

AS PROPOSED FOR TOWNSHIP BOARD, March 20, 2017

**ANN ARBOR CHARTER TOWNSHIP BOARD OF TRUSTEES  
AMENDMENT TO ZONING CODE SECTIONS 74-2, 74-461, 74-462, 74-463, 74-464, 74-  
547, 74-592, 74-761, 74-763, 74-764, AND 74-835, AND ADDITION OF ZONING CODE  
SECTION 74-613 "CAMPGROUNDS" ORDINANCE NO. \_\_\_\_\_, 2017**

The Ann Arbor Charter Township Board of Trustees ordains and adopts the following amendment to Chapter 74, Sections 2, 461, 462, 463, 464, 547, 592, 761, 763, 764 and 835, and the addition of Chapter 74, Section 613:

**CHAPTER 74, Section 74-2 Definitions and interpretation** is amended to read as follows: [NEW LANGUAGE UNDERLINED, DELETED LANGUAGE STRICKEN]

**Sec. 74-2. Definitions and interpretation.**

\* \* \*

Campground means a parcel in which sites are offered for the use of the public or members of an organization, either free of charge or for a fee, for the establishment of impermanent living quarters for tents or recreational vehicles. The term "campground" shall not include a "seasonal mobile home park" licensed under Public Act No. 96 of 1987 (MCL 125.2301 et seq.). Use of any land as a temporary campground is prohibited.

\* \* \*

Farm operation means the operation and management of a farm or a condition or activity that occurs at any time as necessary on a farm in connection with the commercial production, harvesting, and storage of farm products, as defined in the Michigan Right to Farm Act (RTFA).

\* \* \*

Feed Grain elevator means a type of agricultural processing facility, established as a commercial agricultural products distribution facility for elevating, storing, discharging, and processing grain and other agricultural products. The term shall not apply to on-farm silos that serve as accessory structures to a principal farming operation.

\* \* \*

Greenhouse, commercial, means a building that is used to grow plants as part of a farming operation. No retail sales are allowed unless through a Farm Market, as defined in this ordinance. This building is constructed of permanent or temporary framing that is set directly on the ground and is covered with glass panels or plastic or other transparent material. This definition includes hoop houses.

Greenhouse, private, means an accessory building used by the occupants of the principal building, to grow plants for recreation or pleasure as a hobby greenhouse. This building is constructed of permanent or temporary framing that is set directly on the ground and is covered with glass panels or plastic or other transparent material. This definition includes hoop houses.

\* \* \*

Quarry—*Mineral Mining* means any pit, excavation, or mining operation for the purpose of searching for, or removing, for commercial use, any earth, sand, gravel, clay, stone, or other nonmetallic mineral in excess of 50 cubic yards in any calendar year. The term shall not include an oil well or excavation preparatory to the construction of a building, structure, roadway or pipeline.

\* \* \*

Nature and wildlife preserve means a parcel of land which is established for the purpose of preserving and protecting natural communities of plants and animals indigenous to Michigan for their scientific and/or aesthetic interest.

Nature center means a building sited in a natural setting devoted to the study of the history and sciences related to the physical environment.

\* \* \*

Park, public or private means a public or private area dedicated to recreation use and generally characterized by its natural, historic, and landscape features. It may be used for both passive and active forms of recreation and may be designed to serve the residents of a neighborhood, community, or region. Parks, by definition, are not operated as a business, and dedicate space for natural feature preservation, open space, trails, playgrounds, picnic facilities, swimming beaches, game courts and fields, and similar uses. For purposes of this chapter, the following more specific definitions shall apply:

- (1) Community park, passive. A park less than fifty (50) acres in size which is designed and equipped to serve the township, as well as neighboring residential areas for passive recreation pursuits such as natural feature and open space preservation, trails, birding, playgrounds and picnic facilities.
- (2) Community park, active. A park less than fifty (50) acres in size which is designed and equipped to serve the township, as well as neighboring residential areas used primarily for active recreation pursuits such as sports fields, courts and rinks, including accessory bleachers and concession stands, splash pads, swimming pools, and other similar activities. Active parks may also accommodate passive recreation.
- (3) Regional park, passive. A park fifty (50) acres or more which is designed and equipped to serve areas outside the township, as well as the township for passive recreation pursuits such as natural feature and open space preservation, trails, birding, playgrounds and picnic facilities.

