

Washington Township Planning Commission  
**ORDINANCE AMENDMENTS – DISCUSSION**

September 24, 2020

**Amend Article 2 DEFINITIONS, Section 2.2, Paragraph A. of the Definition for “ACCESSORY USE, OR ACCESSORY” to read as follows:**

- “A. Residential accommodations for servants and/or a caretakers in non-residential uses which customarily accommodate such caretakers. No such accommodation shall be constructed or utilized without site plan approval by the Planning Commission and only when permitted in this Ordinance.” No structure in a residential or agricultural zoning district, other than the principal permitted home, shall be utilized as living quarters.

**Amend Article 3.0 ZONING DISTRICTS, Section 3.28 VILLAGE MULTIPLE-FAMILY, to add Subsection E, to read as follows:**

- “E. The frontage of all lots within the Village District shall be utilized, subject to Planning Commission approval, for Principal Permitted Uses B.1 through B.20 or Special Land Uses C.1 through C.10 except number 6 of the V-1 Zoning District. The depth of such use shall extend a minimum of 300’ in depth from the Van Dyke or 27 Mile Road Frontage.”

**Amend Article 3.0 ZONING DISTRICTS, Section 3.29 VILLAGE MULTIPLE-FAMILY, Subsection A, paragraph 1.i. amend to read as follows:**

- A. Minimum site and building requirements.  
1. Maximum Density:  
“i. General density: Five (5) units per gross acre of land.”

**Amend Article 5 “SITE STANDARDS”, Section 5.1 “ACCESSORY BUILDINGS”, Subsection B, paragraph 4.a. to read as follows:**

- “a. In R-1 and A-1 zoning districts, the maximum permitted square footage of an attached garage shall not exceed one thousand two hundred (1,200) square feet, or one-third (1/3) of the total square footage of the living area of the house, excluding basements, whichever is greater.”

**Amend Article 5 “SITE STANDARDS”, Section 5.2 “APPEARANCE REQUIREMENTS FOR NON-SINGLE-FAMILY RESIDENTIAL DISTRICTS AND NON-RESIDENTIAL BUILDINGS LOCATED IN RESIDENTIAL DISTRICTS” to read as follows:**

- “5.2 APPEARANCE REQUIREMENTS FOR NON-SINGLE MULTIPLE-FAMILY RESIDENTIAL BUILDINGS DISTRICTS AND ALL NON-RESIDENTIAL BUILDINGS LOCATED IN RESIDENTIAL DISTRICTS

The following appearance requirements shall apply to multiple-family residential buildings located outside of the single-family residential zoning districts and shall apply to and all non-residential buildings (except as indicated in this Section) located in residential districts:

- A. *Building design and materials.*
1. *Overall design.* It is the intent of this article to improve the long-term stability and appearance of new, rehabbed or modified buildings through the use of durable, low-maintenance materials.
  2. *Materials.* **Ninety (90%) percent** of each façade/wall on a building, exclusive of windows and doors, shall be constructed of clay brick and/or stone. **Extruded Aluminum or Aluminum Composite Material (ACM), meeting the following standards, may be utilized for the remaining ten (10%) percent of the wall:**
    - a. **Minimum 1.5 mm base metal thickness.**
    - b. **Finish coating with minimum 20 year warranty against fading, chalking, checking, cracking, peeling, delaminating and gloss/color retention.**
    - c. **Reinforcing framing/furring strip for central support to avoid denting, warping, cracking, buckling, sagging or similar type damage or wear.**
    - d. **Must be installed at a height equal to or exceeding eight (8') feet.**
  3. *Other Materials.* **Other decorative materials with similar durability may be utilized in lieu of the extruded aluminum or ACM at the same allowable percentage. The Planning Commission shall approve or deny the proposed material based on its specifications associated with durability and long-term maintenance quality. The Commission shall find such specifications equal to or exceeding the extruded aluminum or ACM prior to approving the material.**
- ~~B. The approved exterior treatment shall be uniform on all sides of the building that are visible from a public right-of-way or abut a single-family residential district or use.~~
- B. The exterior should contain design elements, such as ~~pitched asphalt shingled or pitched pre-finished metal roofs, dormers,~~ **parapets, spires** ~~residential style and sized windows,~~ and facade breaks, which shall provide ten (10) feet of depth variation for every sixty (60) feet of building frontage. ~~Large buildings with over thirty thousand (30,000) square feet of gross floor area may be permitted to utilize simulated pitched roofs subject to Planning Commission approval.~~
- C. Some form of covered pedestrian entranceways and/or walkways should be provided and shall be compatible with the overall architecture of the building.
- D. Any ancillary buildings or outlots shall be architecturally compatible with the principal building. ~~All site plans should meet any applicable guidelines within the Washington Township Design Guidelines Handbook.~~
- E. All buildings that front on a public street shall be oriented in such a manner that the main facade and architectural features are parallel to the street. The actual building entrance is not required to front the street.
- F. These material and design guidelines are established **to ensure durable, low maintenance buildings which helps preserve long-term value and safety**, as well as to maintain and enhance the general character and architectural style that is currently present and/or desired within the community. No buildings should be reconstructed, remodeled, altered, painted, or repainted as to conflict with the original intent of the Planning Commission. All architectural designs shall be reviewed for safety and code compliance by the Fire Department and the Building Department.

- G. For industrial buildings, a minimum of fifty (50) percent of the front facade of all buildings hereafter erected shall be constructed of aesthetically pleasing clay brick and/or stone materials. The remainder of the building may be constructed of color-impregnated split-block or prefabricated metal siding. The architecture and approved front yard exterior finish shall be returned on the building side(s) a sufficient distance, as determined by the Planning Commission, to provide a continuous appearance from the street.”

**Amend Article 5 “SITE STANDARDS”, Section 5.5 “FENCES, WALLS AND PROTECTIVE BARRIERS” to read as follows:**

“5.5 FENCES, GATES, PILLARS, WALLS AND SIMILAR PROTECTIVE BARRIERS

- A. The following standards shall apply to fences, gates, pillars, walls and similar protective barriers in Agricultural and Single-Family Residential Districts (except bona-fide farm uses).
1. The erection, construction or alteration of any fence, gate, pillar, wall or other type of protective barrier in an agricultural or single-family district shall be reviewed by the Building Official. The Building Official shall approve all such structures that conform to the requirements of this Section and conform to any other applicable ordinance provisions of the Township. ~~the requirements of the zoning district wherein they are proposed and the requirements of this Section.~~
  2. In any residential district, Fences, gates, pillars, walls and other type of protective barriers are permitted along any lot line, except the front lot line, subject to applicable regulations herein.
  3. Unless otherwise stated, fences shall be a maximum of six (6) feet in height.
  4. No fence, gate, pillar, wall or similar barrier shall be located in the front yard. However, a fence, gate, pillar, wall or similar barrier may be permitted within the front yard on one (1) of the street sides of a corner lot, provided that such fence is not located on the street side of the building where the front entrance of the home is located. Such fence, gate, pillar, wall or similar barrier shall not extend beyond the building line of the adjacent home on the street side of the lot where no fence is permitted. Further, such fence, gate, pillar, wall or similar barrier shall not cross or obstruct a driveway and shall maintain a clear vision distance of twenty (20) feet from any driveway.
  5. No fencing shall have sharp design features and shall not contain barbed wire or razor wire.”

**Amend Article 5.0 SITE STANDARDS, Section 5.5.A. FENCES, WALLS AND PROTECTIVE BARRIERS** to correct the illustration by removing the red arrows pointing to fences that appear to be shown within the front yard based on our ordinance provision that prohibits fences within the front yard.

