

**GREEN OAK CHARTER TOWNSHIP  
ORDINANCE NUMBER 03-2014**

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF GREEN OAK CHARTER TOWNSHIP, SECTIONS 38-134, 38-135, AND 38-137, OF THE CODE OF ORDINANCES OF GREEN OAK CHARTER TOWNSHIP; AND TO PROVIDE FOR REPEALER OF ANY ORDINANCES INCONSISTENT HEREWITH.**

**GREEN OAK CHARTER TOWNSHIP ORDAINS AS FOLLOWS:**

**Section 1.**

Sections 38-134, 38-135, 38-137 of the Green Oak Charter Township Code of Ordinances, Chapter 38, Zoning Ordinance, shall be amended according to the following:

***Modify Section 38-134 (5)***

**Sec. 38-134. Intent and purpose of districts.**

The intent and purpose of each district is as follows:

- (5) ***RM residential multiple-family district.*** The intent of the RM district is to provide sites for single family, two-family and multiple-family dwelling structures and related uses, which will generally serve as zones of transition between nonresidential districts and lower density single-family districts. The RM district is further provided to serve the limited needs for the apartment type of unit in an otherwise low density single-family community. Due to its buffering characteristic between residential and nonresidential uses, the RM district is intended to provide a residential area which is low rise in character, yet provides greater density by allowing increased building coverage in the most intense single-family residential district.

***Modify Section 38-135***

**Sec. 38-135. Schedule of use regulations.**

The schedule of use regulations shall be as follows:

- (5) ***RM residential multiple-family district.***
- a. ***Permitted uses.*** Permitted uses within the RM district include the following:
1. Single-family detached dwellings.
  2. Two-family dwellings.

3. Multiple-family dwellings.
  4. Public educational institutions.
  5. Accessory uses, subject to Section 38-171.
  6. Senior housing complexes, subject to Section 38-196(13).
  7. Family Day Care Homes, subject to Section 38-196(6).
  8. Adult Foster Care Small Group Home.
- b. ***Special approval uses.*** Special approval uses within the RM district include the following:
1. All special uses permitted in the LA, R-1, R-2, R-2A, R-3, and RE districts.
  2. Convalescent homes, subject to Section 38-196(14).
  3. Adult Day Care Centers, subject to Section 38-196.
  4. Child Care Centers, subject to Section 38-196.
  5. Adult Foster Care Large Group Homes, subject to Section 38-196.
  6. Adult Foster Care Congregate Facilities, subject to Section 38-196.

***Modify Section 38-137***

**Sec. 38-137. Miscellaneous regulations.**

- (d) Site requirements for the RM district are as follows:
- (1) Single-family detached dwellings shall have a minimum lot size of three (3) acres.
  - (2) Two-family dwellings shall have a minimum lot size of one (1) acre per two-family unit.
  - (3) A minimum site size of three (3) acres is required for multiple-family developments, other than two-family dwellings.
  - (4) Multiple-family residential developments which are not served by public sanitary sewers, cluster septic systems, or approved package treatment plants shall comply with the following lot area requirements per dwelling unit:
    - a. Efficiency units, five thousand (5,000) square feet.
    - b. One (1) bedroom units, five thousand (5,000) square feet.
    - c. Two (2) bedroom units, ten thousand (10,000) square feet.

- d. Three (3) bedroom units, twelve thousand five hundred (12,500) square feet.
- (5) Multiple-family residential units which are served by public sanitary sewers, cluster septic systems, or approved package treatment plants shall comply with the following lot area requirements per dwelling unit:
  - a. Efficiency units, two thousand five hundred (2,500) square feet.
  - b. One (1) bedroom units, two thousand five hundred (2,500) square feet.
  - c. Two (2) bedroom units, five thousand (5,000) square feet.
  - d. Three (3) bedroom units, seven thousand five hundred (7,500) square feet.
- (6) All packaged treatment plant facilities shall meet all applicable federal, state, and local standards and regulations. The collection system used in conjunction with a packaged treatment facility shall be designed to readily connect into a future public sewer service without the need for reconstruction of any main or later sewer links.

**Section 2. Repealer**

This Ordinance hereby repeals any ordinances in conflict herewith.

**Section 3. Severability**

The various parts, sections and clauses of this Ordinance are declared to be severable. If any part, sentence, paragraph, section or clauses is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the Ordinance shall not be affected.

**Section 4. Savings Clause**

That nothing in this Ordinance hereby adopted be construed to affect any just or legal right or remedy of any character nor shall any just or legal right or remedy of any character be lost, impaired, or affected by this Ordinance.

**Section 5. Publication and Effective Date**

This Ordinance shall take effect on the 8th day after publication, or such later date as provided in the Michigan Zoning Enabling Act if a petition for voter referendum on this Ordinance and/or a notice of intent to submit such a petition is timely filed with the Township Clerk.

  
Michael H. Sedlak, CMC Township Clerk

  
Mark St. Charles Township Supervisor

Adoption Date: February 19, 2014

Publication Date: February 19, 2014

Effective Date: March 6, 2014

**CERTIFICATION**

I, Michael H. Sedlak, the Clerk of Green Oak Charter Township, Livingston County, Michigan, do hereby certify that the foregoing is a true and complete copy of Ordinance Number 03-2014, adopted by the Green Oak Charter Township at a regular meeting held on February 19, 2014.

The following members of the Township Board were present at that meeting: Susan Daugherty, Treasurer, Tracey Edry, Trustee, Richard Everett, Trustee, Rollin Green, Trustee, James Tuthill, Trustee, Michael Sedlak, Clerk and Mark St. Charles, Supervisor.

The Ordinance was adopted by the Township Board of Trustees with seven members of the Board voting in favor and no members voting in opposition. Notice of adoption and publication of the Ordinance was published in the Livingston County Press & Argus on February 26, 2014. The Ordinance shall be effective on March 6, 2014, eight (8) days after publication.

By:   
Michael H. Sedlak CMC, Township Clerk