\* \* \*

Place of worship, means a building used for the regular assembly of persons for the primary purpose of religious worship and which is operated, maintained and controlled by a religious body organized to sustain public worship, together with related accessory buildings and uses by such religious body customarily associated with the such primary purpose, such as offices and religious education classes.

**CHAPTER 74, Sections 74-461 Rural Districts, 74-462 Rural and Suburban Residential Districts, 74-463 Urban Residential Districts, and 74-464 Business Districts** are amended to read as follows: [NEW LANGUAGE UNDERLINED, DELETED LANGUAGE STRICKEN]

**Sec. 74-461. Rural districts.**

The following uses are permitted in rural districts:

P = Permitted use

C = Conditional use

A = Accessory use

<i>Uses</i>	<i>(1) R-C</i>	<i>(2) A-I</i>	<i>(3) A-R</i>
Agricultural education, major facility <sup>‡</sup>		C	
Agricultural education, minor facility <sup>‡</sup>		P	
Agricultural processing and food storage, building or structure (or area within a building or structure)*		P	
<del>Airport landing strip, noncommercial</del>	€		
<del>Ambulance station</del>	€		
Animal hospital, veterinarian clinic	€	C	€
<del>Apiary</del>	P	P	P
Bed and breakfast operations	C	C	C
<del>Boat sales and services, and related structures and uses when part of a marina</del>	€		
Bulk feed and fertilizer outlets	€	C	
<del>Camping area, travel trailer park</del> <u>Campgrounds</u>	C	<u>C</u>	
<del>Camps</del>	€		
Cemetery (human and animal) <sup>1</sup>	C	C	
Charitable, philanthropic institution <sup>1</sup>	C		
<del>Church, synagogue</del>	€	€	€

<i>Uses</i>	<i>(1) R-C</i>	<i>(2) A-1</i>	<i>(3) A-R</i>
<del>College or university</del>	<del>C</del>		
Commercial kitchen, minor agricultural <sup>†</sup>		P	
Commercial kitchen, major agricultural <sup>†</sup>		C	
Community supported agriculture distribution site (CSA) and u-pick/pick your own (PYO) operation distribution site**		P	
<del>Conservation area for fauna, flora</del>	<del>P</del>	<del>P</del>	
Country club <sup>1</sup>	C	C	
<del>Crematorium</del>	<del>C</del>		
<del>Dairy farm</del>	<del>P</del>	<del>P</del>	
Day care center or child care center <sup>1</sup>	C	C	C
Day care home or group day care home	C	C	C
Farm implement sales, repair	<del>C</del>	C	
Farm market/roadside stand as defined in section 74-2 and the GAAMPS for farm markets***	A	A	A
Farming operation, crop raising, specialty farming, and raising of livestock and fowl, <del>but not including intensive raising of livestock and fowl</del>	P	P	P
Feed grain elevators, <u>commercial</u>		C	
<del>Forest preserve</del>	<del>P</del>		
<del>Game refuge</del>	<del>P</del>	<del>P</del>	
Garage, private ( <u>attached or detached</u> )	A	A	A
<u>Greenhouse, commercial, as part of a farming operation</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Greenhouse, private</u>	<u>A</u>	<u>A</u>	<u>A</u>
Golf course, golf driving range <sup>1</sup>	C	C	
Government buildings	C		
<del>Guesthouse</del>	<del>A</del>	<del>A</del>	
Home occupation	A	A	A
<del>Hospital, nursing home, sanitarium</del>	<del>C</del>		
Hunting preserve	C		
Kennel, commercial	C	C	
Keeping of Class II animals <sup>4</sup>	P	P	P
Keeping of Class III animals <sup>4</sup>	P	P	P
<del>Library, museum (noncommercial)</del>	<del>C</del>		

