

Application for Zoning Compliance for New Single Family Home

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Charter Township of
Augusta
Michigan

8021 Talladay Road, P.O. Box 100
Whittaker, MI 48190-0100

Office: (734) 461-6117 Web: www.augustatownship.org

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PAYMENT INFORMATION

FEE: \$300.00 Total Amount Paid: \$ _____

Paid via Cash Check # _____ Rec'd

By _____ Receipt # _____

G/L # _____

GENERAL INFORMATION

Name(s) of Legal Property Owner(s) _____

Street Address (Street # & Name or P.O. Box) _____

City _____ State _____ Zip _____ Email _____

Phone _____ Fax _____ Cell _____

Name of Petitioner (if Different from Owner) _____

Company _____ Interest in Property: Builder Other _____

Street Address (Street # & Name or P.O. Box) _____

City _____ State _____ Zip _____ Email _____

Petitioner Phone _____

NEW HOME INFORMATION

Address of Property: _____

Tax I.D. Number(s): _____

The following items must be submitted with this application:

Well Permit **OR** Municipal Water Tap Fees

Soil Perc Test Approval Letter **OR** Septic Permit **OR** Municipal Sewer Tap Fees

Soil Erosion/Sedimentation Control Permit (if applicable)

Driveway Permit (if applicable)

3 copies of a Site Plan or Sketch* of Entire Property, including all proposed and existing structures

3 copies of blueprints* for the proposed house

*Large 24 x 36 size. The county will refuse processing if print is too small and illegible.

ADDITIONAL INFORMATION

Upon receipt of Township Zoning Compliance Approval, applicant MUST request a stake inspection from the Washtenaw County Building Department to confirm that the required front, side and rear yard setbacks will be met by the proposed house location.

AFFIDAVIT

By submitting this application, authority is given to Township representatives to physically view and inspect the property.

The undersigned says that (s)he is the Petitioner involved in this Application, and that the foregoing answers and statements herein contained, and the information herewith submitted are, in all respects, true and correct to the best of his/her knowledge and belief.

Petitioner Signature _____ Date _____

If the Petitioner and Property Owner are *NOT* the same individual, the Property Owner, by signing below, says that they have given the Petitioner permission to submit this Application, and accepts that all obligations assumed by the Petitioner in the course of pursuing this Application will become those of the Property Owner should the Petitioner fail to satisfy them.

Property Owner Signature _____ Date _____

3.6 Schedule of Dimensional Regulations.

District	Minimum Lot Area ¹	Min. Lot Width ²	Minimum Yard Setback ³			Max. Bldg. Height ^{4,5}		Maximum Lot Coverage ⁶	Additional Regulations
			Front Yard ⁷	Side Yard ⁸	Rear Yard	Feet	Stories		
C, Conservation	10 acres	300 ft.	50 ft.	30 ft.	50 ft.	35 ft.	2½	10%	See §3.7(A)
AG, Agriculture	2.5 acres	200 ft.	50 ft.	30 ft.	50 ft.	35 ft.	2½	10%	See §3.7(A)
AR, Agricultural Residential	43,560 s.f.	150 ft.	50 ft.	30 ft.	35 ft.	35 ft.	2½	15%	See §3.7(A)
RR, Rural Residential	43,560 s.f.	150 ft.	40 ft.	20 ft.	40 ft.	35 ft.	2½	15%	See §3.7(A)
SR-3, Single-Family Res.	21,780 s.f.	100 ft.	35 ft.	15 ft.	30 ft.	35 ft.	2½	20%	See §3.7(A)
SR-2, Single-Family Res.	17,000 s.f.	90 ft.	30 ft.	12.5 ft.	25 ft.	35 ft.	2½	20%	See §3.7(A)
SR-1, Single-Family Res.	13,000 s.f.	80 ft.	25 ft.	10 ft.	20 ft.	35 ft.	2½	25%	See §3.7(A)
VR, Village Single-Family Res.	9,000 s.f.	70 ft.	25 ft.	7.5 ft.	20 ft.	35 ft.	2½	30%	See §3.7(A)
MR, Multiple-Family Res.	See §3.7(8)	200 ft.	35 ft.	20 ft.	40 ft.	45 ft. ⁹	3	30%	See §3.7(8)
MHC, Manufactured Housing	-	-	-	-	-	- ⁹	-	-	See §3.7(C)
VMU, Village Mixed-Use	9,000 s.f.	60 ft.	15 ft.	7.5 ft.	15 ft.	35 ft.	2½	50%	See §3.7(A) & (D)
LC, Local Commercial	21,780 s.f.	100 ft.	35 ft.	20 ft.	25 ft.	35 ft.	2	30%	-
GC, General Commercial	2 acres	150 ft.	35 ft.	30 ft.	30 ft.	35 ft.	2	30%	-
O, Office	21,780 s.f.	100 ft.	35 ft.	20 ft.	25 ft.	45 ft.	3	30%	-
LI, Limited Industrial	1 acre	200 ft.	50 ft.	25 ft.	50 ft.	40 ft.	2	40%	-
GI, General Industrial	2 acres	200 ft.	75 ft.	50 ft.	75 ft.	50 ft.	2	50%	-
PUD, Planned Unit Development	-	-	-	-	-	-	-	-	See Article 12

¹ Net Lot Area, as defined in Section 2.2, shall be used to determine compliance with Minimum Lot Area requirements.

² Lot width shall be measured at the Minimum Front Yard Setback line to determine compliance with Minimum Lot Width requirements.

³ See Section 3.7(E) for permitted yard encroachments.

⁴ Building Height shall be measured in accordance with the definition for Building Height provided in Section 2.2.

⁵ See Section 3.7(F) for exemptions from Maximum Building Height standards.

⁶ Lot coverage shall be measured as the percentage of Net Lot Area covered by Building Area, as defined in Section 2.2.

⁷ Minimum Front Yard Setback shall be measured from the Front Lot Line, as defined in Section 2.2.

⁸ Corner lots shall maintain the Minimum Front Yard Setback from all lot lines fronting on a public or private road.

⁹ Detached accessory buildings (clubhouses, maintenance buildings, etc.) in the MR and MHC districts shall not exceed 25 feet in height.

Zoning Compliance for New Single Family Home Appendix

The list below offers a summary of where you can obtain all permits and/or approvals necessary to receiving zoning compliance approval for a new single-family home, along with necessary contact information.

Zoning Compliance approval will not be granted unless items 1 through 4 below have been secured.

1. Well Permit
Washtenaw County Health Department
705 N. Zeeb Road
734-222-3800

OR

Municipal Water Tap Fees
Augusta Charter Township
8021 Talladay Road
734-461-6117

2. Soil Perc Test Approval Letter
Washtenaw County Health Department
705 N. Zeeb Road
734-222-3800

OR

Septic Permit
Washtenaw County Health Department
705 N. Zeeb Road
734-222-3800

OR

Municipal Sewer Tap Fees
Augusta Charter Township
8021 Talladay Road
734-461-6117

3. Soil Erosion/Sedimentation Control Permit
Washtenaw County Soil Erosion Control Dept.
705 N. Zeeb Road
734-222-3800

4. Driveway Permit
Washtenaw County Road Commission
555 N. Zeeb Road
734-761-1500

Once zoning Compliance approval has been issued, no construction shall commence until a building permit has been obtained from the Washtenaw County Building Dept.

5. Building Permit
Washtenaw County Building Dept.
705 N. Zeeb Road
734-222-3800

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 be double pitched, having 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.
- 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:
 - (7) The manufactured housing unit contains the property HUD seal of approval or is built to A.N.S.I. standards.
 - (8) 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:
 - (7) From another manufactured home 20 feet
 - (8) From an adjacent parking space, and attached or detached structure or accessory not used for living purposes, or an internal road 10 feet
 - (9) From a permanent building 50 feet
 - (10) From an active recreational facility 100 feet
 - (11) From an exterior property line 10 feet
 - (12) 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. 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. Building Design and Orientation.

- a. The maximum linear length of an uninterrupted building façade facing public streets shall be thirty (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.
- 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.

4. Road/Pedestrian Orientation. 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.
3. 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.
 4. 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.
 5. 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.
 6. 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.

ARTICLE 5

GENERAL PROVISIONS

- 5.1 Continued Conformance with Regulations.** The maintenance of yards, open spaces, lot areas, height and bulk limitations, fences, walls, clear vision areas, parking and loading spaces, and all other requirements for a building or use specified within this Ordinance shall be a continuing obligation of the owner of such building or property on which such building or use is located.
- 5.2 Unlawful Buildings, Structures, Site Designs and Uses.** A building, structure or use which was not lawfully existing at the time of adoption of this ordinance shall not be made lawful solely by the adoption of this Ordinance. In case any building, or part thereof, is used, erected, occupied or altered contrary to the provisions of this Ordinance, such building or use shall be deemed an unlawful nuisance and may be required to be vacated, torn down or abated by any legal means, and shall not be used or occupied until it has been made to conform to the provisions of this Ordinance. Public expenditures toward abating any such nuisance shall become a lien upon the land.
- 5.3 One Lot, One Building.** In all single-family residential districts, only one (1) principal building shall be placed on a single lot of record.
- 5.4 Required Street Frontage.** Any parcel of land which is to be occupied by a use or building, other than an accessory use or building, shall have frontage on and direct access to a public or private road which meets one of the following conditions.
- A. A public road which has been accepted for maintenance by the Washtenaw County Road Commission; or
 - B. A permanent and unobstructed private road built in accordance with the provisions of Article 10.
- 5.5 Visibility at Intersections.** On any corner lot in any district having front and side yards, no fence, wall, screen, hedge, sign, or other structure or planting shall obstruct the visibility of street vehicular traffic between the heights of three (3) feet and ten (10) feet in an area measuring twenty-five (25) feet from the point of intersection of the street right-of-way lines and the tangent connecting the twenty-five (25) foot extremities of the intersecting right-of-way lines.
- 5.6 Accessory Buildings and Structures.**
- A. Use of Accessory Buildings and Structures. Attached and detached accessory buildings and structures associated with residential dwellings shall only be used for the storage of personal property and for the conduct

of a permitted home occupation, as defined in Article 2. Such buildings and structures shall not be used as dwelling units or for the conduct of any other business, profession, trade or occupation, or as storage that is offered for rent.

