



Carlisle | Wortman
ASSOCIATES, INC.

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MEMORANDUM

TO: Augusta Charter Township Board of Trustees

FROM: Laura Kreps, AICP, Township Planner

DATE: February 26, 2019

RE: Architectural Standards Text Amendment – Planning Commission recommendation of approval

As requested by the Board of Trustees at their July 23, 2018 meeting, the Planning Commission discussed modifications to the Zoning Ordinance text adding additional design standards for Local Commercial (LC), General Commercial (GC), and Village Mixed Use (VMU) zoning districts (Section 3.1). At the February 20, 2019 meeting, the Planning Commission held a public hearing on the proposed text amendment, where no residents spoke. After the public hearing and Planning Commission discussion it was recommended the Township Board approve the proposed text amendment as proposed.

Next Steps:

The Township Board shall consider all of the information presented in this packet with regard to the proposed rezoning request. This includes:

- Cover memo
- DRAFT Planning Commission minutes from February 20, 2019 meeting
- Proposed Ordinance Amendment
- First Reading Notification
- Adoption Notification

After consideration of all of the materials, the Township Board shall approve or deny the proposed text amendment request. The text amendment will become effective fifteen (15) days after adoption in a newspaper of general circulation within the Township.

Please feel free to contact me with any questions on these materials.

CARLISLE/WORTMAN ASSOC., INC.

Laura K. Kreps, AICP

Associate

3.1 Additional Regulations.

A. Single-Family Residential Regulations. No single-family dwelling (site built), manufactured housing unit, mobile home, modular housing or prefabricated housing located outside of a licensed manufactured housing community shall be permitted unless said dwelling unit conforms to the following standards:

1. Building Permit Required. No single-family dwelling unit shall be constructed without the prior issuance of all necessary Township and/or County building permits.
2. Minimum Floor Area. The minimum floor area provided for a single-family dwelling unit shall be as follows:

Stories	Minimum Gross Floor Area Required
1	1,000 sq. ft.
1½	1,200 sq. ft., with a 900 sq. ft. first floor
2	1,400 sq. ft., with a 900 sq. ft. first floor

3. Minimum Building Width. The minimum width of the front elevation of a single-family dwelling shall be twenty (20) feet.
4. Single-Family Residential Site Drainage.
 - a. Proposed grading and other site improvements associated with single-family residential structures (new or existing) shall not disrupt the natural flow of surface water through or across the subject parcel of land, nor shall it cause increased flow of water onto adjoining parcels of land or exacerbate existing flooding problems.
 - b. If the finish floor elevation of the first floor of a proposed single-family residence is requested to be more than thirty-six (36) inches above the centerline of the road upon which it fronts, a detailed drainage plan, prepared by a civil engineer or landscape architect, shall be provided with the application for a zoning compliance permit, demonstrating the following:
 - i. how the lot will drain;
 - ii. that the filling of the lot will not disrupt the natural flow of surface water through or across the parcel of land; and,

- iii. that there will be no additional flow of water onto adjoining parcels of land.
- 5. Foundation.
 - a. All single family dwelling units (including premanufactured housing) shall be firmly attached to a permanent foundation constructed on the site in accordance with those building codes applicable to "Single-Family Dwellings."
 - b. All premanufactured dwelling units shall be installed with the wheels removed. Additionally, no dwelling unit shall have any exposed towing mechanism, undercarriage or chassis.
- 6. Roof.
 - a. Roofs on single-family dwelling units shall be double pitched, having a slope of no less than six (6) feet of rise for each twelve (12) feet of run over the majority of the dwelling unit. Additions or repairs to existing dwelling units may involve roof pitches compatible with existing roof pitches.
 - b. All single-family dwelling units shall have at least a twelve (12) inch roof overhang on the eave sides and gable ends of the building. Such overhang shall be exclusive of gutters.
 - c. Roofs on single-family dwelling units shall be covered in either asphalt, fiberglass, shake, slate or steel shingles or other finished roofing material meeting applicable building codes.
- 7. Quality of Workmanship. All rooms and other additions to a dwelling unit shall be of a similar or superior quality of construction as the original portion of the principal structure.
- 8. Applicable Codes. All single-family dwelling units, including all alterations and additions thereto, shall comply with applicable building and fire codes. In the case of premanufactured dwellings, all construction, plumbing, electrical systems, and insulation within and connected to said premanufactured dwelling shall be of a type and quality conforming to the "Mobile Home Construction and Safety Standards," as promulgated by the United States Department of Housing and Urban Development, being 24 CFR 3280, and as from time to time may be amended. Additionally, all dwellings shall meet or exceed all applicable snow load and strength requirements.
- 9. Sanitary Service and Water Supply. All dwelling units shall be connected to public sanitary sewer and water service, or a private