<i>Uses</i>	<i>(1) R-C</i>	<i>(2) A-1</i>	<i>(3) A-R</i>
<del>Livestock, animal raising (except feedlots)</del>	<b>P</b>		
<del>Marina</del>	<b>P</b>		
<u>Mineral mining</u>	<u>C</u>	<u>C</u>	
<u>Nature and wildlife preserve</u>	<u>P</u>	<u>P</u>	
<u>Nature center</u>	<u>P</u>	<u>C</u>	
Nursery sales	<b>PC</b>	C	
<u>Park, community passive</u>	<u>P</u>	<u>C</u>	<u>P</u>
<u>Park, regional passive</u>	<u>C</u>	<u>C</u>	
<u>Place of worship<sup>1</sup></u>	<u>C</u>	<u>C</u>	<u>C</u>
Police, fire stations	C		
<del>Poultry farms</del>	<b>P</b>		
<del>Private garages, attached</del>	<b>A</b>	<b>A</b>	<b>A</b>
<del>Private greenhouse</del>	<b>A</b>	<b>A</b>	<b>A</b>
<del>Public beaches</del>	<b>C</b>		
<del>Public park, playground</del>	<b>C</b>		
<del>Radio, TV broadcasting station<sup>+</sup></del>	<b>C</b>	<b>C</b>	
Receiving and broadcasting towers	C	C	
Riding stable, public	C	C	
Rifle and shooting ranges	C		
<del>Sand and gravel pits (extraction and processing)<sup>+</sup></del>	<b>C</b>	<b>C</b>	
Schools, primary and secondary <sup>1</sup>	C	C	C
Signs	A	A	A
Single-family detached residence	P	P	P
<del>Ski, toboggan facilities (commercial)</del>	<b>C</b>		
<del>Sod farm</del>	<b>C</b>	<b>P</b>	
Storage buildings, barns, silos	A	A	A
Swimming pool, private	A	A	A
<del>Swimming pool, community</del>	<b>C</b>		
<del>Tennis club</del>	<b>C</b>		
<del>Top soil removal<sup>+</sup></del>		<b>C</b>	
Transmission and distribution lines and pipelines and related structures, but not including buildings of public utility companies, when located in an existing right-of-way or utility easement, telephone repeater structure	P	P	P

<i>Uses</i>	<i>(1) R-C</i>	<i>(2) A-1</i>	<i>(3) A-R</i>
Transmission and distribution lines, pipelines of public utility companies when new right-of-way or easements are required; and structures of public utility companies <sup>2</sup>	C	C	C
<del>Tree Farms</del>	<del>C</del>	<del>P</del>	
Wireless communication facilities <sup>3</sup>	C	C	

<sup>1</sup> [In accordance with section 74-547\(a\)](#), [t]These uses are not allowed as permitted, conditional, or accessory uses in the areas designated in the Township Master Plan for agricultural preservation.

<sup>2</sup> Provided that there shall be no storage of materials, equipment, vehicle, or supplies on the premises, except as required for maintenance of a permitted or conditional use; provided further that no personnel shall be quartered on the premises; and provided that the structures shall be located, designed, constructed, and landscaped in such a manner as to conform to the character of the surrounding area and the zoning district in which located.

<sup>3</sup> See article VI of this chapter, Wireless Communications Facilities. Conditional use in A-1 only in areas not designated as residential under the Township’s Master Plan. Conditional use in R-C only within 100 feet of a limited access highway.

<sup>4</sup> Keeping of Class I animals, Class II animals and Class III animals [in residential districts](#) shall be subject to the regulations established in section 74-607.

\* See supplementary district regulation section 74-608.

\*\* See supplementary district regulation section 74-609.

\*\*\* See supplementary district regulation section 74-610.

† See supplementary district regulations section 74-611.

‡ See supplementary district regulations section 74-612.

