

**LYNDON TOWNSHIP  
WASHTENAW COUNTY, MICHIGAN  
NOTICE OF ADOPTION (ZTA 24-001)**

Notice is also hereby given that the Township Board for Lyndon Township, Washtenaw County, Michigan adopted zoning text amendment (ZTA 24-001) which will amend the Township Zoning Ordinance as follows:

**Chapter 2 Definitions**

**Section 2.19 Definitions-S**

**Shed:** Revise the definitions of Shed to add the height and allow use of a shipping container as a shed

**Shipping Container:** Add the Definition of Shipping Container

**Chapter 3 General Provisions**

**Section 3.07 Projections into Yards**

**Item (A):** added wording to allow architectural features to project into the water setbacks to match the allowed projections into the yard setbacks.

**item (B):** added wording to allow porches, terraces, decks, balconies, patios, and similar structure to project into the water setbacks to match the allowed projections into the yard setbacks.

**Section 3.08 Accessory Buildings and Uses**

**Item (A):** Added wording to clarify that Accessory Building used for Farming purposes are except for the regulations under the Michigan Right to Farm Act (Act 93 of 1981).

**Item (B):** Added the word accessory to clarify the regulation.

**Item (D):** reorganized the regulations for detached accessory building to provide clarifications to the regulations; and amended the regulation regarding detached accessory building to allow detached accessory buildings that meet the setback, height, and lot coverage regulations for the zoning district to not require additional size or height limitations.

**Section 3.09 Regulations Applicable To All Single Family Dwellings**

**Item (E):** Deleted Item E, the requirements regulating the use of certain materials on single family dwellings.

**Item (F):** Deleted item F, the requirements that dwelling units have roof pitched greater than 5:12.

**Item (G):** Deleted item G, the requirement that dwelling units have a minimum length, width, and ceiling height.

**Item (I):** Deleted Item I, the requirements that dwelling units contain storage areas.

**Item (J):** Deleted item J, the requirements that dwelling units have 2 exterior doors.

**Section 3.10 Temporary Use of Buildings**

**Item (C)(2):** Changed the duration of small temporary events from 2 days to 5 days.

**Item (C)(3):** Changed the duration of large temporary events from 2 days to 5 days and added criteria when the Planning Commission should consider when to allow more than 2 Large Temporary events per year.

**Section 3.23 Seasonal Uses**

**Items (A) and (C):** Amended the approval body from the Zoning Administrator to the Planning Commission for the temporary sale of merchandise related to a seasonal or periodic event.

### **Section 3.33 Generators**

**Item (A)(1):** Added wording requiring that Generators meet the required setback of the primary structure.

**Item (A)(3):** Revised the regulations regarding the allowed placement of generators on a site.

**Item (A)(4):** Revised the requirements for generators located within 15 feet of a property line.

**Section 3.33 (A)(5):** Removed the noise regulations regarding generators as the township's noise ordinance would apply.

### **Chapter 4 W-R Wilderness And Recreation District**

**Section 4.04 District Regulations:** Removed regulations regarding minimum dwelling size from the district regulation table.

### **Chapter 5 R-R Rural Residential District**

**Section 5.04 District Regulations:** Removed regulations regarding minimum dwelling size from the district regulation table.

### **Chapter 6 R-1 Medium Density Residential District**

**Section 6.04 District Regulations:** Removed regulations regarding minimum dwelling size from the district regulation table.

### **Chapter 7 L-R Lake Residential District**

**Section 7.04 District Regulations:** Removed regulations regarding minimum dwelling size from the district regulation table.

### **Chapter 8 L-C Lake Conservation District**

**Section 8.04 District Regulations:** Removed regulations regarding minimum dwelling size from the district regulation table.

### **Chapter 9 MHP Manufactured Home Park**

#### **Section 9.08 Manufactured Home Standards**

**Item C:** Removed regulations regarding minimum dwelling size.

### **Chapter 18 Zoning Board of Appeals**

#### **Section 18.07 Decisions**

**Item E:** revised the wording to require decisions in the form of a motion instead of a resolution.

### **Chapter 19 Administration and Enforcement**

#### **Section 19.06 Zoning Compliance Permits and Survey Requirements**

**Item K:** Add item K to not allow issuance of a zoning compliance permit if there is a violation of the code on the subject property.

A copy of the full zoning text amendments may be inspected or purchased at the Township Offices (17751 N. Territorial Road, Chelsea, MI 48118). The new Zoning Ordinance Amendments will also be posted on the Township's website at [http://www.twp-lyndon.org/about\\_us/public\\_notices.php](http://www.twp-lyndon.org/about_us/public_notices.php) . The adopted amendment shall become effective 7 days after the notice is published, unless referendum procedures are initiated under MCL 125.3402 within seven (7) days after publication of this notice of adoption. If referendum procedures are initiated, the ordinance shall take effect in accordance with MCL 125.3402.

Lyndon Township Planning Commission Public Hearing: April 25, 2024

Lyndon Township Board Adoption: May 14, 2024

Publication Date: May 22, 2024

Effective Date: May 29, 2024