

**CHARTER TOWNSHIP OF AUGUSTA
WASHTENAW COUNTY, MICHIGAN
ORDINANCE No. 2023-01**

ZONING ORDINANCE AMENDMENT – ROOF PITCH TEXT

EFFECTIVE DATE: _____

AN ORDINANCE TO AMEND THE AUGUSTA CHARTER TOWNSHIP ZONING ORDINANCE PURSUANT TO AUTHORITY GRANTED UNDER PA 110 OF 2006 AND TO PROTECT THE PUBLIC HEALTH SAFETY AND WELFARE BY UPDATING PROVISIONS IN THE ZONING ORDINANCE RELATED TO ROOF PITCH..

THE CHARTER TOWNSHIP OF AUGUSTA, WASHTENAW COUNTY, MICHIGAN, HEREBY ORDAINS:

Section 1. Amendment to Section 3.7 of the Zoning Ordinance. Section 3.7 of the Augusta Charter Township Zoning Ordinance is hereby amended with the following text regarding roof-pitch:

3.7 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 have a slope of no less than four (4) 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, including ancillary flat roofs that complement the home's design would be permitted.
 - 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.

Section 2. Severability. The provisions of this Ordinance are hereby declared to be severable and if any clause, sentence, word, section, or provision is declared void or unenforceable for any reason by a court with competent jurisdiction, it shall not affect any portion of the Ordinance except that part or portion affected by the court’s decision.

Section 3. Adoption and Effective Date. This Ordinance shall be published in the manner as required by law. Except as otherwise provide by law, this Ordinance shall be effective 7 days after final publication.

This Ordinance was duly adopted by the Charter Township of Augusta Board at its regular meeting held on the _____ 2023 and was ordered given publication in the manner required by law.

 Brian Shelby,
 Charter Township of Augusta Supervisor
 Dated: _____, 2023

 Kimberly Gonczy
 Charter Township of Augusta Clerk
 Dated: _____, 2023

First Reading: March 28, 2023
First Publication: _____
Adoption: _____
Final Publication: _____
Effective Date: _____ (7 Days after publication of Notice of Adoption)

CLERK'S CERTIFICATE

I, Kimberly Gonczy, Clerk of the Charter Township of Augusta, Washtenaw County, Michigan, hereby certifies that the foregoing constitutes a true and complete copy of Augusta Charter Township Ordinance No. 2023-01, which was duly adopted by the Township Board of Augusta Charter Township at a Regular Meeting of said Board, held on _____, 2023, after said Ordinance had previously been introduced at a Regular Meeting of the Board held March 28, 2023, and published in the form it was introduced in accordance with P.A. 359 of 1947, as amended.

I further certify that Member _____ moved for adoption of said Ordinance, and that Member _____ supported said motion.

I further certify that the following Members voted for adoption of said Ordinance _____, and that the following Members voted against adoption of said Ordinance _____, and that the following Members were absent or abstained from voting on the adoption of said Ordinance _____.

I further certify that after its passage the Ordinance was filed in the office of the Clerk and a Notice of Ordinance Adoption was published along with the full text of the Ordinance or a summary of the regulatory effect of the Ordinance within 15 days of adoption on _____, 2023, in accordance with Section 401 of PA 110 of 2006, as amended.

I further certify that said Ordinance has been recorded in the Ordinance Book of the Township and that such recording has been authenticated by the signatures of the Supervisor and the Clerk.

Kimberly Gonczy
Charter Township of Augusta Clerk

Dated: _____, 2023