**Sec. 74-462. Rural and suburban residential districts.**

The following uses are permitted in suburban residential districts:

- P = Permitted use
- C = Conditional use
- A = Accessory use

<i>Uses</i>	(1) <i>R-1</i>	(2) <i>R-1A</i>	(3) <i>R-2</i>
...			
<u>Park, community passive</u>	<u>P</u>	<u>P</u>	<u>P</u>
<del>Public park, playground</del> <u>Park, community active</u>	C	C	C
<del>Church</del> <u>Place of worship</u>	C	C	C
...			

**Sec. 74-463. Urban residential districts.**

The following uses are permitted in urban residential districts:

- P = Permitted use
- C = Conditional use
- A = Accessory use

<i>Uses</i>	(1) <i>R-3</i>	(2) <i>R-3A</i>	(3) <i>R-4</i>	(4) <i>R-5</i>	(5) <i>R-6</i>	(6) <i>R-7</i>	(7) <i>R-8</i>	(8) <i>R-9</i>
...								
<u>Park, community passive</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<del>Public park, playground</del> <u>Park, community active</u>	C	C	C	C	C	C	C	C
<del>Church</del> <u>Place of worship</u>	C	C	C	C	<u>C</u>	C	C	C
...								

**Sec. 74-464. Business districts.**

The following uses are permitted in business districts:

- P = Permitted use
- C = Conditional use
- A = Accessory use

<i>Uses</i>	(1) <i>C-1</i>	(2) <i>O</i>
...		
<del>Church</del> <u>Place of worship</u>	P	P
...		

**CHAPTER 74, Section 74-547 Agricultural preservation residential district** is amended to read as follows: [**NEW LANGUAGE UNDERLINED, DELETED LANGUAGE STRICKEN**]

**Sec. 74-547. - Agricultural preservation residential district.**

- (a) *Intent.* The purpose of this section is to establish an optional means for development of lands located in the agricultural production or open space preservation areas of the Township. It is the intent of this district to preserve agricultural lands by providing clustered residential development that offers an alternative to traditional subdivisions through the use of planned unit development legislation as authorized by the Zoning Enabling Act (Public Act 100 of 2006, as amended) for the purpose of:
- (1) Assuring the permanent preservation of agricultural lands, open spaces, scenic vistas, and natural features;
  - (2) Encouraging a less sprawling form of development, thus preserving farmland as undeveloped land;
  - (3) Preserving a critical mass of contiguous farmland to encourage continuation of crop and livestock production;
  - (4) Allowing innovation and greater flexibility in the design of rural residential developments while discouraging land uses that would cause conflicts with farming operations;
  - (5) Facilitating the construction and maintenance of streets, utilities, and public services in rural residential developments in a more economical and efficient manner; and
  - (6) Ensuring compatibility of design and use between neighboring properties.

These regulations are intended to preserve agricultural lands, open spaces, natural features, and traditional rural character in the Township through the creation of small rural residential clusters mixed with farmland, open space and less intensive land uses. The regions of the Township for which this zoning district applies are areas designated in the Township Master Plan (formerly known as general development plan) for agricultural production or open space preservation. The density bonus described in the master plan for clustered residential development in the agricultural production area is only available through the agricultural preservation residential district described in this article.

In general, uses and activities that induce non-farm development, generate large amounts of traffic, require substantial parking, or pose a threat to agricultural land uses are inconsistent with the purposes of this district. Without limiting the foregoing, the following specific uses are deemed to have the effect of altering the essential character of this district and causing substantial and permanent impairment to the prevailing agricultural uses in the district and are not permitted: charitable, philanthropic institution, cemetery (human and animal), ~~landfills, day care center or child care center, mineral mining-quarries,~~ golf course, golf driving range, ~~sewage treatment plants, airports,~~ country clubs, schools (primary or secondary), and ~~churches~~ place of worship.

\* \* \*



CHAPTER 74, Section 74-592 Quarries is amended to read as follows: [NEW LANGUAGE UNDERLINED, DELETED LANGUAGE STRICKEN]

Sec. 74-592. ~~Quarries~~ Mineral mining.