septic system and well, in accordance with all applicable codes and ordinances.

10. Storage. All dwelling units shall include a storage area equal to 10% of the gross floor area of the dwelling or 100 square feet, whichever is less. Such storage area shall be accommodated via basements, attics, closets, or a separate structure of similar construction to that of the principal dwelling.

B. Multiple-Family Residential District Regulations. The following regulations shall apply to all development in the MR district:

1. Unit Density. The maximum permitted density of multiple-family dwelling units shall be based upon the total number of bedrooms. The maximum number of bedrooms permitted shall be equal to the area of the subject parcel (in square feet) divided by 1,800. For the purposes of this calculation, efficiency units shall be considered to have one (1) bedroom.
2. Minimum Lot Area. Sites containing only two-family dwellings shall have a minimum lot area of 17,000 square feet. Sites containing multiple-family units other than two-family dwellings shall have a minimum lot area of one (1) acre.
3. Building Length. Multiple-family buildings shall not exceed 200 feet in overall length.
4. Setbacks Adjacent to Single-Family Residential. No multiple dwelling shall be located closer than one hundred (100) feet to property zoned or used for single-family residential purposes.
5. Building Spacing. In addition to required yard setbacks provided elsewhere in this Ordinance, where two (2) or more multiple-family dwelling structures exist on the same parcel, the following minimum separation distances shall be maintained:
 - a. Where buildings are front-to-front or front-to-rear, a minimum separation of 70 feet shall be provided;
 - b. Where buildings are side-to-side, a minimum separation of 20 feet shall be provided;
 - c. Where buildings are front-to-side, rear-to-side or rear-to-rear, a minimum separation of 45 feet shall be provided.
6. Access. Multiple-family developments shall have paved access to a major collector or arterial road.

7. Internal Streets, Drives and Parking. All internal parking and circulation areas shall meet the standards provided in Article 7.
8. Pedestrian Facilities. Sidewalks shall be provided within multiple-family residential developments connecting building entrances, parking areas, and recreational areas found on-site to one another and to sidewalks or safety paths found within the adjacent road right(s)-of-way. Such sidewalks shall be made of concrete, with a minimum width of four (4) feet.

C. Manufactured Housing Community Regulations.

1. Procedure and Permits for Manufactured Housing Communities.
 - a. To receive approval of a proposed manufactured housing community, the owner or developer, in addition to all such procedures as may otherwise be required by this Ordinance, shall:
 - i. Obtain approval subject to preliminary plan review requirements in accordance with Public Act 96 of 1987, as amended.
 - ii. Subsequent to item a.i., above, obtain Plan approval from the Mobile Home Commission as required by Public Act 96 of 1987, as amended.
 - b. To construct a manufactured housing community, the owner or developer shall:
 - i. Obtain a construction permit from the Mobile Home Commission as required by Public Act 96 of 1987, as amended. A copy of said permit shall be given to the Township Building Official.
 - ii. Obtain electrical, fuel system and plumbing permits from the appropriate State agency.
 - iii. Obtain a building permit from the Township Building Inspector for any accessory buildings or structures, under park management supervision, which are used as/for office space.
 - c. To occupy, or operate a manufactured housing community, the owner or developer shall:
 - i. Obtain approval from the Director of the Mobile Home Commission of the completed construction as required

by Public Act 96 of 1987, as amended. A copy of said approval shall be given to the Township Building Inspector.

