**Medina Township**

**Proposed Land Use Zoning Ordinance Contextualized Amendments**

**ARTICLE IV GENERAL PROVISIONS**

Amend sections 4.15a, 4.15b

**Section 4.15. FENCES, WALLS, AND OTHER PROTECTIVE BARRIERS.** All fences of any type or description shall conform to the following regulations:

1. The erection, construction or alteration of any fence, wall, or other type of protective barrier shall be approved by the Building Inspector as to their conforming to the requirements of the zoning districts wherein they are required because of land use development, and to the requirements of this Section.
2. Fences which are not specifically required under the regulations for the individual zoning districts, shall conform to the following requirements:
	1. No fence shall hereafter be erected (Add) of fabric, plastic or wrap materials, along the line dividing lots or parcels of land or located within any required side or rear yard in excess of six (6) feet, or less than three (3) feet in height above the grade of the surrounding land. However, notwithstanding, a fence located in any Commercial or Industrial Zoning District may be erected to a height of eight (8) feet.
	2. (Remove) ~~All fences hereafter erected shall be of an ornamental nature, the area of which shall be not more than fifty (50%) solid, with the open spaces uniformly spread over the entire area of the fence.~~ Barbed wire, spikes, nails or any other sharp point or instrument of any kind on top or on the sides of any fence, or electric current or charge in said fences are prohibited, except in the Agriculture and Industrial Districts. Barbed wire cradles may be placed on top of fences enclosing public utility buildings or wherever deemed necessary in the interests of public safety.
3. No fence, wall, structure or planting shall be erected, established or maintained on any corner lot which will obstruct the view of a driver of a vehicle approaching the intersection, excepting that shade trees would be permitted where all branches are not less than eight (8) feet above the road level. Such unobstructed comer shall mean a triangular area formed by the street property lines and a line connecting them at points twenty-five (25) feet from the intersection of the street lines or in the case of a rounded property corner from the intersection of the street property lines extended. This shall not prohibit the establishment of shrubbery thirty (30) inches or less in height.
4. There shall be no permits or restrictions for agricultural fences in agricultural districts.

Amend Sections 4.24.1a, 4.24.1b, 4.24.1c, 4.25.5

**Section 4.24. LANDS ABUTTING RIVERS AND LAKES.** In any district, land which abuts Bean Creek, any other creek tributary or drainage ditch, or any natural or man-made lake shall be subject to the following regulations:

1. The general setback limitations shall be based on the following minimum distances from the waters’ edge:
	1. (Change to) Fifty (50) ~~Fifteen (15)~~ feet from any drainage ditch.
	2. (Change to) Fifty (50) ~~Twenty-five (25)~~ feet from any creek or tributary.
	3. (Change to) One Hundred (100) ~~Fifty (50)~~ feet from Bean Creek.
	4. Fifty (50) feet from any natural or man-made lake.
2. Single family detached dwellings and their accessory uses (except boat houses) shall be set back according to paragraph 4.24.1.
3. Camping, outdoor recreation, and other commercial recreation activities (except boat landing facilities and marinas) shall be setback according to paragraph 4.21.1.
4. Mining extraction or any use permitted in the X District shall be setback three hundred (300) feet from the waters’ edge.
5. All sanitary waste disposal fields and septic tanks must (Change to) comply to Lenawee County Health Department minimum requirements to set back ~~not encroach an area within fifty (5) feet~~ of the waters’ edge.
6. All other uses not specifically covered in these regulations must be set back one hundred

(100) feet from the waters’ edge.

1. Nothing herein shall prevent the cleaning and deepening of drainage ditches or the cutting of trees in accordance with such cleaning and deepening.

**ARTICLE VII A, AGRICULTURAL DISTRICT**

**Amend Section 7.03, 7.03.06, 7.03.10, 7.03.12a, 7.03.16, 7.03.17**

**Section 7.03. PERMITTED USES AFTER SPECIAL APPROVAL.** The following uses shall be permitted subject to the conditions hereinafter imposed (Change to) as conditional/special use variances from use of land and subject further to the review and approval of the Board of Appeals.