- B. Timing of Construction. No accessory building or structure shall be constructed or established on a parcel unless there is a principal building, structure or use being constructed or already established on the same parcel of land, unless otherwise approved by the Zoning Board of Appeals. The Zoning Board of Appeals shall require that a cash performance guarantee be posted to insure completion of the main building, as a condition of approval for prior construction of an accessory building.
- C. Attached Accessory Buildings and Structures. Accessory buildings or structures which are attached to the principal building (such as an attached garage, breezeway, deck, or workshop) shall be considered a part of the principal building for the purposes of determining conformance with setback, height, and lot coverage requirements.
- D. Detached Accessory Buildings and Structures
1. Setbacks. In the VR, SR-1, SR-2 and SR-3 zoning districts, side and rear setbacks shall be five (5) feet. In all other residential zoning districts side and rear setbacks of accessory structures will be ten (10) feet. Detached accessory buildings and structures in non-residential districts shall comply with the setback requirements of Section 3.6.
 2. Distance Between Buildings. Detached accessory buildings shall be located at least ten (10) feet from any building on the site.
 3. Height. Accessory buildings and structures in the VR, SR-1, SR-2 and SR-3 zoning districts shall not exceed 15 feet in height. Accessory buildings and structures in all other zones shall comply with the maximum building height requirement for the district in which they are located, as established under Section 3.6. Accessory buildings and structures associated with a legally-existing farm operation protected under the Right to Farm Act shall be exempt from the height restrictions of this Section.
 4. Lot Coverage. Accessory buildings and structures shall be included in computations to determine compliance with maximum lot coverage standards established under Section 3.6.
- E. Location. Accessory buildings and structures shall not be located within a dedicated easement or right-of-way. Additionally, all accessory structures shall be located outside of the required front setbacks as established in Section 3.6 and behind the front building line of the principal structure.

- F. Area in Relation to Principal Building. The total floor area of all attached and detached accessory buildings in VR, SR-1, SR-2 and SR-3 zoning districts shall not exceed the total floor area of the main dwelling on the same lot.
- G. Appearance. No attached or detached residential accessory building shall have exposed or uncovered tarpaper, plywood sheathing, unpainted cement block walls or similar materials. All exposed walls shall have a finished appearance by the application of face brick, wood, aluminum or composition siding, or similar materials approved by the Zoning Administrator.
- H. Non-Residential Features. In order to maintain the residential character of attached and detached accessory buildings located in the VR, SR-1, SR-2 and SR-3 zoning districts, overhead or similar doors greater than nine (9) feet in height, and similar non-residential equipment and features, shall not be permitted on the side of the accessory building facing the front lot line.
- I. Swimming Pools. Private swimming pools shall be considered as accessory structures and are subject to the following:
 - 1. Private swimming pools shall not be permitted in the front yard.
 - 2. All design and construction standards contained in the Michigan Residential Code related to private swimming pools shall be adhered to.

5.7 Landscaping and Screening.

- A. Intent and Scope of Requirements
 - 1. Intent. Landscaping enhances the visual image of Augusta Charter Township, preserves natural features, improves property values, and alleviates the impact of noise, traffic, and visual distraction associated with certain uses. Screening is important to protect less intensive uses from the noise, light, traffic, litter and other impacts of more intensive, nonresidential uses. These provisions are intended to set minimum standards for the design and use of landscaping, greenbelts, and screening, and for the protection and enhancement of the Township's environment. More specifically, the intent of these provisions is to:
 - a. Improve the appearance of off-street parking areas, vehicular use areas, and property abutting public rights-of-way,
 - b. Protect and preserve the appearance, character, and value of the neighborhoods that abut non-residential areas, parking areas, and other intensive use areas, thereby protecting the public health, safety and welfare,

- c. Reduce soil erosion and sedimentation, and
 - d. Increase stormwater infiltration, thereby helping to prevent flooding.
- 2. **Scope of Application.** No site plan shall be approved unless it shows landscaping consistent with the requirements of this Section. A building permit shall not be issued until the required landscape plan is submitted and approved, and a certificate of occupancy shall not be issued unless provisions set forth in this Section have been met or a performance guarantee has been posted. The requirements in this Section shall not apply to single family detached homes, unless otherwise specifically noted.
- 3. **Minimum Requirements.** The requirements in this Section are minimum requirements, and under no circumstances shall they preclude the developer and the Township from agreeing to more extensive landscaping.
- 4. **Design Creativity.** Creativity in landscape design is encouraged. Accordingly, required trees and shrubs may be planted at uniform intervals, irregular intervals, or in groupings, depending on the designer's desired visual effect and, equally important, the intent of the Township to coordinate landscaping on adjoining properties.
- 5. **Summary of Regulations.** The following table summarizes the landscaping regulations contained in this Section:

Summary of Minimum Landscape Requirements¹

	Landscaping Island Ratio	Minimum Height	Minimum Width	Deciduous or Evergreen Trees	Ornamental Trees	Deciduous or Evergreen Shrubs
General Site Landscaping Sec. 5.7(C)(1)	--	--	--	1 per 3,000 sq. ft.	--	--
Landscaping Adjacent to Roads Sec. 5.7(C)(2)	--	--	20 ft.	1 per 30 lineal ft.	1 per 100 lineal ft.	5 per 30 lineal feet
Greenbelts Sec. 5.7(C)(4)	--	--	20 ft.	1 per 30 lineal ft.	--	2
Greenbelts used for Screening Sec. 5.7(C)(2) & (5)	--	6 ft.	20 ft.	3	--	--
Berms in Front Yard Sec. 5.7(C)(2)	--	4	4	1 per 30 lineal ft.	1 per 100 lineal ft.	5 per 30 lineal ft.
Berms used for Screening Sec. 5.7(C)(3) and (5)	--	3 ft.	4	3	--	--
Parking Lot Landscaping Sec. 5.7(C)(6)	20 sq. ft. per space	--	5 ft. ⁵	1 per 300 sq. ft.	--	--

¹ See Sections 5.7(B) and 5.7(C) for detailed requirements.

² Five (5) shrubs may be substituted for each tree.

³ Evergreens must be closely spaced (no further than fifteen (15) feet apart) to form an 80% visual barrier in summer and 60% visual barrier in winter within three (3) years.

⁴ See Section 5.7(C)(3) for detailed requirements.

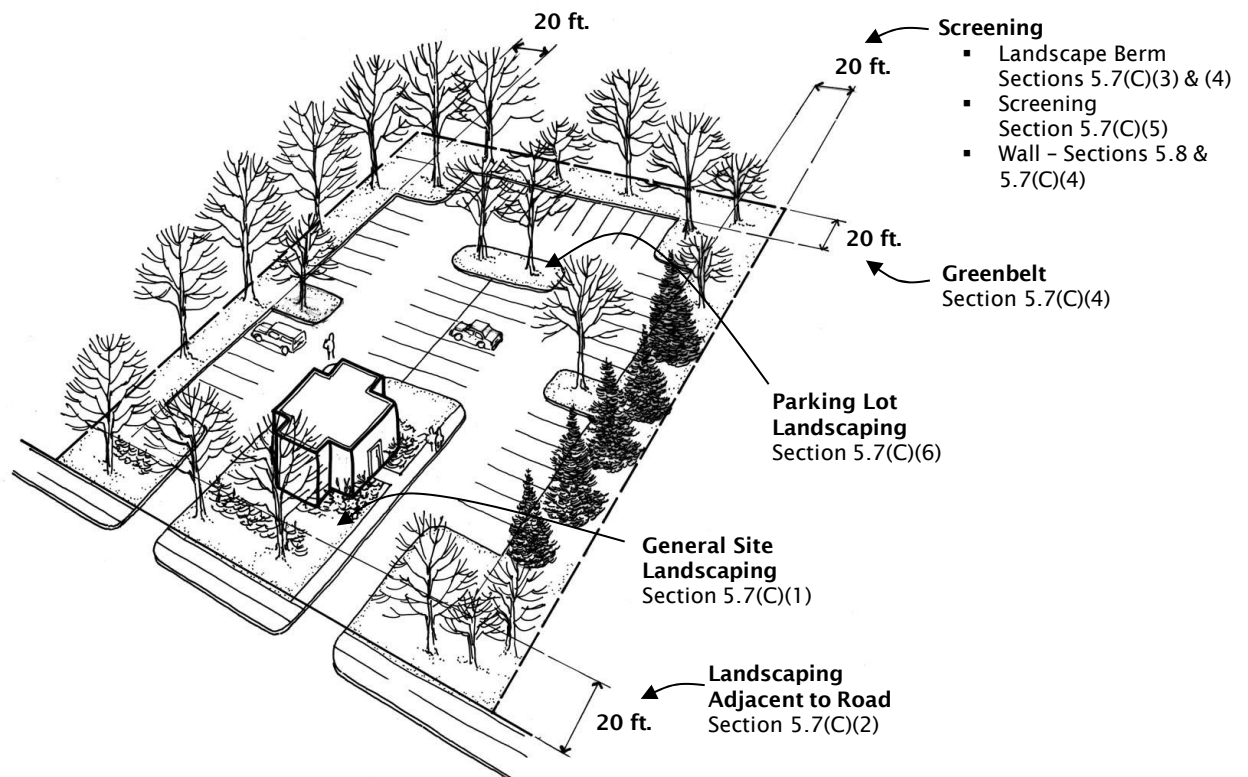
⁵ Minimum area of each parking lot landscaped area: 200 sq. ft.

