GREEN OAK CHARTER TOWNSHIP
ORDINANCE NUMBER 04-2013

AN ORDINANCE TO AMEND PORTIONS OF CHAPTER 38, ZONING, OF THE
CODE OF ORDINANCES OF GREEN OAK CHARTER TOWNSHIP, PERTAINING
TO LOT COVERAGE.

GREEN OAK CHARTER TOWNSHIP ORDAINS AS FOLLOWS:

Section 1. The following sections in Chapter 38, Zoning, of the Code of Ordinances for Green Oak
Charter Township Code of Ordinances are amended and added to read as follows:

Modify Section 38-1, Definitions.

Sec. 38-1. Definitions.

Impervious surface means any surface of land which has been compacted or covered with
a layer of material that substantially reduces, makes highly resistant to, or prevents the
infiltration of stormwater into the ground, including graveled drives and parking lots, sidewalks,
streets, parking lots, roofs, structures, buildings, and other hard-surfaces paved areas.

Lot area, gross, means the net lot area, including wetland areas, plus one-half of the area
of the right-of-way directly adjacent to, and abutting, any side of an unplatted lot.

Lot area, net, means, for the purpose of computing the net maximum lot area, a figure
determined by deducting from the gross lot area, the area of the public right-of-way and private
road easements.

Lot coverage means the part or percent of the lot occupied by the buildings or structures,
including accessory buildings.

Section 2.

Modify Section 38-136, Schedule of Regulations

Sec. 38-136. Schedule of area, height, and setback regulations.

The following regulations regarding lot sizes, yards, setbacks, lot coverage, building size, and
densities apply within the zoning districts as indicated. No building shall be erected, nor shall an
existing building be altered, enlarged, or rebuilt, nor shall any open space surrounding any
building be encroached upon or reduced in any manner, except in conformity with the
regulations established in this section for the district in which such building is located. No
portion of a lot used in complying with the provisions of this section for yards, courts, or lot area
occupancy in connection with an existing or projected building or structure shall again be used to
qualify or justify any other building or structure existing or intended to exist at the same time.
<table>
<thead>
<tr>
<th>Zoning District</th>
<th>Minimum Lot Size per Unit</th>
<th>Maximum Building Height</th>
<th>Minimum Yard Setback Required</th>
<th>Maximum Lot Coverage Area as Percent of Lot</th>
<th>Maximum % of Lot Area Covered by All Buildings – Lot Coverage</th>
<th>Maximum % of Impervious Surface</th>
<th>Additional Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Lands, PL</td>
<td>5 acres</td>
<td>300 feet</td>
<td>2 stories 28 feet</td>
<td>60 feet 20 feet 50 feet 50 feet 60 feet</td>
<td>20%</td>
<td>-</td>
<td>(see Section 38-137(a)-(c))</td>
</tr>
<tr>
<td>Residential Farming, RF</td>
<td>2 acres</td>
<td>150 feet</td>
<td>2 stories 28 feet</td>
<td>50 feet 20 feet 50 feet 50 feet 50 feet</td>
<td>25%</td>
<td>-</td>
<td>&quot;</td>
</tr>
<tr>
<td>Lake Area Residential, LA</td>
<td>7,200 sq ft</td>
<td>60 feet</td>
<td>2 stories 28 feet</td>
<td>30 feet 7 feet 30 feet 30 feet 30 feet</td>
<td>30%</td>
<td>-</td>
<td>&quot;</td>
</tr>
<tr>
<td>Residential Single-Family, R-1</td>
<td>12,000 sq ft</td>
<td>90 feet</td>
<td>2 stories 28 feet</td>
<td>30 feet 10 feet 40 feet 30 feet 30 feet</td>
<td>30%</td>
<td>-</td>
<td>&quot;</td>
</tr>
<tr>
<td>Residential Single-Family, R-2</td>
<td>21,750 sq ft</td>
<td>125 feet</td>
<td>2 stories 28 feet</td>
<td>40 feet 15 feet 45 feet 40 feet 30%</td>
<td>-</td>
<td>-</td>
<td>&quot;</td>
</tr>
<tr>
<td>Residential Single-Family, R-2A</td>
<td>32,670 sq ft</td>
<td>135 feet</td>
<td>2 stories 28 feet</td>
<td>45 feet 20 feet 50 feet 45 feet 30%</td>
<td>-</td>
<td>-</td>
<td>&quot;</td>
</tr>
<tr>
<td>Residential Single-Family, R-3</td>
<td>1 acre</td>
<td>150 feet</td>
<td>2 stories 28 feet</td>
<td>45 feet 20 feet 50 feet 45 feet 30%</td>
<td>-</td>
<td>-</td>
<td>&quot;</td>
</tr>
<tr>
<td>Residential Multiple Family, RM</td>
<td>3 acres</td>
<td>200 feet</td>
<td>2 stories 30 feet</td>
<td>35 feet 20 feet 50 feet 35 feet 30%</td>
<td>-</td>
<td>-</td>
<td>(see Section 38-137(d)-(g))</td>
</tr>
<tr>
<td>Residential Mobile Home Park, RMH</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>(see Section 38-137(h))</td>
</tr>
<tr>
<td>Local Business, LB</td>
<td>20,000 sq ft</td>
<td>100 feet</td>
<td>2 stories 30 feet</td>
<td>25 feet 20 feet 25 feet 25 feet 35% 35% 90%</td>
<td>-</td>
<td>-</td>
<td>&quot;</td>
</tr>
<tr>
<td>General Business, GB</td>
<td>20,000 sq ft</td>
<td>100 feet</td>
<td>2½ stories 30 feet</td>
<td>40 feet 25 feet 30 feet 40 feet 30% 35% 90%</td>
<td>-</td>
<td>-</td>
<td>&quot;</td>
</tr>
<tr>
<td>Highway Commercial, HC</td>
<td>20,000 sq ft</td>
<td>100 feet</td>
<td>2 stories 35 feet</td>
<td>50 feet 15 feet 40 feet 50 feet 60% 35% 90%</td>
<td>-</td>
<td>-</td>
<td>&quot;</td>
</tr>
<tr>
<td>Limited Industrial, LI</td>
<td>1 acre</td>
<td>150 feet</td>
<td>3 stories 50 feet</td>
<td>50 feet 20 feet 40 feet 50 feet 55% 35% 90%</td>
<td>-</td>
<td>-</td>
<td>&quot;</td>
</tr>
<tr>
<td>General Industrial, GI</td>
<td>2 acres</td>
<td>200 feet</td>
<td>3 stories 50 feet</td>
<td>75 feet 35 feet 75 feet 75 feet 60% 35% 90%</td>
<td>-</td>
<td>-</td>
<td>&quot;</td>
</tr>
<tr>
<td>Research Office, RO</td>
<td>1 acre</td>
<td>150 feet</td>
<td>3 stories 50 feet</td>
<td>50 feet 15 feet 40 feet 50 feet 50% 35% 90%</td>
<td>-</td>
<td>-</td>
<td>&quot;</td>
</tr>
<tr>
<td>Village Mixed Use 1, VMU-1</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>(see Table 138-1)</td>
</tr>
<tr>
<td>Village Mixed Use 2, VMU-2</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>(see Table 138-2)</td>
</tr>
</tbody>
</table>

