CHARTER TOWNSHIP OF AUGUSTA
WASHTENAW COUNTY, MICHIGAN
ORDINANCE No. 2026-01
DRAFT

ZONING ORDINANCE AMENDMENT – ADD ACCESSORY DWELLING UNITS, SENIOR ASSISTED AND INDEPENDENT LIVING, CONVALESCENT CENTER – REVISIONS TO SECTIONS 12.4(B) AND 3.5

EFFECTIVE DATE: _____

AN ORDINANACE 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 ADDING TO AND UPDATING PROVISIONS IN THE ZONING ORDINANCE RELATED TO ACCESSORY DWELLING UNITS, SENIOR ASSISTED AND INDEPENDENT LIVING, CONVALESCENT CENTER, SECTIONS 12.4(B) AND 3.5

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

NEW DEFINITIONS – SECTION 2.2

Accessory Dwelling Unit, Attached: One or more rooms with a kitchen and sanitary facilities designed for occupancy, which is added to or created within a single-family dwelling.

Accessory Dwelling Unit, Detached: One or more rooms with a kitchen and sanitary facilities designed for occupancy as a separate structure on the same property as a single-family dwelling.

Dwelling, One-Family Attached: A building containing not less than three (3) nor more than six (6) one-family dwelling units erected side by side as a single building, each being separated from the adjoining unit or units by an uninterrupted wall extending from the basement floor to the roof. No more than one (1) dwelling unit may be served by a single stairway or by a single exterior door.

Senior Housing: A building or group of buildings containing dwellings intended to be occupied by older persons as defined by the Fair Housing Act. Senior housing may include independent and/or assisted living arrangements but shall not include convalescent homes or homes for the aged regulated by the state. The following additional definitions shall apply in the application of this chapter:

A. **Assisted Living for the Elderly:** Housing that provides twenty-four (24) hour supervision and is designed and operated for elderly people who require some level of support for daily living. Residents may receive support services for daily living based on individual needs. Such support shall include daily personal care, meals, transportation, security and housekeeping. Individual dwellings may contain kitchen facilities.

B. **Independent Living for the Elderly:** Housing that is designed and operated for elderly people in good health who desire and are capable of maintaining independent households, and do not require assistance to meet daily needs. Such housing may provide certain services such as meals, linkage to health care, transportation, security , housekeeping, and recreational and social activities. Project sites shall be designed to accommodate an active and mobile resident population. Individual dwellings are designed to promote independent

living and shall contain kitchen facilities.

NEW SECTION 6.26 – ACCESSORY DWELLING UNITS

A. Purpose and Intent. Accessory dwelling units are dwelling units which are accessory to a principal dwelling unit located on the same lot or parcel. The intent of these regulations is to:

1. Provide older homeowners with a means to stay more comfortably in homes and neighborhoods they might otherwise be forced to leave;
2. Develop housing units in single-family neighborhoods that are appropriate for households at a variety of stages in their life cycle;
3. Provide housing units for persons with disabilities; and
4. Protect stability, property values, and the residential character of a neighborhood.

B. Application of Regulations. Accessory dwelling units shall be a special land use in the AR, RR, SR, VR and VMU zoning districts.

C. Standards of Approval.

1. The units shall be a separate housekeeping unit and shall not exceed 50% of the floor area of the principal residence with a maximum area of 1,000 square feet.
2. Only one (1) attached and detached accessory dwelling unit shall be permitted on each lot or parcel.
3. The owners of the property must reside on site and continue to occupy either the principal residence or the accessory dwelling unit.
4. The accessory dwelling unit shall not be occupied by more than one (1) family unit.
5. All setbacks and lot coverage requirements of the district shall be met.
6. A minimum of one (1) additional off-street parking space shall be provided for the accessory dwelling unit.
7. The leasing or rental of an accessory dwelling unit is prohibited

NEW SECTION 6.27 – SENIOR ASSISTED AND INDEPENDENT LIVING

A. Maximum Density. The maximum allowable density varies by housing type, but shall not exceed the following:
   1. Dwelling may be provided for a single-family detached, two-family or multiple-family units. When such dwellings contain kitchens, the minimum site area requirements for purposes of calculating density shall be as follows:

Dwelling Unit Size	**Site Area/Unit (Square Feet)**
Efficiency/one (1) bedroom	2,000
Two (2) bedroom	2,500
Each additional bedroom	500 additional

   2. Where facilities do not contain kitchen facilities within individual dwelling units, the site are per bed shall be one thousand five hundred (1,500) square feet.

B. Height, Lot Coverage, and Setbacks. Height, lot coverage and setback requirements of the multiple-family districts as set forth in Section 3.6, MR, Multiple-Family Residential requirements, shall apply.