B. Specific Landscaping Requirements for Zoning Districts

1. Requirements for Commercial, Office, and Industrial Districts. All lots or parcels of land located in the LC, GC, VMU, O, LI and GI zoning districts shall comply with the following landscaping requirements:
 - a. General Site Landscaping. All undeveloped portions of the site not already containing specific landscape requirements shall conform to the General Site Requirements in Section 5.7(C)(1).
 - b. Landscaping Adjacent to Road. All commercial, office, and industrial developments shall comply with the requirements for landscaping adjacent to the road in Section 5.7(C)(2).

- c. **Berm Requirements.** A berm may be used to screen off-street parking from view of the road, in which case the berm shall be planted in accordance with Section 5.7(C)(2). The berm shall be located totally on private property, adjacent to the road right-of-way.
- d. **Screening.** Screening in the form of a landscaped berm, dense landscape screen, or wall shall be required wherever a non-residential use in a commercial, office, or industrial district abuts directly upon land zoned or used for residential purposes, and where loading areas would be visible from residential districts. Landscaped screening shall comply with the requirements in Section 5.7(C)(5). If a wall is used instead of landscaping, the requirements in Section 5.8 shall be complied with, but a landscaped greenbelt conforming to Section 5.7(C)(4) shall be required on the side of the wall facing the residential district.
- e. **Greenbelts.** Except where screening is required, a landscaped greenbelt shall be provided along side and rear property lines in accordance with Section 5.7(C)(4).
- f. **Parking Lot Landscaping.** Off-street parking areas containing greater than twenty (20) spaces shall comply with the requirements for parking lot landscaping in Section 5.7(C)(6).

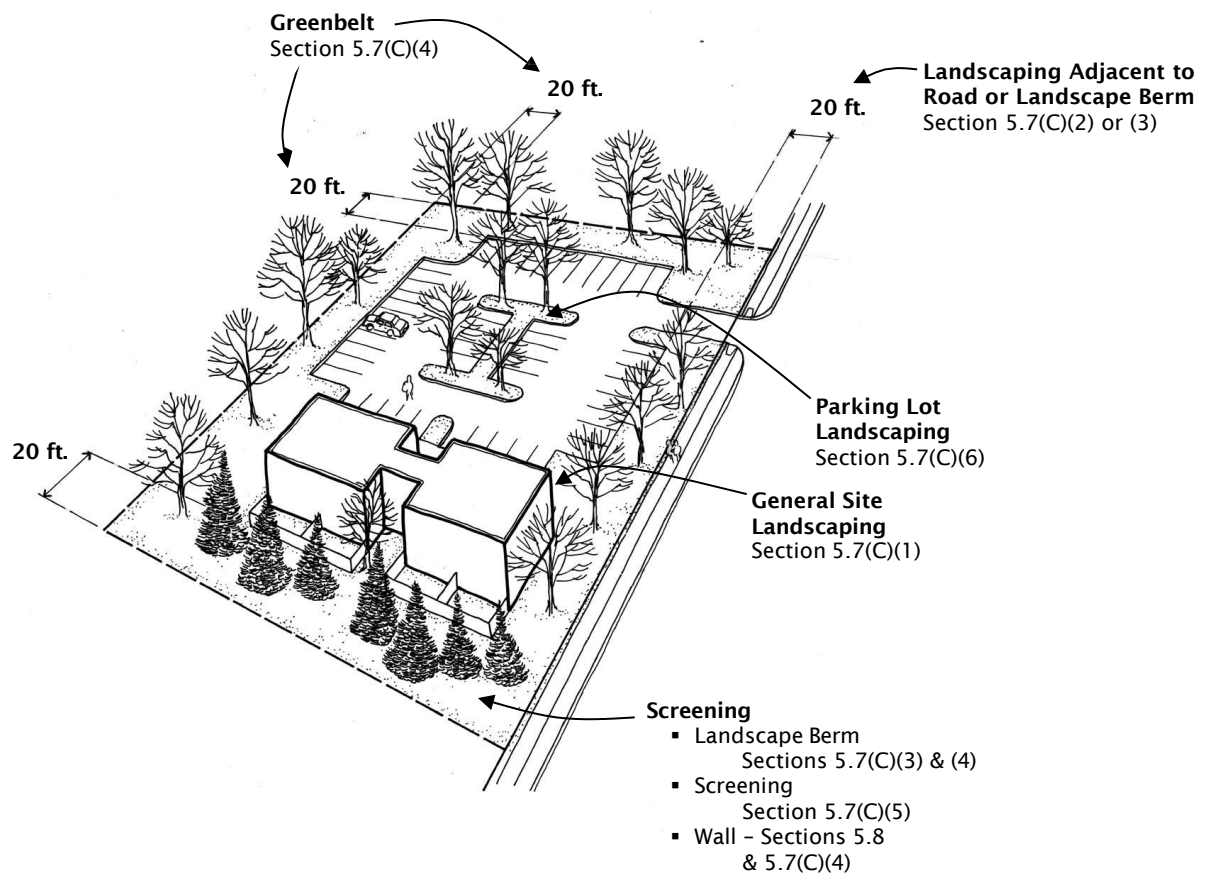
Figure 1
Landscaping Requirements for Commercial, Office and Industrial Districts



2. Requirements for Multiple Family Districts. All lots or parcels of land located in the MR zoning district shall comply with the following landscaping requirements:
 - a. General Site Landscaping. All undeveloped portions of the site not already containing specific landscape requirements shall conform to the General Site Requirements in Section 5.7(C)(1).
 - b. Landscaping Adjacent to Road. All multiple family developments shall comply with the requirements for landscaping adjacent to the road in Section 5.7(C)(2).
 - c. Berm Requirements. A berm may be used to screen off-street parking from view of the road, in which case the berm shall be planted in accordance with Section 5.7(C)(2). The berm shall be located totally on private property, adjacent to the road right-of-way.

- d. Screening. Screening in the form of a landscaped berm, dense landscape screen, or wall shall be required on all sides of a multiple family development abutting land zoned or used for single family residential purposes. Landscaped screening shall comply with the requirements in Section 5.7(C)(5). A wall may be used instead of landscaping adjacent to nonresidential districts, subject to the requirements in Section 5.8. If a wall is used instead of landscaping, the requirements in Section 5.8 shall be complied with, but a landscaped greenbelt conforming to Section 5.7(C)(4) shall be required on the side of the wall facing the residential district.
- e. Greenbelts. Except where screening is required, a landscaped greenbelt shall be provided along side and rear property lines in accordance with Section 5.7(C)(4).
- f. Parking Lot Landscaping. Off-street parking areas containing greater than ten (10) spaces shall comply with the requirements for parking lot landscaping in Section 5.7(C)(6).
- g. Privacy Screen. Where multiple family dwellings are designed so that rear open areas or patio areas front onto a public street, a landscaped privacy screen shall be provided. The screen may consist of a combination of trees, shrubs, and berms, subject to review by the Planning Commission.

Figure 2
Landscaping Requirements for Multiple-Family Residential Districts

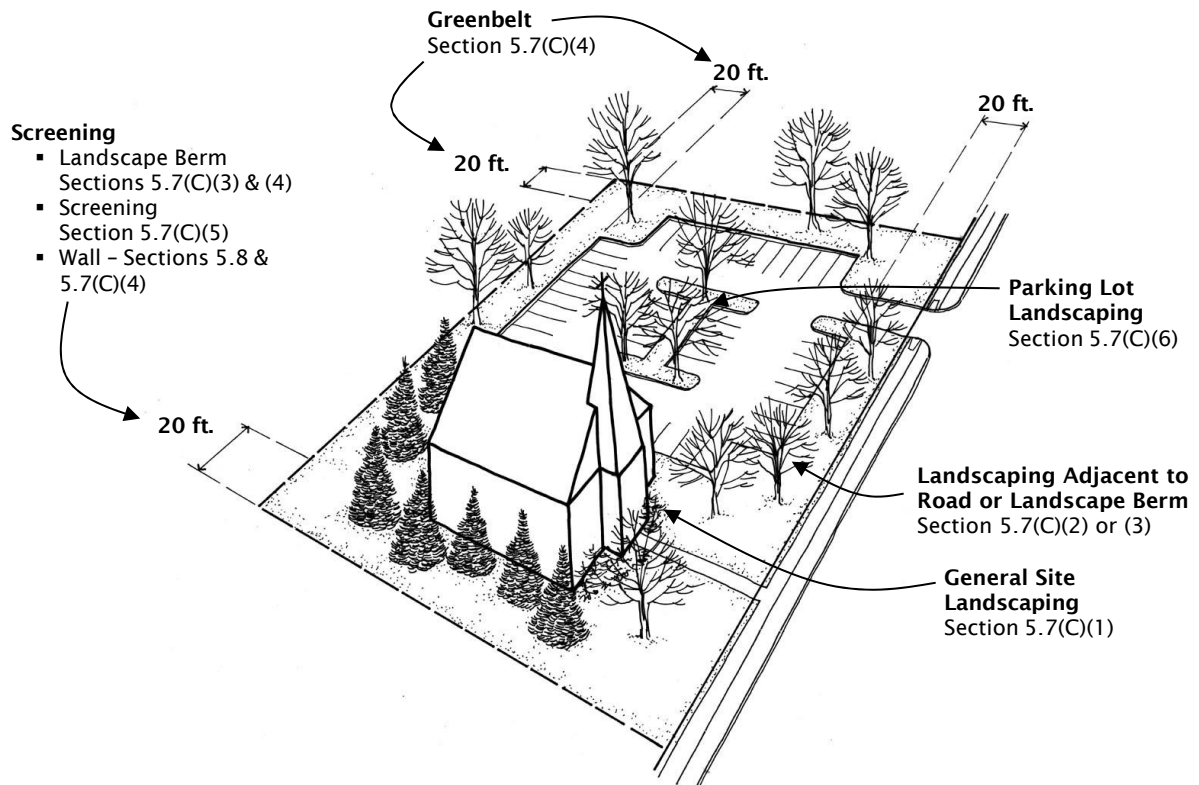


3. Requirements for Non-Residential Uses in Residential Districts. All non-residential uses developed in residential zoning districts shall comply with the following landscaping requirements:
 - a. General Site Landscaping. All undeveloped portions of the site not already containing specific landscape requirements shall conform to the General Site Requirements in Section 5.7(C)(1).
 - b. Landscaping Adjacent to Road. All non-residential developments located in residential districts shall comply with the requirements for landscaping adjacent to the road in Section 5.7(C)(2).
 - c. Berm Requirements. A berm may be used to screen off-street parking from view of the road, in which case the berm shall be planted in accordance with Section 5.7(C)(2). The berm shall be located totally on private property, adjacent to the road right-of-way.

