

ORDINANCE NO. 18-56

NORTHFIELD TOWNSHIP, WASHTENAW COUNTY MI

AN ORDINANCE OF THE BOARD OF TRUSTEES OF NORTHFIELD TOWNSHIP, MICHIGAN, TO AMEND ZONING ORDINANCE SUB-SECTION 36-98(g)(1) BY REMOVING "OPEN AND UNROOFED TERRACES, PATIOS, PORCHES" AND "AWNINGS" FROM THE LIST OF EXEMPTED STRUCTURES

Whereas Northfield Township's Zoning Ordinance states that open or unroofed terraces, patios, and porches are exempt from area, placement, and height regulations in Sub-section 36-98(g)(1); and,

Whereas The Zoning Ordinance requires structures *attached* to the home to meet minimum setbacks of the home; and

Whereas It is recognized that terraces, patios, and porches that are *detached* from a home can have massing that should be subject to setback requirements.

Now, therefore, be it ordained by the Northfield Township Board of Trustees that the Zoning Ordinance be amended as follows:

Section 1: Section 36-98

(g) Exemptions from area, placement, and height regulations.

(1) The following structures may be located anywhere on any lot: ~~open and unroofed terraces, patios, porches, and steps; awnings;~~ flag poles; hydrants; laundry drying equipment; trellises; recreation equipment; outdoor cooking equipment; at grade sidewalks and private driveways; trees, plants, shrubs, and hedges; fences complying with standards within section 36-715; mailboxes; and light poles. Anything constructed, erected, placed, or planted, or allowed to grow, shall conform to the provisions of section 36-98(h).

Section 2: MISCELLANEOUS

If any portion of this Ordinance shall be held to be invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity of any other portion of this Ordinance.

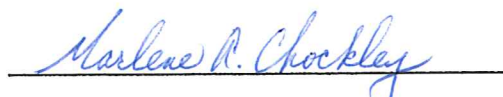
All ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency. Provided, however, that such repeal shall be only to the extent of such inconsistency, and in all other respects the ordinances or parts of ordinances are hereby ratified, re-established and confirmed.

Section 3: Effective Date

The provisions of this Zoning Code amendment are hereby ordered to take effect 7 days following its publication in a newspaper of general circulation within the Township. This Ordinance is

hereby declared to have been adopted by the Township Board of Trustees of the Township of Northfield in a meeting duly called and held on this 9th day of January, 2018.

**TOWNSHIP OF NORTHFIELD,
WASHTENAW COUNTY, MICHIGAN**



Marlene Chockley, Supervisor

ATTEST:



Kathleen Manley, Clerk

I, Kathleen Manley, Northfield Township Clerk, hereby certify as follows:

- A. The above Ordinance was passed by the Northfield Township Board of Trustees on the 9th day of January, 2018. The names of the members voting thereon and how each member voted was as follows:

Yeas: Zelenock, Manley, Beliger, Chick, Dockett, Otto

Nays: Chockley

Absent —

- B. A true copy of the above Ordinance was published in Ann Arbor News, a newspaper circulating within the Township, on the 14th day of January, 2018, and;

- C. The effective date of the above Ordinance is the 21st day of January, 2018.

NORTHFIELD TOWNSHIP BOARD

By: 

Kathleen Manley, Clerk