

The following text shows the FINAL revisions to the Bridgewater Township Zoning Ordinance to incorporate revised language for flag lots and shared drives.

ARTICLE II

SECTION 200 DEFINITIONS

Building, Existing – A building that has been constructed or for which a building permit has been issued by the Township.

Driveway – An improved or unimproved passageway of definite width, primarily for use by motor vehicles, over private property, extending from a public road to a single lot, building, dwelling unit or structure, intended to provide ingress and egress primarily for the occupants thereof. A horseshoe shape drive or a “T” shaped drive located within a front yard is included with this definition.

Driveway, Shared – A driveway extending from a public road to 2 to 4 dwelling units.

Dwelling Unit, Existing – A dwelling unit that has been constructed or for which a building permit has been issued by the Township.

Lot, Existing – A lot that meets at least one of the following conditions:

1. The lot consists of a parcel described by metes and bounds for which a deed has been recorded with Washtenaw County, or of a parcel described by a land contract or memorandum of land contract which has been recorded with Washtenaw County; or
2. The lot has been assigned its own permanent parcel number by Washtenaw County and is individually assessed and taxed on that basis.

[There are no other proposed changes to the remainder of this section or article.]

ARTICLE XI

SCHEDULE OF DISTRICT REGULATIONS

[There are no proposed changes to the table under Section 1100.]

FOOTNOTES TO SECTION 1100 LIMITING HEIGHT, BULK, DENSITY, AND AREA BY LAND USE

- (C) In all districts, side yards which abut a street, road or shared driveway easement shall be considered a street-side side yard for purposes of this ordinance. All street-side side yards shall meet the minimum front yard setback requirements for permitted structures in the district

ARTICLE XII

GENERAL PROVISIONS

[Sections 1200 and 1207 remain the same.]

SECTION 1208 ROAD ACCESS / FRONTAGE REQUIRED

[Sections 1208.A.1 and A.2 remain the same.]

3. An access easement of record to a public road that accommodates one (1) driveway centered in the easement, where the access easement:
 - a. Is a minimum thirty-six (36) feet wide;
 - b. Is part of a lot or parcel which meets all lot area and width requirements of this ordinance;
 - c. Is duly recorded and approved by the Township as part of the lot split review process; and
 - d. Provides access via a shared driveway to not more than four (4) dwelling units, or via a private driveway to not more than one (1) principal use or structure other than a dwelling unit.

[There are no other proposed changes to the remainder of this section.]

SECTION 1211 DWELLING UNIT STANDARDS – SINGLE-FAMILY

All single-family dwellings shall comply with the following:

[Sections 1211.A. through C. remain the same.]

- D. Dwelling units constructed on flag lots that access a public road through a shared driveway easement shall be oriented on the lot so that the front yard faces and abuts the shared driveway easement. A lot located at the corner of a street and shared driveway easement shall be considered a corner lot for purposes of this ordinance. A dwelling unit constructed on such corner lot may be oriented toward the street or the shared driveway easement.
- E. All wheels, axles, and towing apparatus must be removed from a factory built or mobile home prior to issuance of a certificate of occupancy.
- F. All such dwellings shall be connected to septic and well systems approved by the County Health Department, except that where a public sewer has available service, the dwelling shall be connected to the public sewer system.
- G. All such dwellings shall be compatible in appearance with other site built homes in the Township. To this end, a roof with a minimum pitch of 3/12 shall be required with overhangs or eaves of at least six (6) inches. There shall be at least two (2) exterior

doors, on different sides of the dwelling, with access to both doors by mean of exterior steps or porches, where a difference in elevation or grade requires same.

- H. All such dwellings shall have a minimum width on all sides of at least twenty four (24) feet. This provision does not apply to additions to existing dwellings which otherwise meet these single family dwelling standards.
- I. All such dwelling shall contain a minimum storage area in a basement, attic, closets or in a separate accessory structure equal to ten (10) percent of the square footage of the dwelling.
- J. These standards shall not apply to a mobile home located in a licensed mobile home park, except to the extent required by State or federal law.