- d. Screening. Screening in the form of a landscaped berm, dense landscape screen, or wall shall be required wherever a non-residential use abuts directly upon land zoned or used for residential purposes. Landscaped screening shall comply with the requirements in Section 5.7(C)(5). If a wall is used instead of landscaping, the requirements in Section 5.8 shall be complied with, and a landscaped greenbelt conforming to Section 5.7(C)(4) shall be provided on the side of the wall facing the residential district.
- e. Greenbelts. Except where screening is required, a landscaped greenbelt shall be provided along side and rear property lines in accordance with Section 5.7(C)(4).
- f. Parking Lot Landscaping. Off-street parking areas containing greater than ten (10) spaces shall comply with the requirements for parking lot landscaping in Section 5.7(C)(5).

Figure 3

Landscaping Requirements for Non-Residential Uses in Residential Areas



C. General Landscaping Requirements

1. **General Site Requirements.** All undeveloped portions of the site shall conform to the following general landscaping standards, except where specific landscape elements, such as greenbelts, berms, parking lot landscaping, landscaping along roadways or screening are required:
 - a. All undeveloped portions of the site shall be planted with grass, ground cover, landscape mulch, shrubbery, landscape stone, or other suitable live plant material, which shall extend to any abutting street pavement edge. Grass areas in the front yard of all non-residential uses shall be planted with sod or hydro-seeded.
 - b. A mixture of evergreen and deciduous trees shall be planted on non-residential parcels at the rate of one (1) tree per 3,000 square feet or portion thereof of any undeveloped open area for which specific landscaping requirements do not appear elsewhere in this chapter. Required trees may be planted at uniform intervals, irregular intervals, or in groupings.

2. Landscaping Adjacent to Roads

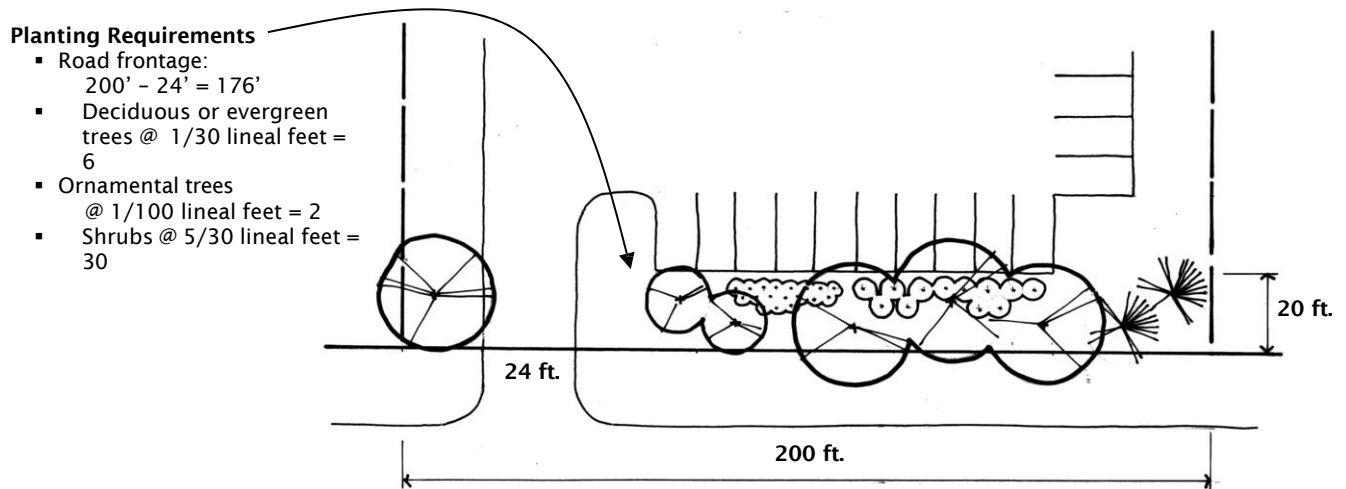
- a. Planting Requirements. Where required, landscaping adjacent to public and private roads shall comply with each of the following planting requirements:

Planting Type	Requirement
Deciduous or Evergreen Trees	1 per 30 lineal feet of road frontage
Ornamental Trees	1 per 100 lineal feet of road frontage
Shrubs	5 per 30 lineal feet of road frontage

For the purposes of computing length of road frontage, openings for driveways and sidewalks shall not be counted. Trees and shrubs may be planted at uniform intervals, irregular intervals, or in groupings.

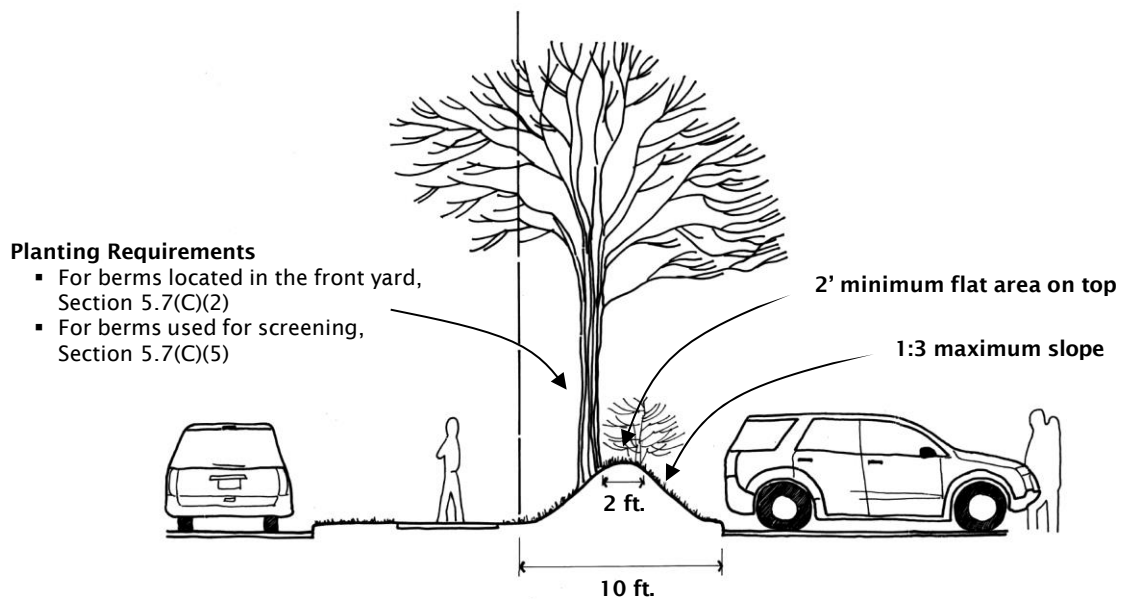
- b. Location and Dimensions. Required landscaping adjacent to public and private roads shall be located totally on private property within a planting strip adjacent to the road right-of-way, planted in accordance with the requirements for intersection visibility under Section 5.5. The minimum width of the planting strip shall be twenty (20) feet.

Figure 4
Landscaping Adjacent to Roads



3. Berms. Where required, berms shall conform to the following standards:
 - a. Dimensions. Unless otherwise indicated or appropriate, required berms shall be measured from the grade of the parking lot or flat ground adjacent to the berm, and shall be constructed with slopes no steeper than one (1) foot vertical for each three (3) feet horizontal (33 percent slope), with at least a two (2) foot flat area on top. Berms may undulate in height, subject to review and approval of berm design as shown on the site plan. All berms shall conform to the requirements for intersection visibility under Section 5.5.
 - b. Protection from Erosion. Any required berm shall be planted with sod, ground cover, or other suitable live plant material to protect it from erosion so that it retains its height and shape.
 - c. Required Plantings
 - i. Berms located in the front yard of non-residential parcels shall be landscaped in accordance with the requirements for Landscaping Adjacent to Roads, Section 5.7(C)(2).
 - ii. Berms used for screening other than in the front yard shall be landscaped in accordance with the requirements for Screening, Section 5.7(C)(5).