1. Add: Travel Trailer Park/Campground as defined in section 17.01.90 and Golf course, which may or may not be operated for profit, subject to the following conditions:
	1. The site shall be planned as to provide all ingress and egress directly onto a County Primary Road.
	2. Development features including the principal and accessory buildings and structure shall be located and related as to minimize the possibilities of any adverse effects upon adjacent property. This shall mean that all principal or accessory buildings shall be not less than two hundred (200) feet from any property line of abutting residentially zoned lands.
2. Home Occupations as defined in (Change to) Sec. 17.01.43 ~~Article XVII~~.
3. Sales of farm machinery, equipment and supplies, subject to the following conditions:
	1. The site shall have direct access to a County Primary Road (Change to) or secondary hard surface blacktop or concrete road.
	2. Such use shall be located at least fifty (50) feet away from any property line of abutting residentially zoned lands.
4. (Add) Dwellings constructed with a conforming lot size of 40 acres after the enactment of this ordinance may be severed and sold off from the parcel of 40 acres. Provided a dwelling parcel of at least 4 acres and 300 ft. of road frontage with side yards and back yards in accordance with the requirements of Section 14.01 of this Ordinance. A designated contiguous acreage including the dwelling parcel totaling 40 acres shall thereafter be known as a non-buildable lot.

 17. (Add) Excluding agricultural buildings, permitted nonresidential buildings constructed

 since the inception of this Ordinance. May be converted to a single purpose

 “Nonconforming Special Land Use Permit” subject to review and approval of the Board of

 Appeals. Such “Nonconforming Special Use Permit” is nontransferable and will be

 withdrawn at any time the non-conforming use ceases to operate.

**ARTICLE XIV SCHEDULE OF REGULATIONS**

Amend Section14.01 Minimum Yard Setback

A. Agricultural rear setback changes from 100 ft. to 40 ft.

###  Minimum Yard Setback Area Per

 **Side Yard Dwelling**

 Frontd Least Total Rear Unit a,b,e,oa Agriculture 75 ftf 20 ft f 40 ft f ~~100 ft~~ 40ft 800 sf

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| R ResidentialM Mobile Home Park | 35 ft50ft | 20 ft25 ft | 40 ft50ft | 40ft50 ft | 800 sf600 sf |
| C | Commercial | 30 ftk | --- | I | --- | 1 | 30 ft | ---- |
| I | Industrial | 50 ft | 20ft | 40ft | 50 ft | ---- |
| X | Extractive Industrial | 100 ft | 50ft | l00ft | 75 ft | ---- |
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**ARTICLE XV ZONING ADMINISTRATION**

**Amend Section 15.05**

Section 15.05. ERECTION OR ALTERATION. No building or structure excepting farm outbuildings (Add) with approved “Agriculture Building Use Letter of Understanding “ shall hereafter be erected or altered and no land shall be used until a zoning compliance permit shall first have been obtained by the owner of said building or land to be improved, except that no permit shall be required for minor alterations or repairs to existing structures costing three thousand ($3,000) dollars or less, or for wrecking of buildings or structures of less than one thousand (1,000) cubic feet capacity.

**ARTICLE XVI BOARD OF APPEALS**

**Amend Section 16.04 Notice of Hearings**

Section 16.04. NOTICE OF HEARING. Notice of the hearing of the appeal shall be given by the Township Clerk to all owners of record of property within a radius of three hundred (300) feet of the premises involved by mail addressed to the respective owners at the address given in the latest assessment roll. The time, place and subject matter of such hearing shall be printed in a newspaper of general circulation in the Township once not less than (change to) ~~ten~~ fifteen ~~(10)~~ (15) days prior to such hearing.

**ARTICLE XVII DEFINATIONS**

**Amend Section 17.01.90**

**Section 17.01.90.** ~~TRAVEL TRAILER PARK: A family recreation oriented facility for the overnight or short-term (not to exceed fifteen (15) days consecutively) parking of travel trailers or tents. May also be known as a camp ground.~~  (Change to)

 TRAVEL TRAILER PARK/PUBLIC AND PRIVATE CAMPGROUND

1. Authorizations. The establishment and operation of a public or private campground shall

 be in compliance with the following:

1. The Michigan Public Health Code, being P.A. 368 of 1978, as amended, and the administrative rules adopted pursuant to the Act.
2. The campground shall obtain a license to operate from the Michigan Department of Environmental Quality.
3. The campground shall be in compliance with the applicable regulations of the Lenawee

 County Health Department.