(a) Conditional use permit standards. The removal of ~~soil, including top soil,~~ sand, gravel, stone, and other ~~earth materials~~ nonmetallic minerals in excess of 50 cubic yards in any calendar year shall require a Conditional Use Permit, as described in Section 74-131. The Township Board shall grant a Conditional Use Permit if it finds that no very serious consequences would result from the operation of the mine.

If during the consideration of the following factors it is demonstrated that a serious consequence to the Township would occur, the Township Board shall not grant a Conditional Use Permit. The following factors shall be considered in making that determination:

- (1) The applicant shall demonstrate compliance with all the provisions of Section 74-594 Environmental Performance Standards of the Ann Arbor Township Zoning Ordinance.
- (2) The impact on existing land uses in the vicinity of the property.
- (3) The impact on property values in the vicinity of the property and along the proposed hauling route serving the property.
- (4) The impact on pedestrian and traffic safety in the vicinity of the property and along the proposed hauling route serving the property.
- (5) The impact on other identifiable health, safety, and welfare interests in the local unit of government.
- (6) The overall public interest in the extraction of the specific natural resources on the property.

(b) Market information. The applicant shall submit a report prepared by a geologist and/or other experts with appropriate credentials to demonstrate compliance with MCL 125.3205, Sections (3) and (4), that the natural resources to be extracted shall be considered valuable, and the applicant can receive revenue and reasonably expect to profit from the proposed mineral mining operation. The applicant shall also provide documentation to demonstrate that there is a need for the natural resources to be mined by either the applicant or in the market served by the applicant.

(c) Conditions for mineral mining. Mineral mining operations shall be subject to the following conditions:

- (1) There shall be not more than one entranceway from a public road to such lot for each

660 feet of front lot line. Such entrance shall be located not less than 500 feet from an intersection of two or more public roads.

- (2) Such operations shall be permitted only between the hours of 7:00 a.m. and 6:00 p.m., Monday through Friday, and between 7:00 a.m. and 12:00 noon on Saturday. Operations shall not be permitted on Sunday or legal holidays, except by special permit from the Planning Commission.
- (3) On such site no digging, stockpiling, excavating or equipment storage and repair shall take place closer than 100 feet from any lot line, and 300 feet from an existing residential zoning district. Stockpiles of stripped topsoil shall be seeded with grass or other plant materials and shall be prevented from eroding onto other properties.
- (4) On such lot all roads, driveways, parking lots, and loading and unloading areas within 100 feet of any lot line shall be paved, ~~oiled, watered, or chemically~~ treated in an environmentally-sensitive manner so as to limit the nuisance caused by windborne dust on adjoining lots and public roads.
- (5) Each operator shall be held responsible for all public roads upon which trucks haul materials from the mineral mines ~~quarries~~ to keep those roads in a driveable condition at least equal to that which existed prior to the beginning of mineral mining ~~quarrying~~ operations; and to keep the roads dust free and to clean any and all spillage of material and dirt, rock, mud, and any other debris carried onto the roads by these trucks or other equipment.
- (6) Any noise, odors, smoke, fumes, or dust generated on such lot by any digging, excavating, loading, or processing operation and borne or able to be borne by the wind shall be confined within the lines of such lot as much as possible so as not to cause a nuisance or hazard on any adjoining lot or public road.
- (7) Such removal shall not be conducted so as to:
  - a. Cause the pollution by any material of any surface or subsurface watercourse or body outside of the lines of the lot on which such use shall be located, or of any existing body of water located within the premises.
  - b. Cause or threaten to cause the erosion by water of any land outside of such lot or of any land on such lot so that earth materials are carried outside of the lines of such lot.
  - c. Alter the drainage pattern of surface or subsurface waters on adjacent property. In the event that such removal shall cease to be conducted, it shall be the continuing responsibility of the owner and the operator thereof to assure that no erosion or alteration of drainage patterns shall take place after the date of the cessation of operation as specified in this paragraph.