C. Parking. Parking is not allowed in any required front yard. Parking is permitted in side and rear yards, provided that a minimum twenty (20)-foot setback is observed.

D. Façade. The maximum length of an uninterrupted building façade facing public streets and residentially zoned or used property shall be 30 feet. Façade 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.

E. Dropoff and Pickup Area. A separate drop off and pickup area shall be required adjacent to the main building entrance, located in a manner that will not create congestion on the site or within a public roadway.

NEW SECTION 6.28 – CONVALESCENT CENTER

A. Site Area. All such facilities shall be developed on sites having a minimum area of one (1) acre or 2,000 square feet of site area for each one (1) bed in the facility, or for each person cared for in the facility, whichever is greater. Within this area, a minimum of 500 square feet of contiguous open space shall be provided, apart from areas required for vehicular uses, for each bed or for each person cared for within the capacity of the building.

B. Ingress and Egress. The proposed site shall have at least one (1) property line abutting and restricting all vehicle ingress and egress to a paved public road.

C. Yards. All yards shall be a minimum of 50 feet in width, shall be kept free of parking and shall be landscaped.

D. Loading and Service Areas. Delivery, loading, service and parking areas shall be screened from view of residentially zoned or used property in accordance with the standards set forth in Section 5.7.(C)(3) and (5).

E. Façade. The maximum length of an uninterrupted building façade facing public streets and residentially zoned or used property shall be 30 feet. Façade 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.

F. Facilities. Such facilities may include multipurpose recreational rooms, kitchens, and meeting rooms. Such facilities may also include medical examination rooms and limited space for ancillary services for the residents of the facility, such as barber and beauty facilities.

REVISION TO SECTION 12.4(B) – OPTIONAL PROVISIONS FOR EXEMPLARY PROJECTS. (PUD)

B. Multiple-Family Component. Up to twenty percent (20%) of the housing units within an exemplary PUD project with a gross area of twenty (20) acres or more located in an area of the Township planned for single-family residential development and located where municipal water and sewer facilities are available may be of an attached or multiple-family nature. Such multiple-family units shall meet the following design standards:

1. Off-Street Parking Lots. All off-street parking lots serving three (3) or more dwelling units shall provide a ten (10)-foot wide greenbelt around the perimeter of the parking lot.

2. The building setback and separation requirements of Section 3.6 and Section 3.7(B) may be varied provided they are specifically indicated on the PUD plan and the Planning Commission and Township Board determines the variation does not negatively impact adjacent properties and provides a recognizable benefit. Building setback requirements on the perimeter of the development shall not be reduced below thirty-five (35) feet.

REVISIONS TO SECTION 3.5 – SCHEDULE OF USE REGULATIONS

C. AR, Agricultural Residential

1. Permitted Uses.

l. Accessory Dwelling Units, subject to Section 6.26.

D. RR, Rural Residential

1. Permitted Uses.

k. Accessory Dwelling Units, subject to Section 6.26.

E. SR, Single-Family Residential

1. Permitted Uses.

j. Accessory Dwelling Units, subject to Section 6.26.

F. VR, Village Residential

1. Permitted Uses.

j. Accessory Dwelling Units, subject to Section 6.26.

2. Special Uses.

i. Senior Assisted or Independent Living, subject to Section 6.27.

G. MR, Multiple-Family Residential

1. Permitted Uses.

b. One-Family Attached Dwelling

c. Senior Assisted or Independent Living, subject to Section 6.27.

(other permitted uses will be renumbered)

2. Special Uses.

j. Convalescent Center, subject to Section 6.28.

I. VMU, Village Mixed-Use

1. Permitted Uses.

m. Accessory Dwelling Units, Subject to section 6.26.

2. Special Uses.

   b. One-Family Attached Dwelling

   c. Senior Assisted or Independent Living, subject to Section 6.27.

   d. Convalescent Center, subject to Section 6.28. (other special land uses will be renumbered)

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.

Adoption and Effective Date. This Ordinance shall be published in the manner as required by law. Except as otherwise provided 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 ____ day of January 2026 and was ordered given publication in the manner required by law.

_____	_____
Todd Waller,	Kimberly Gonczy
Charter Township of Augusta Supervisor	Charter Township of Augusta Clerk
Dated: _____, 2026	Dated: _____, 2026

First Reading: December 9, 2025
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. 2026-01, which was duly adopted by the Township Board of Augusta Charter Township at a Regular Meeting of said Board, held on _____, 2026, after said Ordinance had previously been introduced at a Regular Meeting of the Board held December 9, 2025, 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 _____, 2026, 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: _____, 2026