- ii. Obtain an annual license from the Director of the Mobile Home Commission as required by Public Act 96 of 1987, as amended, a copy of receipt of which shall be given to the Township Clerk.
- iii. Obtain a permit to occupy or license to occupy the site of each individual manufactured housing community site. The permit shall be issued after an inspection to determine the following:
 - (1) The manufactured housing unit contains the property HUD seal of approval or is built to A.N.S.I. standards.
 - (2) The necessary connections between the manufactured housing unit and the manufactured housing unit site have been properly completed.
- d. Periodic Inspection. The Township Building Inspector or other agents authorized by the Township are granted the power and authority to enter upon the premises of any such park to inspect in connection with the issuance or renewal of the license or whenever there is reason to believe that a rule promulgated by the Mobile Home Commission or any provision or provisions of this or any other Township ordinance is applicable to the issuance of a building permit.

2. Required Standards for Manufactured Housing Communities.

- a. All manufactured housing units sited on individually platted lots or lots of record not in a manufactured housing community or zoned MHC, shall conform to the area, height, and placement regulations of the zoning district governing that parcel.
- b. The land area of a manufactured housing community shall not be less than ten (10) acres and be zoned MHC.
- c. Each manufactured housing unit within such park shall be constructed in all respects so as to meet or exceed all of the standards (including, but not limited to those for plumbing, electrical apparatus, insulation, and roof snow load and strength) set forth in the United States Department of Housing

and Urban Development Mobile Home Construction and Safety Standards (24 CFR 3280), as amended or A.N.S.I. standards.

- d. Manufactured housing communities may be developed as a conventional-zoned development in which case the following standards shall apply:
 - i. The manufactured housing community shall be developed with sites averaging 5,500 square feet per manufactured housing unit. The 5,500 square feet for any one site may be reduced by 20 percent provided that the individual site shall be equal to at least 4,400 square feet. For each square foot of land gained through the reduction of a site below 5,500 square feet, at least an equal amount of land shall be dedicated as open space. The open space shall be in addition to that required under R 125.1946, Rule 946 and R 125.1941 and R 125.1944, Rules 941 and 944 of the Michigan Administrative Code.
 - ii. Manufactured housing unit separation distances:
 - (1) From another manufactured home 20 feet
 - (2) From an adjacent parking space, and attached or detached structure or accessory not used for living purposes, or an internal road 10 feet
 - (3) From a permanent building 50 feet
 - (4) From an active recreational facility 100 feet
 - (5) From an exterior property line 10 feet
 - (6) From a public road right-of-way line 50 feet or,
 - iii. The developer may also request PUD zoning in which case the standards in “d” above may be relaxed to provide additional site amenities.
- e. Outdoor lighting shall comply with Rule 929 of the Mobile Home Commission.
- f. Each manufactured housing unit site may be provided with a stand consisting of a solid concrete pad not less than four (4) inches thick and not less than the length and width of of the manufactured home that will use this site or installed in

accordance with rules promulgated by the Mobile Home Commission. This pad shall be so constructed, graded, and placed to be durable and adequate for the support of the maximum anticipated load during all seasons. In the absence of the solid concrete pad, the pillar method of support shall be used, as specified by the rules promulgated by the Mobile Home Commission pursuant to the authority granted by Public Act 96 of 1987, as amended.