- (8) All fixed equipment and machinery shall be located at least 100 feet from any lot line and 500 feet from any existing residential zoning district. In the event the zoning classification of any land within 500 feet of such equipment or machinery shall be changed to a residential classification subsequent to the operation of such equipment or machinery, the operation of such equipment or machinery may continue henceforth but in no case less than 100 feet from any lot line adjacent to such residential district. A fence of not less than six feet in height shall be erected around the periphery of the area being excavated. Fences shall be adequate to prevent trespass.
- (9) All areas within a ~~quarry~~ mineral mine shall be rehabilitated progressively as they are worked out or abandoned to a condition of being entirely lacking in hazards, inconspicuous, and blended with the general surrounding ground form so as to appear natural.
- (10) The applicant shall submit a plan for the use of the property during mining operations at the time of application for the permit. The plan shall provide the following information:
- a. Boundary lines of the property; dimensions and bearings of the property lines, correlated with the legal description;
  - b. Aerial photo, showing property and adjacent areas, location and outline of wooded areas, streams, marshes, and other natural features;
  - c. Existing site improvements such as buildings, drives, wells, and drain fields;
  - d. Existing topography at contour intervals of two feet;
  - e. Extent of future mining areas and depth thereof;
  - f. Location and nature of structures and stationary equipment to be located on the site during mining operations;
  - g. Location and description of soil types;
  - h. An estimate of the kind and amount of material to be withdrawn from the site and the expected termination date of mining operations;
  - i. Description of all operations to be conducted on the premises, such as, but not limited to, digging, sorting, and washing operations, and the type, size, and nature of equipment to be used with each operation;
  - j. Location and width of drives, sight distances; land widenings on public roads at intersections of same with drives;

- k. Tree areas and other natural features to be retained;
  - l. Description of pollution and erosion control measures;
  - m. Certified statement by a qualified engineer, with supporting data and analyses, concerning expected impact on the water table and water supply wells in the vicinity of the site; and
  - n. Map showing truck routes to and from the site.
- (11) The applicant shall file a plan for restoring the site to a safe, attractive, and usable condition. The plan shall be filed with the application for the conditional use permit and shall provide the following information:
- a. Boundary lines of the property, dimensions and bearings of the property lines, correlated with the legal description;
  - b. Location and extent of all natural features to be retained during mining operations;
  - c. Contour lines at intervals of two feet of the proposed restored surface, clearly showing connection to existing undisturbed contour lines;
  - d. Schedule and areas of progressive rehabilitation;
  - e. Proposed ground cover and other plantings to stabilize the soil surface and to beautify the restored area;
  - f. Sketch plan of the proposed use of the site when restored; and
  - g. Description of methods and materials to be used in restoring the site.
- (12) The applicant shall provide the following:
- a. Security deposits, in the form and amounts recommended by the Township Board and acceptable to the Planning Commission, to guarantee restoration of the site and to cover the costs of the Township Engineer in certifying conformance.
  - b. A security deposit when required by the Planning Commission, to maintain and replace public roads traversed by trucks associated with the mining operation. The security shall be deposited with the County Road Commission in the form and amount required by the Road Commission.
  - c. A date for completing the mineral mining ~~quarry~~ operation, such date to be based upon the estimated volume of material to be extracted and an average annual

extraction rate. The conditional use permit shall not be issued for a period to exceed five years. Any extension of operations beyond that date shall require a new conditional use permit, which shall be applied for and processed as provided in this chapter upon proof by the applicant that restoration of the site has begun.

- (13) Travel routes for trucks entering and leaving the ~~pit-site~~ shall be shown on a map of the Township at the time of application for the conditional use permit. Such routes, except arterial streets or their equivalents, shall not pass through residential areas.
- (14) Only equipment owned or leased by the operator of the ~~quarry-mineral mining operation~~ and used in the operations of the ~~quarry-mineral mine~~ shall be stored overnight or for longer periods anywhere on the premises ~~of the quarry~~. Storage of any other equipment on the premises shall be prohibited.
- (15) Potable water supply and sanitary sewage disposal systems shall be approved by the County Health Department before a conditional use permit shall be issued.
- (16) Concrete, cement, or asphalt production shall not be allowed as part of a ~~quarry~~ mineral mining operation unless located in a district which allows such use.