**Figure 5
Berms**

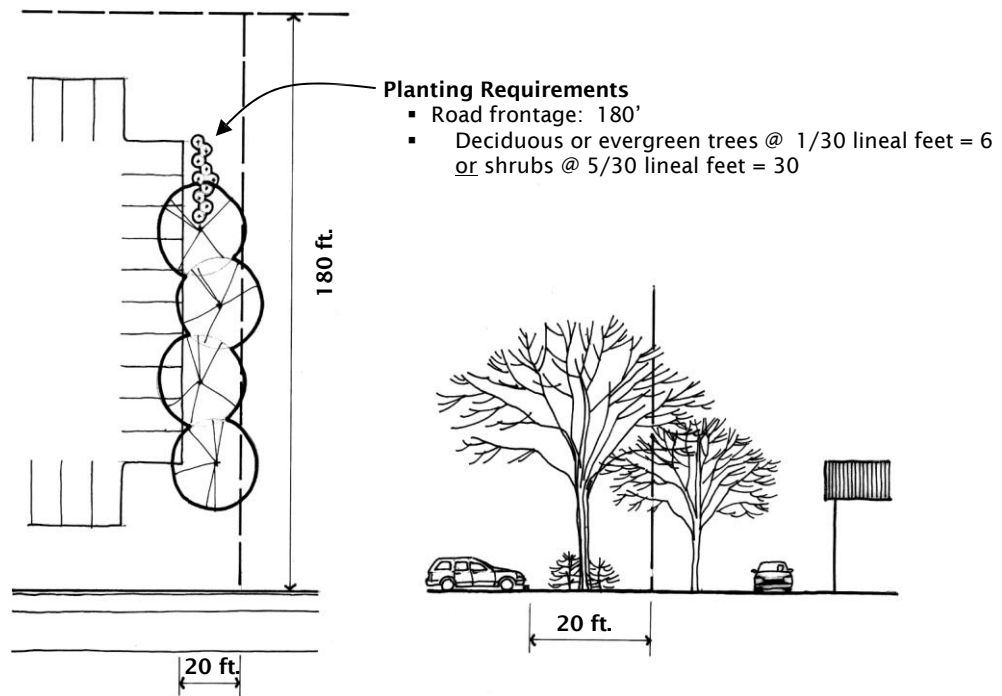


- d. Measurement of Berm Length. For the purposes of calculating required plant material, berm length shall be measured along the exterior edge of the berm.
4. Greenbelts. A twenty (20) foot greenbelt shall be required along the side and rear property lines of all nonresidential developments. Greenbelts shall conform to the following standards:
 - a. Location. Required greenbelts shall be located between the property line and any developed or paved area, including parking areas, access drives and buildings.
 - b. Measurement of Greenbelt Length. For the purposes of calculating required plant material, greenbelt length shall be measured along the exterior edge of the greenbelt.
 - c. General Planting Requirements
 - i. Ground Cover Requirements. Grass, landscape mulch, landscape stone, or other suitable live plant material shall be planted over the entire greenbelt area, except where paved walkways are used.
 - ii. Tree and Shrub Requirements. Except where the greenbelt is used for screening, a minimum of one (1) deciduous or evergreen tree shall be planted for each

thirty (30) lineal feet or portion thereof of required greenbelt, or, alternatively, five (5) shrubs may be substituted for each required tree. Trees and shrubs may be planted at uniform intervals, irregular intervals, or in groupings.

- iii. Distance from Sidewalk. Plant materials shall not be placed closer than four (4) feet to the right-of-way line where the greenbelt abuts a public sidewalk.
- d. Greenbelts Used for Screening. Greenbelts used for screening shall be landscaped in accordance with the requirements for Screening, Section 5.7(C)(5).

**Figure 6
Greenbelt Along Side & Rear Property Lines**



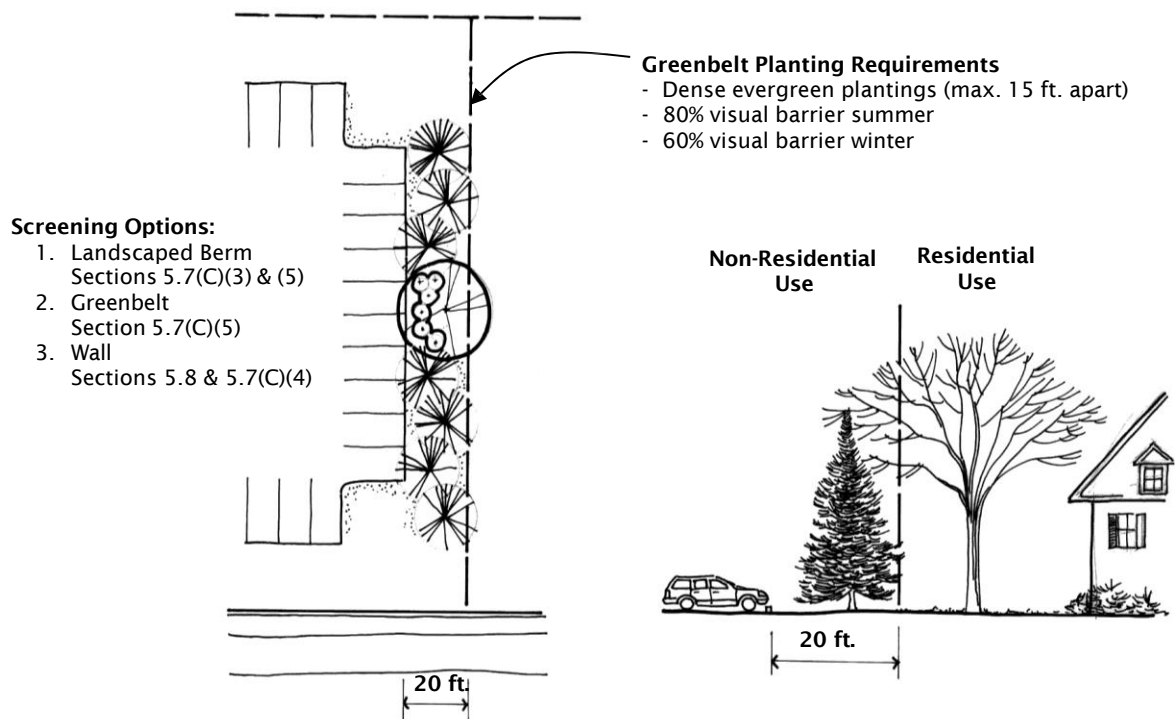
5. Screening

- a. Landscape Screening Requirements. Unless otherwise specified, wherever an evergreen or landscaped screen is required, screening shall consist of closely-spaced evergreen plantings (i.e., no farther than fifteen (15) feet apart) which can be reasonably expected to form an eighty (80) percent visual barrier in summer and sixty (60) percent visual barrier in winter, that is at least six (6) feet above ground level within

three (3) years of planting. Deciduous plant materials may be used provided that an eighty (80) percent visual barrier in summer and sixty (60) percent visual barrier in winter is maintained. Wherever screening is required adjacent to residentially zoned or used property, the screening shall be installed as soon as practicable in relation to site grading and general construction activities.

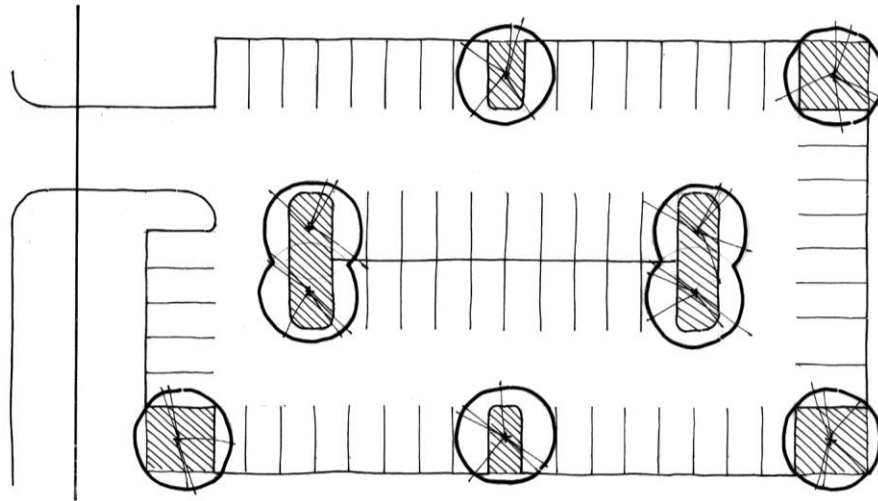
- b. **Screen Wall Requirements.** Unless otherwise specified, wherever a masonry screen wall is required, it shall measure no less than five (5) feet in height and comply with all requirements of Section 5.8.
- c. **Screening of Equipment.** Mechanical equipment, such as air compressors, pool pumps, transformers, sprinkler pumps, satellite dish antennae, and similar equipment shall be screened on at least three (3) sides. Insofar as practical, said screening shall exceed the vertical height of the equipment being screened by at least six (6) inches within two (2) years of planting.

**Figure 7
Screening Between Conflicting Land Uses**



6. **Parking Lot Landscaping.** In addition to required screening, all off-street parking areas shall be landscaped as follows:
 - a. **Landscaping Ratio.** Off-street parking areas containing greater than twenty (20) spaces shall be provided with at least twenty (20) square feet of interior landscaping per parking space. Landscaping around the perimeter of the lot shall not satisfy this requirement. Suitable interior parking lot landscaping is illustrated below in Figure 8. Whenever possible, parking lot landscaping shall be designed to improve the safety of pedestrian and vehicular traffic, guide traffic movement, break up the expanse of pavement, create shade, and improve the appearance of the parking area.
 - b. **Minimum Area.** Landscaped areas in parking lots shall be no less than five (5) feet in any single dimension and no less than two hundred (200) square feet in area. Landscaped areas in or adjacent to parking lots shall be protected with curbing or other means to prevent encroachment of vehicles.
 - c. **Other Landscaping.** Landscaping provided to satisfy other requirements elsewhere on the parcel shall not be counted in meeting the parking lot landscaping requirements.
 - d. **Required Plantings.** Requirements for plant material shall be based on the location, size, and shape of the parking lot landscaped area. A minimum of one (1) tree shall be planted per three hundred (300) square feet or fraction thereof of interior landscaped area. At least fifty percent (50%) of each interior landscaped area shall be covered by living plant material, such as sod, shrubs, ground cover, or trees. The landscape plan shall indicate the types, sizes, and quantities of plant material proposed for such area.