- g. Each manufactured housing unit shall be anchored in a manner consistent with the rules promulgated by the Mobile Home Commission pursuant to the authority granted by Public Act 96 of 1987, as amended.
- h. No personal property shall be stored outside or under any manufactured home. Storage sheds may be used to store property but need not be supplied by the owner of the manufactured housing community.
- i. Uniform skirting of each manufactured home base shall be required. Such skirting shall be so constructed and attached to the manufactured housing unit so as to deter and prevent entry of rodents and insects. Further, such skirting shall meet the requirements of Rule 604 of the Mobile Home Commission Rules. Storage of goods and articles underneath any manufactured housing unit or out-of-doors at any manufactured housing unit site shall be prohibited, except that the appurtenances to the manufactured housing unit such as the towing tongue may be stored underneath the manufactured housing unit.
- j. Canopies and awnings may be attached to any manufactured housing unit and may be enclosed and used for recreation or sun room purposes. When enclosed for living purposes, such shall be considered as part of the manufactured housing unit and a permit required, issued by the Township Building Inspector, before such an enclosure can be used for living purposes, and shall conform to all relevant yard and setback requirements.
- k. All manufactured housing units within such parks shall be suitably connected to sewer and water services provided at each manufactured housing unit site, and shall meet the requirements and be approved by the Michigan Department of Public Health.

- i. All sanitary sewage facilities, including plumbing connections to each manufactured housing unit site, shall be constructed so that all facilities and lines are protected from freezing, from bumping, or from creating any type of nuisance or health hazard. Sewage facilities shall be of such capacity to adequately serve all users of the park at peak periods. Running water from a State tested and approved supply shall be piped to each manufactured housing unit.
 - ii. Storm drainage and storm retention facilities shall be so constructed as to protect those property owners adjacent to the park. Such park facilities shall be of such capacity to insure rapid on-site drainage and prevent the accumulation of stagnant pools of water in the park and shall conform to the requirements of the Michigan Department of Public Health.
- I. Disposal of garbage and trash.
 - i. All garbage and trash containers shall meet, be located, and be serviced according to the rules of the Michigan Department of Public Health.
 - ii. The method used for such removal shall be approved by the State and inspected periodically by the Washtenaw County Health Department.
- m. Every manufactured housing community served by a public water main shall be equipped at all times with fire hydrants in good working order of such type, size, and number, and located within the park so as to satisfy regulations of the State Fire Marshall and the Township Fire Department in the same manner as required of all other residential development.
- n. All electric, telephone, cable television, and other lines from poles along the perimeter of the park or from other sources to each manufactured housing unit site shall be underground.
- o. The use of individual fuel oil or propane storage tanks shall meet the standards of Rule 939 of the Mobile Home Commission Rules.
- p. Any required plantings in the development shall be hardy plant materials and maintained thereafter in a neat and orderly manner. Withered and/or dead plant material shall be

replaced within a reasonable period of time, but no long than one growing season.

- q. Open spaces and/or recreational areas and facilities shall be developed according to Rules 946 and 947 of the Mobile Home Commission Rules.
- r. All roads, driveways, and motor vehicle parking spaces shall be hard surfaced and constructed as to handle all anticipated peak loads, and adequately drained and lighted for safety and ease of movement of pedestrians and vehicles. All roads and driveways may have curbs and gutters as provided by Rule 923 of the Mobile Home Commission Rules.
- s. Two automobile parking spaces shall be provided for each manufactured housing unit site. There shall be provided additional automobile parking spaces in number no less than one-third the number of manufactured housing unit sites within such development. Central storage of all non-passenger type vehicles including trucks, trailers, and recreational vehicles shall be properly screened so as not to be a nuisance. Any truck or truck/trailer combination over 10,000 Gross Vehicle Weight is specifically prohibited with the exception of manufactured housing unit transport or community maintenance vehicles. Each parking space shall be of adequate size, at least according to the standards of Rules 925 and 926 of the Mobile Home Commission Rules.
- t. Minimum widths of roadways (curb face to curb face) shall be as follows:

Motor Vehicle Parking	Traffic Use	Minimum Pavement Width	
		Curb face to curb face	Without Curb
Parking Prohibited	Two-Way Road	22 feet	21 feet
Parallel Parking One (1) Side Only	Two-Way Road	32 feet	31 feet
Parallel Parking Two (2) Sides	Two-Way Road	42 feet	41 feet
Parking Prohibited	One-Way Road	13 feet	13 feet
Parallel Parking One (1) Side Only	One-Way Road	23 feet	23 feet
Parallel Parking Two (2) Sides	One-Way Road	33 feet	33 feet

- u. All walkways shall not be less than three (3) feet in width.