**CHAPTER 74, Section 74-613 Campgrounds** is added as follows: [NEW LANGUAGE UNDERLINED]

**Sec. 74-613. Campgrounds.**

Temporary campgrounds are strictly prohibited. Campgrounds, as defined in this ordinance, shall be subject to the following:

- (1) The minimum site area shall be 20 acres.
- (2) The site shall have direct accessibility to a paved public road.
- (3) A minimum 100-foot setback shall be established around the perimeter of the property for the purpose of buffering a private campground or recreational vehicle park in relation to adjacent residentially zoned or used properties. The perimeter buffer shall be kept in its natural state. Where natural vegetation or land contours are insufficient to buffer a private campground or recreational vehicle park in relation to surrounding properties, the township may require additional setback, landscaping and/or berming.
- (4) Mobile homes shall not be permitted to be located within a campground.
- (5) The use and occupancy of a campground shall be in strict compliance with the current laws and requirements of the State of Michigan agency governing such uses. Under no circumstances shall campers stay for more than fifteen (15) consecutive nights in any one

campground. Reservations cannot be combined to exceed the fifteen (15) night limit.

(6) No more than two (2) vehicles in addition to the primary camping shelter are allowed for one camp site.

(7) Any amplified music or other outdoor broadcasting is not allowed.

**CHAPTER 74, Section 74-761 General provisions for off-street parking** is amended to read as follows: [NEW LANGUAGE UNDERLINED, DELETED LANGUAGE STRICKEN]

**Sec. 74-761. - General provisions for off-street parking.**

- (a) The regulations of this article shall be met in all districts whenever any uses are established or any building or structure is erected, enlarged, or increased in capacity.
- (b) Plans and specifications showing required off-street parking spaces, including the means of access, ingress, egress, and circulation shall be submitted to the Building Inspector for review at the time of application for a building permit for the erection or enlargement of a building or at the time spaces are added or altered, unless a site plan is required under article II, division 4, site plan review, in which case this requirement shall not apply.
- (c) No parking area or parking space which existed December 13, 1976, or which subsequent thereto is provided for the purpose of complying with the provisions of this chapter, shall thereafter be relinquished or reduced in any manner below the requirements established by this chapter.
- (d) Except for recreational vehicles which shall be regulated as provided in section 74-591, parking of motor vehicles on any parcel or lot zoned or used for residential purposes shall be limited to private passenger automobiles, including private passenger sport utility vehicles and pick-up style trucks, and not more than one commercial vehicle of a light delivery type, not to exceed three-fourths-ton carrying capacity. Provided, however, other commercial vehicles may be parked on a parcel or lot zoned for residential purposes if used in connection with a school, ~~church~~ place of worship, day care or other properly authorized conditional use of such parcel or lot. Parking of motor vehicles on any parcel zoned or used for residential purposes shall only be allowed in garages, carports, or properly designated parking areas located on the premises as the principal building.
- (e) The storage of merchandise or vehicle parts in any parking lot in any district is prohibited.

**CHAPTER 74, Section 74-763 Rules for calculating required number of parking spaces** is amended to read as follows: [NEW LANGUAGE UNDERLINED, DELETED LANGUAGE STRICKEN]

**Sec. 74-763. - Rules for calculating required number of parking spaces.**

- (a) Where floor area is the unit for determining the required number of off-street parking spaces, such unit shall mean the gross floor area, except that floor area used for parking within the principal building, incidental service, storage, installations of mechanical