**Figure 8
Parking Lot Landscaping**



Parking Lot Requirements

- Internal landscaping:
@ 20 s.f./space
- Plantings: 2400 s.f. provided
@ 1 tree/300 s.f. = 8 trees

7. Landscaping of Rights-of-Way. Public rights-of-way located adjacent to required landscaped areas and greenbelts shall be planted with grass or other suitable live ground cover, and shall be maintained by the owner or occupant of the adjacent property as if the rights-of-way were part of the required landscaped areas or greenbelts. No plantings except grass or ground cover shall be permitted closer than three (3) feet from the edge of the road pavement.
8. Maintenance of Unobstructed Visibility For Drivers. No landscaping shall be established or maintained on any parcel or in any parking lot that will cause a traffic hazard by obstructing the view of drivers. All landscaping shall be planted in accordance with the requirements for intersection visibility under Section 5.5.
9. Potential Damage to Utilities. In no case shall landscaping material be planted in a way that will interfere with or cause damage to underground utility lines, public roads, or other public facilities. Species of trees whose roots are known to cause damage to public roadways, sewers, or other utilities, such as willows and silver maples, shall not be planted closer than fifteen (15) feet from any such roadways, sewers, or utilities.
10. Landscaping of Divider Medians. Where traffic on driveways, maneuvering lanes, private roads, or similar vehicle access ways is

separated by a divider median, the median shall be curbed and have a minimum width of ten (10) feet. A minimum of one (1) deciduous or evergreen tree shall be planted for each thirty (30) lineal feet or portion thereof of median. Trees may be planted at uniform intervals, irregular intervals, or in groupings, but in no instance shall the center-to-center distance between trees exceed sixty (60) feet.

11. Irrigation. The site plan shall indicate the proposed method of watering landscaped areas. Although not required, installation of an in-ground irrigation/sprinkler system is encouraged, particularly in front yards.

D. Standards for Landscape Materials. Unless otherwise specified, all landscape materials shall comply with the following standards:

1. Plant Quality. Plant materials used in compliance with the provisions of this Ordinance shall be nursery grown, free of pests and diseases, hardy in southeastern Michigan, in conformance with the American Standards for Nursery Stock of the American Landscape and Nursery Association (formerly the American Association of Nurserymen), and shall have passed inspections required under state regulations.
2. Non-Living Plant Material. Plastic and other non-living plant materials shall not be considered acceptable to meet the landscaping requirements of this Ordinance.
3. Plant Material Specifications. The following specifications shall apply to all plant material proposed in accordance with the landscaping requirements of this Ordinance:
 - a. Deciduous shade trees shall be a minimum of two and one-half (2.5) inches in caliper measured six (6) inches above grade with the first branch a minimum of four (4) feet above grade when planted.
 - b. Deciduous ornamental trees shall be a minimum of one and one-half (1-1/2) inches in caliper measured six (6) inches above grade with a minimum height of four (4) feet above grade when planted.
 - c. Evergreen trees shall be a minimum of six (6) feet in height when planted. Furthermore, evergreen trees shall have a minimum spread of two and one-half (2.5) feet, and the size of the burlapped root ball shall be at least ten (10) times the caliper measured six (6) inches above grade.

- d. Shrubs shall be a minimum of two (2) feet in height when planted. Low growing shrubs shall have a minimum spread of twenty-four (24) inches when planted.
- e. Hedges shall be planted and maintained so as to form a continuous, unbroken, visual screen within two (2) years after planting, barring unusual growing conditions, such as drought or disease. Hedges shall be a minimum of two (2) feet in height when planted.

Summary of Plant Material Specifications¹

	Minimum Caliper	Minimum Height	Minimum Spread
Deciduous Trees	2 1/2 in. ²	4 ft. first branch	--
Ornamental Trees	1 1/2 in. ²	4 ft. first branch	--
Evergreen Trees	--	6 ft.	2 1/2 ft.
Shrubs	--	2 ft.	2 ft.
Hedges	--	2 ft.	--

¹ See Section 5.7(D) for detailed requirements.

² Measured six (6) inches above grade.

- f. Ground cover used in lieu of turf grasses in whole or in part shall be planted in such a manner as to present a finished appearance and reasonably complete coverage after one (1) complete growing season.
- g. Grass area shall be planted using species normally grown as permanent lawns in southeastern Michigan. Grass, sod, and seed shall be clean and free of weeds, pests, and diseases. Grass may be sodded, plugged, sprigged or seeded. When grass is to be established by a method other than complete sodding or seeding, nurse grass seed shall be sown for immediate effect and protection until complete coverage is otherwise achieved. Straw or other mulch shall be used to protect newly seeded areas.
- h. Mulch used around trees, shrubs, and vines shall be a minimum of three (3) inches deep, and installed in a manner as to present a finished appearance.
- i. Undesirable Plant Material. Use of plant materials that cause disruption to storm drainage or that are susceptible to pests

or disease is not encouraged. The following plant materials exhibit such characteristics, and therefore their use is not encouraged in the Township:

- Box elder
- Chinese elm
- Siberian elm
- Honey locust (with thorns)
- Black locust
- Gingko (female only)
- Tree of heaven
- European barberry
- Mulberry
- Cottonwood
- Willow
- Silver maple

E. Installation and Maintenance. The following standards shall be observed where installation and maintenance of landscape materials are required:

1. Installation. Landscaping shall be installed in a sound, workmanlike manner to ensure the continued growth of healthy plant material. Areas to be landscaped shall be provided with a minimum topsoil depth of six (6) inches. Trees, shrubs, hedges, and vines shall be generously mulched at the time of planting.
2. Installation of Perimeter Landscaping. Landscaping along the perimeter shall be installed prior to construction, except where such landscaping would be destroyed during construction.
3. Seeding or Sodding. Lots or parcels shall be seeded or sodded within ninety (90) days after occupancy.
4. Protection from Vehicles. Landscaping shall be protected from vehicles through use of curbs or wheel stops in parking lots. Landscape areas shall be elevated above the pavement to a height that is adequate to protect the plants from snow removal, salt, and other hazards.
5. Timing of installation.
 - a. Landscaping provided for nonresidential and multiple family residential projects shall generally be installed upon issuance of a Certificate of Occupancy. Where extenuating circumstances warrant (e.g., if development is completed during the off-season when plants cannot be installed), the Planning Commission or Zoning Administrator shall have the ability establish an alternative schedule for the installation of

- required landscaping. If landscaping is to be installed after the Certificate of Occupancy is granted, the developer shall provide a performance guarantee to ensure installation of required landscaping as established by the Planning Commission or Zoning Administrator, such as an irrevocable letter of credit, in an amount equal the estimated value of the proposed landscape improvements.
- b. Landscaping of all common areas associated with single-family residential developments shall generally be installed upon the occupancy of the first lot or unit of the development, or of a particular phase in the case of a phased development. Where extenuating circumstances warrant, the Planning Commission or Zoning Administrator shall have the ability establish an alternative schedule for the installation of required landscaping. To ensure that landscaping is installed according to the schedule established by the Planning Commission or Zoning Administrator, the developer may be required to provide a performance guarantee, such as an irrevocable letter of credit, in an amount equal the estimated value of the proposed landscape improvements. Notwithstanding, required street trees shall be installed within 90 days of occupancy of each lot or unit, or by June 1 for residences occupied in winter months.
6. Maintenance. Landscaping required by this Ordinance shall be maintained in a healthy, neat, and orderly appearance, free from refuse and debris. All unhealthy and dead plant material shall be replaced immediately upon notice from the Zoning Administrator, unless the season is not appropriate for planting, in which case such plant material shall be replaced at the beginning of the next planting season.
- All constructed or manufactured landscape elements, such as but not limited to benches, retaining walls, edging, and so forth, shall be maintained in good condition and neat appearance. Rotted, deteriorated, or damaged landscape elements shall be repaired, replaced, or removed.
7. Irrigation. All landscaped areas shall be provided with a readily available and acceptable supply of water, with at least one spigot located within three hundred (300) feet of all plant material to be established and maintained. Trees, shrubs, and other plantings and lawn areas shall be watered regularly throughout the growing season. The Planning Commission may require an irrigation system to stabilize plant materials, in particular for larger parcels (over five acres), for landscaped areas over one thousand (1,000) square feet

in area, in locations where screening considered crucial to achieve land use compatibility, and/or where more formalized plantings are proposed (as opposed to natural spacing and clustering of plant material).

F. Treatment of Existing Plant Material. The following regulations shall apply to existing plant material:

1. Consideration of Existing Elements in the Landscape Design. In instances where healthy plant material exists on a site prior to its development, the Planning Commission may permit substitution of such plant material in place of the requirements set forth previously in this Section, provided such substitution is in keeping with the spirit and intent of this Chapter and the Ordinance in general.

Existing hedges, berms, walls, or other landscape elements may be used to satisfy the requirements set forth previously, provided that such landscaping is in conformance with the requirements of this Section.

