

CHARTER TOWNSHIP OF MADISON

Ordinance 2023-__

An ordinance to amend the Madison Charter Township Zoning Ordinance, to provide for creating a Historic District Overlay for the High Density Residential District (R-2)

THE CHARTER TOWNSHIP OF MADISON ORDAINS:

Section 1. Amendment to add Section 4.3A

Section 4.3A of the Madison Charter Township Zoning Ordinance is added:

4.3A. HISTORIC DISTRICT OVERLAY (HDO)

The HDO is intended to overlay certain designated and/or named properties in the High Density Residential District (R-2). This overlay district is created in recognition of the fact that certain older subdivisions within the Township, such as Sunnyside and Drexel Park, were developed at a time when lot sizes did not meet the sixty (60) feet minimum width requirement for the R-2 District as set forth in Section 4.11

4.3A.1 Lands to be Designated.

All parcels and portions of parcels located within the boundaries of the HDO District, as shown on the Official Zoning Map.

4.3A.2 Permitted Uses.

- a. Single-family detached dwellings.
- b. State Licensed Residential Facilities.
- c. On-site signs in accordance with regulations specified in Article V, Section 5.2.3.
- d. Essential services in accordance with regulations specified in Article V) Section 5.17.
- e. Accessory uses or structures.

4.3A.3 Conditional Uses.

- a. Recreation centers, public swimming pools, parks, playgrounds, and play fields.
- b. Churches and other buildings for religious worship.
- c. Public and private nursery, primary and secondary non-profit schools.
- d. Essential service structures of a non-industrial character, but not including maintenance depots or warehouses.

e. Government or community owned buildings.

4.3A.4 Area, Yard, Height, and Bulk Regulations. See Section 4.11.

Section 2. Amendment to Section 4.11

Section 4.11 is amended to add the following area, yard height and bulk regulations for the HDO:

| Zoning District | Zoning Symbol | Lot Requirements | | | Minimum Yard Requirements | | | | | | | | | | | | |
|---|---------------|---------------------------------------|---|------------------|---------------------------|-------------|-------|--------------------------------------|--|---------------------------------------|---------|-----------|-----------|--------------------|--------|------|---|
| | | Minimum Areas | Minimum Width | Maximum Coverage | Front | Side | Rear | | | | | | | | | | |
| Historic Overlay District | HDO | 6,000 ft ² | 50 ft | 35% | 20 | 10ft / 20ft | 20 ft | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th colspan="2">Maximum Building Height Requirements</th> <th rowspan="2">Minimum Transition Strip Requirements</th> <th rowspan="2">Remarks</th> </tr> <tr> <th>Principal</th> <th>Accessory</th> </tr> </thead> <tbody> <tr> <td>2 ½ Story or 35 ft</td> <td>25 ft.</td> <td>None</td> <td>Single family detached units with central sewer</td> </tr> </tbody> </table> | | | | | | | | Maximum Building Height Requirements | | Minimum Transition Strip Requirements | Remarks | Principal | Accessory | 2 ½ Story or 35 ft | 25 ft. | None | Single family detached units with central sewer |
| Maximum Building Height Requirements | | Minimum Transition Strip Requirements | Remarks | | | | | | | | | | | | | | |
| Principal | Accessory | | | | | | | | | | | | | | | | |
| 2 ½ Story or 35 ft | 25 ft. | None | Single family detached units with central sewer | | | | | | | | | | | | | | |

Section 3. Severability.

Should any section, subdivision, sentence, clause or phrase of this Ordinance be declared by the Courts to be invalid, the same shall not affect the validity of the Ordinance as a whole or any part thereof other than the part as invalidated.

Section 4. Publication and Effective Date.

Publication of this ordinance shall be made by causing a true copy thereof to be inserted once in a newspaper circulating within the Charter Township of Madison, which insertion shall be made within fifteen (15) days after its passage. This ordinance shall take effect thirty (30) days after publication.

YEAS:

NAYS:

ABSENT:

Ordinance declared adopted on _____, 2023

 Gary Griewhan
 Supervisor

CERTIFICATION OF ADOPTION AND PUBLICATION

I, Janet Moden, the duly elected Township Clerk, certify that the foregoing ordinance was properly enacted by the township board of the Charter Township of Madison, Lenawee County, Michigan on _____, 2020 and that it was published in the Adrian Daily Telegram on _____, 2020.

Janet Moden
Township Clerk for the
Charter Township of Madison