- equipment, heating systems, and similar uses need not be included.
- (b) In stadiums, sports arenas, ~~churches~~ places of worship and other places of assembly in which those in attendance occupy benches, pews, or other seating facilities, each 18 inches of such seating shall be counted as one seat. In cases where a place of assembly has both fixed seats and open assembly areas, requirements shall be computed separately for each type and added together.
  - (c) For requirements stated in terms of employees, the calculation shall be based upon the maximum number of employees likely to be on the premises during the largest shift.
  - (d) For requirements stated in terms of capacity or permitted occupancy, the number shall be determined on the basis of the largest ratings by the local county or state building, fire, or health codes.
  - (e) Any fractional space shall be counted as one additional required space.
  - (f) The number of parking spaces required for land or buildings used for two or more purposes shall be the sum of the requirements for the various uses computed in accordance with this division. Parking facilities for one use shall not be considered as providing the required parking facilities for any other use, except as provided in subsections (g) and (h) of this section.
  - (g) If a parking lot serves two or more uses where the operating hours of the uses do not overlap, the total number of required spaces may be less than the sum of requirements for each use, to a limit of the sum of one-half of the parking requirements of each use. In no case, however, shall the number of spaces required be less than the sum of the largest number of spaces required for one use plus one-half of the required spaces for each additional use. The Building Inspector shall determine the conditions of overlapping requirements and the amount of reductions in the required number of spaces which shall be permitted, in accordance with this subsection.
  - (h) Off-street parking spaces required for ~~churches~~ places of worship may be reduced by 50 percent where ~~churches~~ places of worship are located in nonresidential districts and within 300 feet of existing usable public or private off-street spaces where permission is granted. The Building Inspector shall determine if such public or private spaces qualify under this section. The required number of off-street parking spaces may also be reduced in accordance with subsection (g) of this section, if applicable.
  - (i) Where a use is not specifically listed in the schedule of requirements, section 74-764, the parking requirements of a similar use shall apply. The Building Inspector shall make the interpretation.

**CHAPTER 74, Section 74-764 Schedule for off-street parking requirements** is amended to read as follows: [NEW LANGUAGE UNDERLINED, DELETED LANGUAGE STRICKEN]

**Sec. 74-764. - Schedule of off-street parking requirements.**

- (a) Uses permitted in recreation-conservation, agriculture, and residential districts:

...		
10)	<del>Churches</del> <u>Places of worship</u> , auditoriums, sports arenas,	One space for each four seats of maximum seating

	theaters, assembly halls other than schools	capacity
...		

**CHAPTER 74, Section 74-835 Signs permitted in residential districts** is amended to read as follows: **[NEW LANGUAGE UNDERLINED, DELETED LANGUAGE STRICKEN]**

**Sec. 74-835. - Signs permitted in residential districts.**

The following signs are permitted:

- (1) One sign for each public street frontage advertising a recorded subdivision or development, not to exceed 18 square feet in area. Such sign shall be removed within one year after the sale of 90 percent of all lots or units within such subdivision or development.
- (2) One sign on each street frontage of a new multiple-family development advertising the new dwelling units for rent, not to exceed 18 square feet in area. Such sign shall be removed within 60 days of the initial rental of 90 percent of the dwelling units within the development or within the first phase, whichever is applicable.
- (3) One sign for each public street frontage identifying a multiple-family building, subdivision, or development, not having commercial connotations, not to exceed 18 square feet in area.
- (4) One sign advertising "For Rent" or "Vacancy" may be placed on each frontage of a rental residential development provided that such sign shall not exceed three square feet in area and is incorporated into the identification sign permitted in subsection (3) of this section.
- (5) One sign for each public street frontage identifying a school, ~~church,~~ place of worship, public building, other authorized use or lawful nonconforming use, not to exceed 18 square feet in area.

**ORDINANCE AMENDMENT DECLARED ADOPTED.**

ANN ARBOR CHARTER TOWNSHIP BOARD OF TRUSTEES

By: \_\_\_\_\_  
Michael Moran, Supervisor

By: \_\_\_\_\_  
Rena Basch, Clerk

Public Hearing: January 9, February 6, and March 6, 2017  
 Planning Commission Recommendation: March 6, 2017  
 Approved by Board: March 20, 2017  
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