- v. A master antenna or cable system may be installed and extended to individual manufactured housing unit sites by underground lines. Such master antenna shall be so placed as not to be a nuisance to community residents or surrounding areas. A master antenna system is preferred over antenna located upon the individual manufactured housing unit sites.
- w. It is intended that the manufactured housing community be attractively landscaped. Development owners and management are required to maintain the physical and natural features of the community in a neat, orderly, and safe manner.

D. ~~Village Mixed-Use District~~Commercial Design Standards. Development in the Local Commercial (LC), General Commercial (GC), and Village Mixed-Use (VMU) district shall conform to the following:

- 1. Residential Density (only applies to VMU districts).
 - a. The maximum permitted density of multiple-family dwellings in the VMU district shall be based on the total number of bedrooms. The maximum number of bedrooms permitted shall be equal to the area of the subject parcel dedicated to multiple-family use (in square feet) divided by 1,800. For the purposes of this calculation, efficiency units shall be considered to have one (1) bedroom.
 - b. Land area to be shared between multiple-family dwellings and other uses (e.g. apartments over storefronts), shall be permitted one-half ($\frac{1}{2}$) the number of bedrooms described above under item a.
 - c. Detached single-family dwellings shall occupy individual lots meeting the minimum lot size for the VMU district.
- 2. Parking.
 - a. Parking shall not be permitted in a required front yard.
 - b. Parking areas shall be screened from view from the road through the use of a masonry screen wall at least 42 inches in height, or a continuous evergreen landscape screen of at least six (6) feet in height.
 - c. Parking areas shall be set back at least ten (10) feet from all property that is zoned or used for single-family residential purposes.

- d. Shared or collective parking arrangements, in conformance with Section 7.1(J), are encouraged.

3. ~~Road/Pedestrian Orientation~~ Building Design and Orientation.

a. The maximum linear length of an uninterrupted building façade facing public streets shall be thirty (30) feet. Facade articulation or architectural design variations for building walls facing the street are required to ensure that the building is not monotonous in appearance. Building wall offsets (projections and recesses), cornices, varying building materials, or pilasters shall be used to break up the mass of a single building.

b. Ground floor facades that face public streets shall have arcades, display windows, entry areas, awnings, or other such features along no less than fifty percent (50%) of their horizontal length. Real windows allowing daylight in the building are encouraged.

c. Roofs.

i. Flat Roofs. Parapets concealing flat roofs and rooftop equipment such as HVAC units from public view are required.

ii. Pitched Roofs.

(1) Overhanging eaves on pitched roofs shall be a minimum of twelve (12)-inches including gutter, with a minimum one (1)-inch rake.

(2) An average slope greater than 4:12 is required.

d. Building Materials and Colors.

i. Predominant exterior building materials shall be high quality materials, including, but not limited to: brick, stone, architectural steel, glass, stone, fiber cement, and split-faced block. Vinyl or aluminum siding shall only be used for accents. Exterior Insulation Finishing Systems (E.I.F.S.) or similar material is not permitted as a primary building material.

ii. Façade colors and systems shall be reviewed and approved by the Planning Commission as part of final site plan review.

3.4. Buildings in the LC, GC, and -VMU districts shall have at least one entrance facing the road upon which said building fronts. Said entrance shall be connected by a concrete sidewalk of at least four (4) feet in width to any sidewalks located within the adjacent road right(s)-of-way.