* If fronting on a natural river, these setbacks will not apply.
* Refer to Section 38-137(j) for additional standards.
Section 3.

Modify Section 38-196(27)

Section 38-196(27)

(27) Agricultural and commercial composting.
   a. The minimum lot area shall be twenty (20) acres.
   b. For commercial composting, the main facility access must be from a paved county arterial or paved county major collector road.
   c. For agricultural composting or commercial composting, there shall be provided at least a two hundred (200) foot setback for compost windrows or compost stockpiles from adjoining property lines and public rights-of-way.
   d. Runoff from composting shall not be allowed to directly flow into streams, ditches, ponds, lakes, or wetlands, but shall be directed to a retention or holding pond. Management of runoff shall follow the guidelines published by the state department of agriculture.
   e. Composting operations shall not accept or use plastic bags or other nonbiodegradable wrappings.
   f. Total land area used in the composting operation shall not exceed the maximum lot coverage area as noted in Section 38-136 for the applicable zoning district, excluding the disposal of finished compost material which has been tilled into the soil for on-site enrichment.
   g. Noise from machinery associated with composting activities shall be in conformance with noise limit regulations set forth in Section 38-357.
   h. Management of odor associated with composting shall conform to the best management practices for agriculture as outlined by the state department of agriculture and/or air pollution control rules as enforced by the MDEQ.

Section 4. This Ordinance hereby repeals any ordinances in conflict herewith.

Section 5. 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 6. 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 by lost, impaired, or affected by this Ordinance.
Section 7. 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.

Section 8. Adoption

This Ordinance was duly adopted by the Green Oak Charter Township Board at its regular meeting called and held on the fifth day of June, 2013, and was ordered given publication in the manner required by law.

Michael H. Sedlak, CMC Township Clerk

Mark St. Charles Township Supervisor

Adoption Date: June 5, 2013
Publication Date: June 16, 2013
Effective Date: June 24, 2013

CERTIFICATION

I, Michael H. Sedlak, the Clerk for the Green Oak Charter Township, Livingston County, Michigan, do hereby certify that the foregoing is a true and complete copy of Ordinance Number 04-2013, adopted by the Green Oak Charter Township Board at a regular meeting held on June 5, 2013. The following members of the Township Board were present at that meeting: Susan Daugherty, Treasurer, Tracey Edry, Trustee, Rollin Green, Trustee, James Tuthill, Trustee, Michael Sedlak, Clerk.

The Ordinance was adopted by the Township Board with five 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 Daily Press & Argus on June 16, 2013. The Ordinance shall be effective eight days after publication.

Michael H. Sedlak CMC, Township Clerk