G. Modifications to Landscape Requirements. In consideration of the overall design and impact of a specific landscape plan, and in consideration of the amount of existing plant material to be retained on the site, the Planning Commission may modify the specific requirements outlined herein, provided that any such adjustment is in keeping with the intent of this chapter and Ordinance in general. In determining whether a modification is appropriate, the Planning Commission shall consider whether the following conditions exist:

1. Topographic features or other unique features of the site create conditions such that strict application of the landscape regulations would result in a less effective screen than an alternative landscape design.
2. Parking, vehicular circulation, or land use are such that required landscaping would not enhance the site or result in the desired screening effect.
3. The public benefit intended by the landscape regulations could be better-achieved with a plan that varies from the strict requirements of the Ordinance.

In consideration of a reduction in landscaping the Planning Commission may seek a donation to the Township's Tree Fund.

H. Landscape Plan Submission Requirements. All development proposals for which landscaping is required under Section 5.7 shall submit a landscape

plan demonstrating compliance with that Section. The required landscape plan shall include the following:

1. Location of all proposed plant material.
2. Schedule of all proposed plant materials, indicating the botanical and common name, number, size, and root type, as well as which landscaping or tree replacement requirement, if any, the plant material is intended to satisfy.
3. Calculations used for determining required number of trees and shrubs.
4. Proposed groundcover in all unpaved areas of the site.
5. Location of all landmark trees existing on site.
6. Proposed topographical contour lines.
7. Berm cross-sections, if proposed.
8. Planting details.
9. Method of irrigation.
10. Details of any proposed structures, such as retaining walls, gazebos, arbors, fences, etc.

5.8 Walls and Fences.

- A. **General Requirements.** It shall be unlawful for any person, firm, or corporation to construct, or cause to be constructed, any fence on any property, lot, parcel, tract or yard within Augusta Charter Township, including land zoned or used for single-family residential purposes, except in accordance with these regulations. Violation of this Section shall be subject to the penalties set forth in Section 13.10 of this Ordinance.
- B. **Location of Fences and Walls.**
 1. All fences and walls shall be located entirely on the property, lot, parcel or tract of the owner of the fence. Adjoining property owners may jointly install a fence on the common property line.
 2. No fence or wall shall be located within a public road right-of-way or private road easement.
 3. No fence or wall shall be located within a public easement in which public utilities are located or are proposed to be located without first receiving the approval of the public utility responsible.

4. No fence or wall shall be established or maintained on any property, lot, parcel or tract that will cause a traffic hazard by obstructing the view of drivers. All fences and walls shall be installed in accordance with the requirements for intersection visibility under Section 5.5.
5. When one side of a fence or wall has a more finished appearance than another, such fence shall be installed with the finished side facing outward, toward adjacent roads and properties.

C. Height Regulations.

1. Fences and walls located on property zoned or used for residential purposes shall comply with the following regulations:
 - a. Except as provided under items i. and ii., below, fences and walls located within a required front yard setback adjoining a public or private road shall be ornamental in nature and shall not exceed four (4) feet in height. A fence or wall shall be considered "ornamental" if it is composed of wrought iron-style pickets, wood pickets, wood split rails and posts, brick, stone, or similar materials.
 - i. Walls or fences that are associated with a decorative entrance feature to a residential condominium, site condominium or subdivision development having multiple lots or units may measure up to six (6) feet in height within a required front yard setback.
 - ii. Woven wire farm fences not exceeding five (5) feet in height that are used to enclose horses or other livestock shall be permitted within the required front yard setback of lots having at least three (3) acres of area.
 - b. Fences and walls located within any required side setback not adjoining a street or in any required rear setback shall not exceed six (6) feet in height.
 - c. A zoning compliance permit shall be required to erect fences in excess of six (6) feet in height on residential property. Such fences shall only be permitted outside of required setback areas.
2. Fences and walls on property zoned or used for commercial or office purposes shall not exceed six (6) feet in height, except as required elsewhere in this Ordinance or waived by the Planning Commission. Fences in a required front setback shall not be permitted except where required by the Planning Commission.

3. Fences and walls on any industrial property, lot, parcel or tract shall not exceed eight (8) feet in height.
4. Fences erected in conjunction with a farm operation (as defined by the Right to Farm Act, P.A. 93 of 1981) shall be exempt from the regulations of this subsection.
5. In determining the height of a fence or wall, the maximum height at any point shall be measured from the average grade within two (2) feet of that point, measured perpendicularly from the fence. The deposition of fill or other land-contouring activities shall not be undertaken merely to circumvent the fence height limitations contained in this Section.

D. Safety.

1. No spikes, nails, barbed wire, or other pointed objects or sharp protrusions shall be placed on, attached to, or permitted to remain on, any fence or wall below the height of 10 feet, except in the case of fences that enclose farmland, in which case barbed wire may be permitted at any height of the fence.
2. Fences shall not contain any electric charge or current, except fences that enclose land used for agricultural purposes, in which case electrically charged fence wires shall be permitted, provided such wires shall be attached to the inside face of the fence posts. All electrically charged fences shall be of a type and make approved by Underwriters Laboratories.
3. Fences and walls may be constructed of woven wire, metal, wood, plastic, or masonry. Masonry walls shall require a foundation equal to the depth of the frost line, or forty-two (42) inches.

E. Retaining Walls.

1. A retaining wall shall be regulated as a fence if the wall projects more than eighteen (18) inches above the grade of the ground being retained.
2. No retaining wall shall be built within the public road right-of-way without prior approval of the Washtenaw County Road Commission.
3. Any retaining wall that retains greater than thirty-six (36) inches of earth shall maintain a ten (10) foot setback from side and rear lot lines, unless the following can be demonstrated:
 - a. The proposed retaining wall is the only option available to reasonably manage changes in grade on the subject site.

be restored to a safe and healthy condition with all debris removed from the site within one-hundred and eighty (180) days from the occurrence of such damage.

5.11 Buildings to be Moved or Demolished.

- A. No building permit shall be granted for the moving or demolishing of buildings or structures from without or within the limits of the Township to be placed on property within said limits unless the Building Official shall have made an inspection of the building to be moved and has found that it is structurally safe, will not adversely affect the character of existing buildings in the neighborhood of the new location and will fully comply with the Building Code and other codes regulating the health, safety, and general welfare of the Township. A performance guarantee as established by the Township Board of sufficient amount to ensure cost of completing building for occupancy within a period of not less than six (6) months from date of permit shall be furnished before permit is issued.
- B. Any building moved within a district and placed upon a foundation or any building moved into a district from without shall be considered a new building and be subject to all the limitations and requirements herein set forth relating to uses, construction, permits, and certificates.
- C. The Building Official shall approve in writing the route to be used to move the building(s).
- D. All debris from any demolished building or structure shall be properly disposed of. The foundation materials shall be removed and disposed of, and backfilled with clean earth materials devoid of all debris, large stones and organic materials. The site shall be graded to a smooth, even surface and seeded to grass.

5.12 Dwellings in Non-Residential Districts. No dwelling shall be erected in a non-residential zoning district. However, the sleeping quarters of a watchman or caretaker may be permitted by the Planning Commission as a special approval use.

5.13 Temporary Dwellings. No cabin, trailer, motor home, mobile home, or other temporary structure, whether of a fixed or movable nature, may be erected, moved, or used for dwelling purposes, except as permitted under Section 7.4(B). However, if a permanent dwelling is destroyed or is damaged by a natural or man-made event, such as fire, flood, windstorm, or tornado, to an extent that it is uninhabitable, self-contained living units (e.g. mobile homes) may be permitted as indicated in the following sections:

- A. The location shall not be injurious to the surrounding property or neighborhood and meet all applicable setbacks for a principal structure in the district in which it is located.

- B. The water supply and toilet facilities serving the temporary dwelling shall conform to the minimum requirements as set forth by the Washtenaw County Health Department.
- C. An application for a zoning compliance permit for the construction, erection, or movement of a temporary dwelling shall be made to the Zoning Administrator. The application shall be accompanied by a drawing, showing the location of the proposed temporary structure, and the proposed water supply and toilet facilities.
- D. After due consideration, the Building Official shall approve or deny a building permit for the same, and shall clearly set forth on the permit that the structure is intended as a temporary dwelling while the principal structure is rehabilitated or reconstructed. The applicant must apply for applicable building and trade permits to rehabilitate or reconstruct within 60-days of the event that caused the principal structure to be uninhabitable. Said temporary dwelling is to be vacated upon the expiration of 1-year from the issuance of building and trade permits for the rehabilitation or reconstruction of the principal structure, or 60-days following the issuance of a certificate of occupancy from the Building Official, whichever comes first. Longer time periods may be allowed, at the discretion of the Building Official, provided that the applicant continues to pursue rehabilitation and/or reconstruction activities diligently.
- E. A permit for a temporary dwelling shall not be transferable to any other owner or occupant.

5.14 Temporary Construction.

- A. Structures and activities associated with temporary construction shall be allowed in any zoning district for a period of one (1) year following the issuance of applicable building, trade and zoning compliance permits. Extensions may be allowed, at the discretion of the Zoning Administrator, if the temporary structure and/or activity is considered a necessity for an on-going development.
- B. For the purposes of this Section, temporary construction activities, with or without temporary structures, shall be defined as construction activities other than actual construction of buildings approved pursuant to a building and zoning compliance permit. They include, but are not limited to, a construction yard for the development of a subdivision or multiple family project, a cement or asphalt making operation for street and/or road construction, and other similar activities.
- C. The Zoning Administrator shall determine, before issuing a zoning compliance permit, whether the proposed temporary construction building and/or construction activity is necessary and if it is necessary that it should

be located at the proposed location. The Zoning Administrator shall also find that the proposed activity does not place excessive burden on the septic, sanitary sewer and/or water system, nor create a hazardous fire condition. In granting the approval, the Zoning Administrator may set such conditions as appear necessary to minimize disturbance to the area and the surrounding land uses. As a condition of approval, the Zoning Administrator may require the posting of a cash bond, corporate surety bond, or letter of credit to guarantee compliance with this Ordinance and all other applicable Township ordinances, standards, rules, and regulations, and a proper clean-up of the site at a time indicated on the building and zoning/land use permit.