**Amend Article 6.0 DEVELOPMENT PROCEDURES, Section 6.2 SITE CONDOMINIUM SUBDIVISION AND CONDOMINIUM DEVELOPMENTS, Subsection B, paragraph 1.c. to read as follows:**

- “c. The location, size, shape, area and width of all condominium units and common areas and the location of all proposed streets. A typical unit detail including the buildable area proposed for each unit that includes the setbacks, estimated rear yard storm easements and the minimum required 10ft rear yard deck/patio setback encroachment. Any unit found in engineering review that does not satisfy the minimum deck encroachment requirement shall require an amendment to the unit and subdivision design. In such cases, the Pre-

Planning Committee shall review and approve any amendment and then authorize further review by the Engineers. No unit with less than the required 10' deck area shall be accepted as a unit."

**Add Article 6.0 DEVELOPMENT PROCEDURES, Section 6.2 SITE CONDOMINIUM SUBDIVISION AND CONDOMINIUM DEVELOPMENTS, Subsection B, paragraph 1.h. to read as follows:**

"h. The Planning Commission approved landscaping plan, building elevation plan(s) (as applicable) and floor plan(s) (as applicable) will be recorded as part of the Master Deed Exhibit B Drawings."

**Article 6.0 DEVELOPMENT PROCEDURES, Section 6.2 SITE CONDOMINIUM SUBDIVISION AND CONDOMINIUM DEVELOPMENTS, Subsection B, paragraph 2 amend to read as follows:**

"2. Review procedures. Pursuant to authority conferred by Section 141 of the Condominium Act, all site condominium subdivision plans shall require final approval by the Planning Commission before units may be sold or site improvements initiated. In determining whether to approve a site condominium subdivision plan, the Planning Commission shall consult with the Township Attorney, Community Development Director and Engineer regarding the adequacy of the submission as it relates to the Washington Township Zoning Ordinance, Land Division Ordinance and requirements of the Condominium Act. The review process shall consist of the following three steps:

**Amend Article 6.0 DEVELOPMENT PROCEDURES, Section 6.2 SITE CONDOMINIUM SUBDIVISION AND CONDOMINIUM DEVELOPMENTS, Subsection B, paragraph 2.b. to read as follows:**

"b. Engineering Review: Once the Preliminary Condominium Plan is approved by the Planning Commission, the applicant can then proceed to the DPW Department for Engineering Review. Upon receiving Engineering Approval, the applicant may apply for their Final Condominium Review with the Planning and Zoning Department."

**Add Article 6.0 Development Procedures, Section 6.2 Site Condominium Subdivision and Condominium Developments, Subsection B, paragraph 2.b. to read as follows:**

"c. Final Condominium Plan Review: Engineering approval must be granted prior to submitting for Planning Commission review of the Final Condominium plan. Final plans shall include information as required by the Submission Requirements in subsection a. through h. above. Such plans and information shall be reviewed by the Township Attorney, Engineer, Community Development Director, Fire Department, Township Department Heads and Staff. Further, such plans shall be submitted for review and comment to all applicable local, County and State agencies. Final approval shall not be granted until such time as all applicable review agencies have had an opportunity to comment on said plans."

**Amend Article 4.0 USE STANDARDS, Section 4.24 MINING AND EXTRACTION, Subsection C., to read as follows:**

- C. The special land use request shall be accompanied by a reclamation plan which demonstrates a reasonable use of the property once the operation ceases to exist. Once the Planning Commission approves a reclamation plan for the site, the applicant is required to record the approved plan by filing it with the Macomb County Register of Deeds for all parcels included with the mining operation and special land use approval.

**Delete Section 7.0 ADMIN AND ENFORCEMENT, Section 7.9. ZONING BOARD OF APPEALS, Subsection D., paragraph 5. In its entirety.**

- ~~5. Any proposal seeking a variance that is subject to a site plan review by the Planning Commission shall appear before the Planning Commission prior to being heard by the Zoning Board of Appeals.~~