- E. Permitted Yard Encroachments. Chimneys, fire escapes, balconies, bay windows, roofed porches and similar projections shall be considered integral parts of the building to which they are attached, and shall be subject to all yard and setback requirements. The items listed below may be permitted to encroach upon required yards, according to the standards provided for each, however all other applicable standards of this or any other ordinance shall remain in effect.
1. Terraces, Patios. Terraces, patios, and similar accessory structures that are not attached to a principal or accessory building and are unroofed and without walls or other continuous enclosure may encroach upon required side or rear yards, but shall be no closer than five (5) feet from the side or rear lot line. Such structures may have open railings or fences not exceeding four (4) feet in height and may have non-continuous windbreaks or visual screens not exceeding six (6) feet in height. Such structures are not permitted to encroach into the required front yard.
 2. Architectural Features. Eaves, gutters, sills, pilasters, cornices, belt courses, leaders, and similar architectural features may project into any required yard a maximum of twenty-four (24) inches.
 3. Residential Air Conditioning Equipment. Air conditioning equipment may encroach into required side or rear yards, but shall be no closer than five (5) feet from the side or rear property line. Such structures are not permitted to encroach into the required front yard.
 4. Encroachments Permitted in All Yards. Fences, landscaping, arbors, trellises, driveways and similar items may encroach upon any required yard.
- F. Exemptions from Building Height Regulations. The following structures and appurtenances shall be exempt from the height regulations of this ordinance: cupolas, spires, belfries, mechanical penthouses, and domes; chimneys, ventilators, skylights, water tanks, windmills, public utility transmission and distribution lines and related structures; radio and television broadcasting and receiving antennae; silos, grain storage bins and associated equipment; parapets, and other appurtenances usually required to be placed above roof level and not intended for human occupancy. Wireless and/or cellular towers and/or facilities shall not be exempt from height restrictions.

**Augusta Charter Township
Washtenaw County, Michigan
Ordinance Amending the Township Zoning Ordinance
Notice of Posting after First Reading
Ordinance No. 19-XX**

PLEASE TAKE NOTICE, at a meeting of the Township Board of Augusta Charter Township, Washtenaw County, Michigan, held at the Augusta Charter Township Hall on **INSERT DATE**, at 7:00 p.m., the Township Board introduced for first reading, posting, publication and subsequent final adoption a proposed Ordinance to amend the Zoning Ordinance to rezone the following Sections, as follows:

Section 3.1.D. Commercial Design Standards

The proposed amendment requires additional building design and orientation standards for development in the Local Commercial (LC), General Commercial (GC), and Village Mixed Use (VMU).

The amendments to the Zoning Ordinance will be effective 7 days after final adoption and publication, subject to the provisions of the Michigan Zoning Enabling Act.

The proposed amendment to the Township Zoning Ordinance will be considered for final adoption at a meeting of the Township Board of Augusta Charter Township, Washtenaw County, Michigan, held at the Augusta Charter Township Hall on **INSERT DATE**, at 7:00 p.m. Copies of the complete text of the proposed Ordinance were posted at the office of the Township Clerk at 8021 Talladay Road, Whittaker, MI 48190 and on the Township's website: <http://www.augustatownship.org> .

By Order of the Augusta Charter Township Board
Belynda Domas, Township Clerk
(734) 461-6117

**Augusta Charter Township
Washtenaw County, Michigan
Ordinance Amending the Township Zoning Ordinance
Notice of Posting after Adoption**

PLEASE TAKE NOTICE, at a meeting of the Township Board of Augusta Charter Township, Washtenaw County, Michigan, held at the Augusta Charter Township Hall on **INSERT DATE**, at 7:00 p.m., the Township Board adopted an ordinance to amend the Zoning Ordinance to include modified text, Section 3.1.D., Commercial Design. In summary, the Ordinance requires additional building design and orientation to properties in the Local Commercial (LC), General Commercial (GC), and Village Mixed Use (VMU).

The Ordinance will be effective 7 days after final adoption and publication, subject to the provisions of the Michigan Zoning Enabling Act. The amended Township Zoning Ordinance will be available at the Office of the Township Clerk at 8021 Talladay Road, Whittaker, MI 48190, and on the Township's website: <http://www.augustatownship.org>.

By Order of the Augusta Charter Township Board
Belynda Domas, Township Clerk, (734) 461-6117