot line. However, if there is a residence within three hundred (300) feet of the proposed accessory building, then the set back from said remaining lot line shall not be constructed so that it breaks the front plane, running parallel to the road, of said residence unless it is at least two hundred (200) feet from, and fully screened from view, from the street right-of-way.								

Revised 9/23/2015 sf