- D. Activities allowed pursuant to this Section shall conform to the following requirements.
1. All roads used for ingress or egress, on or off the site, shall be kept dust free by oiling, chemical substances, or water and/or by hard-topping with cement or bituminous substance.
 2. Work areas shall be kept clean and clear.
 3. Work areas shall be posted with the owner's and operator's name and phone numbers.
 4. Work yards shall be fenced or otherwise made safe.
 5. Truck crossings and other means of ingress and egress shall be posted two hundred (200) feet there from in either direction to warn motorists.
 6. Working hours shall be between 7 am and 8 pm, Monday through Friday and 8 am to 7 pm Saturday. No work shall be permitted on Sundays or holidays except by special permission of the Zoning Administrator.

5.15 Seasonal Sales. The sale of Christmas trees, pumpkins, bedding plants, locally-grown produce, and other items deemed "in season" shall be considered temporary accessory uses within the AG, RR and all non-residential zoning districts subject to the following conditions:

- A. A temporary zoning compliance permit renewable on an annual basis shall be secured from the Zoning Administrator.
- B. All such sales shall be conducted in a manner so as not to create a traffic hazard or a nuisance to neighboring properties.
- C. Adequate parking and ingress and egress to the premises shall be provided.

- D. Upon discontinuance of the seasonal use, any temporary structures and signage shall be removed.
- E. Signs shall conform to the provisions of the district in which the seasonal use is located.
- F. Any lighting shall be directed and controlled to not create a nuisance to neighboring property owners.

5.16 Garage Sales, Rummage Sales and Similar Activities. Garage sales, rummage sales, yard sales, moving sales, and similar activities shall be considered temporary accessory uses within any residential zoning district subject to the following conditions.

- A. Any garage sale, rummage sale, or similar activity shall be allowed without a building and land use permit for a period not to exceed four (4) days within a six (6) month period. Such activities in operation for a period of time in excess of four (4) days shall require a zoning compliance permit from the Zoning Administrator. In no instance shall more than two (2) garage sales, rummage sales, or similar activities be held in any one location within any twelve (12) month period.
- B. All such sales shall be conducted in a manner so as not to create a traffic hazard or a nuisance to neighboring properties.
- C. All such sales shall be conducted a minimum of twenty (20) feet from the front lot line of the premises of such sale.
- D. Outdoor storage of goods or merchandise offered at such a sale shall not occur longer than the sale itself.
- E. Signage shall conform to the standards of Article 8.

5.17 Home Occupations. Home occupations which are clearly incidental to the principal residential use are permitted in any residential district. The following conditions for home occupations shall be met.

- A. The occupation shall utilize no more than twenty-five (25) percent of the total floor area of any one story of the residential structure so used.
- B. The home occupation shall involve no employees other than members of the immediate family residing on the premises.
- C. All home occupation activities shall be conducted indoors, except gardening.
- D. No structural alterations or additions which will alter the residential character of the structure shall be permitted to accommodate a home occupation.

- E. Only customary domestic or household equipment, or equipment judged by the Administrator not to be injurious or a nuisance to the surrounding neighborhood shall be permitted.
- F. There shall be no external evidence of such occupations except a small announcement sign not exceeding two (2) square feet and conforming to provisions for signage contained in Article 8.
- G. No unrelated commodity shall be sold on the premises in connection with a home occupation.
- H. No home occupation shall be permitted which is injurious to the general character of the residential district and which creates a congested or otherwise hazardous traffic or parking condition.

5.18 Essential Services. Essential services shall be permitted as authorized and regulated by law and other ordinances of the Township. The construction of buildings associated with essential services shall be subject to the provisions of Article 11, Site Plan Review. Otherwise, the construction, maintenance, and alteration of essential services shall be exempt from the provisions of this Ordinance.

5.19 Keeping of Animals.

- A. Household Pets. Household pets may be kept on private property in accordance with the following standards:
 - 1. The keeping of up to four (4) household pets of more than six (6) months of age shall be permitted on any residentially-zoned or used lot or unit. However, small household pets kept within the residence, and small animals (such as small birds, frogs, toads, fish, gerbils, hamsters, mice, and the like) shall not be limited in number. All household pets shall be maintained and accommodated in a manner so as to not pose a nuisance to adjoining property or a hazard to water quality and the public health, safety and welfare.
 - 2. Private Kennels. The keeping of greater than four (4) household pets of more than six (6) months of age, belonging to the owner, shall constitute a private kennel, and shall be subject to the following standards:
 - a. Allowable Zoning Districts. Private kennels are allowed on property zoned C, AG, AR and RR, subject to special land use review pursuant to Article 4.
 - b. Lot Size. The lot or parcel shall be adequate in size to provide a distance of not less than one hundred and fifty (150) feet to

- any dwelling on adjoining property and twenty (20) feet to a side or rear lot line, from the care or pen housing the animals.
- c. Number of Animals Allowed. Private kennels shall in no case exceed eight (8) household pets of more than six (6) months of age.
 - d. County Licensing. Private kennels shall maintain a valid kennel license, when required by Washtenaw County.
 - e. Incidental Uses. The sale of animals or pet/veterinary products, training or grooming of animals, and providing veterinary care shall be incidental to the private kennel use, and shall not be available to the general public.
3. Commercial Kennels. Commercial kennels include any establishment animals are confined and kept for sale, boarding, breeding or training, or remuneration. The purpose of regulating kennels is to maintain adequate health standards, and to protect the general public. A commercial kennel shall be subject to the following conditions:
- a. Licensing and Other Requirements. Commercial kennels shall have a valid kennel license from Washtenaw County, and shall comply with all applicable local, county and state requirements for such facilities.
 - b. Minimum Lot Area. A minimum lot area shall be provided on not less than five (5) acres, with a minimum lot width of not less than five hundred (500) feet.
 - c. Enclosure. All animals shall be kept in an enclosed structure, or within a securely fenced area complying with Section 5.8. The Special Use Permit may limit the time during which the animals are permitted out of the kennel building(s).
 - d. Setbacks. Structures in which animals are kept, as well as animal runs and exercise areas, shall not be less than one hundred and fifty (150) feet from any adjacent property lines.
 - e. Animal Waste. Animal waste shall be collected and disposed of on a regular basis so as not constitute a nuisance to adjacent properties.
 - f. Odor Control. Properties on which commercial kennels are kept shall be maintained in a sanitary condition. Such

properties shall not emit unreasonable objectionable odors onto adjacent or nearby properties.

- g. Grooming. Pet grooming (including bathing, fur and nail trimming, brushing, flea and tick treatment, and similar treatment) shall be permitted for animals being boarded; for animals not being boarded, pet grooming shall be permitted if specifically authorized in the Special Use Permit.
 - h. Sale of Products. The sale of pet and veterinary products shall be incidental to the kennel unless specifically authorized in the Special Use Permit.
 - i. Veterinary Care. Veterinary care shall be incidental to the kennel unless specifically authorized in the Special Use Permit.
 - j. Sale of Animals. The sale of animals shall be permitted only if specifically authorized in the Special Use Permit.
 - k. Training. Training of pets and owners shall be permitted only if specifically authorized in the Special Use Permit.
 - l. Breeding. In districts other than AG, the kennel shall not be operated for breeding purposes, unless specifically authorized in the Special Use Permit.
 - m. Number of Animals Allowed. The Special Use Permit shall establish a limit on the number of animals that may be boarded at one time.
- B. Farm Animals. Farm animals may be kept on property zoned C, AG, AR and RR, pursuant to the following standards:
- 1. Applicability. The regulations of this sub-section shall apply to all properties upon which farm animals are kept, with the exception of bona fide farm operations protected in accordance with the Right to Farm Act (P.A. 93 of 1981).
 - 2. Minimum Lot Size Required. The minimum lot size required for the keeping of farm animals shall be two and one-half (2½) acres.
 - 3. Density of Animals Allowed. The aggregate number of farm animals that may be kept on a property other than a farm protected under the Right to Farm Act shall not exceed one (1) animal unit per acre, in accordance with Animal Unit Equivalency table provided below.

Animal Unit Equivalency

Animal Type	No. of Animal Units per Animal
Slaughter and Feeder Cattle	1.0
Dairy Cattle	1.4
Swine	0.4
Sheep and Lambs	0.1
Horses	2.0
Turkeys	0.02
Chickens	0.01

The animal unit equivalency for all other animal classes, types or sizes not included in this table, but defined in the Michigan Right to Farm Act or described in Michigan Commission of Agriculture Policy, shall be calculated on the basis of one thousand (1,000) pounds live weight equaling one (1) animal unit.

4. Fencing. All areas in which farm animals are kept shall be securely fenced. Such fencing shall conform to the requirements of Section 5.8.
 5. Setbacks. No building or confined feeding area in which farm animals are kept or fed shall be located in the front yard of a lot, nor shall they be located closer than sixty (60) feet to any property line or road right-of-way line.
 6. Animal Waste. Manure or other animal waste shall not accumulate or be stored within one hundred (100) feet of any property line or road right-of-way line.
 7. Odor Control. Properties on which farm animals are kept shall be maintained in a sanitary condition. Such properties shall not emit unreasonable objectionable odors onto adjacent or nearby properties.
 8. Animals shall be maintained and accommodated in a manner so as to not pose a nuisance.
- C. Wild or Exotic Animals. It shall be unlawful for wild or exotic animals to be kept, bred, exchanged, bought or sold in Augusta Charter Township, except by the following facilities and organizations: zoological parks and aquariums accredited by the American Association of Zoological Parks and