SECTION 1229 DRIVEWAY REQUIREMENTS

In order to improve response time and insure adequate access by emergency services vehicles, the following requirements shall apply to all private driveways for all principal uses, in all districts in Bridgewater Township:

- A. No driveway or shared driveway shall be constructed, extended, improved or relocated, nor shall an existing driveway be used or extended to provide access to a second dwelling unit which was not existing and which was not provided access by the driveway, except in accordance with the minimum standards and requirements of this section.
- B. For a shared driveway existing as of (INSERT EFFECTIVE DATE OF ORDINANCE AMENDMENT), which thereafter becomes a private road by extension or lot division so that it serves more than four (4) dwelling units, the existing portion of the shared driveway shall be improved to the private road requirements of the Bridgewater Township Private Road Ordinance.
- C. Design and Construction Standards for Driveways Serving One Lot:
 - 1. All trees and brush shall be kept cleared for a minimum width of fourteen (14) feet for the full length of all private driveways.
 - 2. All gravel driveways shall be constructed on a base of stable soil and constructed of a minimum of 6" gravel, crushed limestone, or similar material on the top thereof.
 - 3. The driving surface shall be at least twelve (12) feet wide.
 - 4. The driving surface of the driveway shall be crowned or sloped to facilitate drainage.
 - 5. A minimum inside radius of forty (40) feet shall be maintained for all curves to insure access by emergency vehicles. In addition, a minimum clear area of eighteen (18) feet shall be maintained through all curved sections.
 - 6. When a driveway crosses a natural stream or drainage course, adequate provisions shall be included to maintain the surface water flow to the satisfaction

of the Township Engineer and any other agency having jurisdiction thereof. The method used in crossing any natural stream, drainage course, or similar feature shall have a sufficient load capacity to safely support a 30-ton fire truck, or other Fire Department equipment.

7. No structures shall span over or across any driveway unless said structure maintains no less than fourteen (14) feet vertical and horizontal clearance.

D. Design and Construction Standards for Shared Driveways

1. All trees and brush shall be kept cleared for a minimum width of thirty (30) feet for the full length of all shared drives.
2. The driving surface shall be at least sixteen (16) feet wide.
3. All shared gravel driveways shall be constructed on a base of stable soil and a minimum of 6" of MDOT 22A compacted road gravel on the top thereof.
4. The driving surface of the shared driveway shall be crowned or sloped to facilitate drainage.
5. The longitudinal slope of the driveway shall not exceed 15 percent unless a steeper driveway is specifically approved.
6. When a shared driveway crosses a natural stream or drainage course, adequate provisions shall be included to maintain the surface water flow to the satisfaction of the Township Engineer and any other agency having jurisdiction thereof. The method used in crossing any natural stream, drainage course, or similar feature shall have a sufficient load capacity to safely support a 30-ton fire truck, or other Fire Department equipment.
7. Except where the driveway crosses a natural stream or drainage course, the driveway shall be no closer than 25 feet from the stream or drainage course or other body of water.
8. The inside radius of a driveway curve shall be a minimum of forty (40) feet.
9. House numbers shall be clearly visible and displayed at the intersection of the shared driveway and the public road.
10. The edge of the shared driveway shall be set back a minimum of twenty (20) feet from any existing principal dwelling not served by the shared driveway.
11. A shared driveway which intersects a public road shall be a minimum of sixty (60) feet from any other shared driveway, or a private or public road which is on the same side of the road. This distance shall be measured between centerlines.

E. Review and Approval of Shared Driveway Plan

1. Prior to constructing, extending, improving, or relocating a shared driveway, or using or extending an existing driveway to provide access to a second dwelling unit, a plan for the shared driveway shall be submitted to the Zoning Official and

the Township Fire Chief to determine compliance with the standards and requirements of the Ordinance.

2. The plan for the shared driveway shall accurately show the location, route, dimensions, design, and grade of the shared driveway; the relation of the shared driveway to adjacent or intersecting public roads and other shared driveways; existing, or proposed curb cuts; the dwelling units, existing and proposed, which will be provided access by the shared driveway; the location of any drainage courses, streams, lakes, or other natural water bodies within the shared driveway easement and within 100 feet of the easement.
 3. The Zoning Official is authorized to employ the Township Planner, Township Engineer or other experts to assist in the review of shared driveway plans submitted under this section.
 4. If the Zoning Official and Township Fire Chief determine that the shared driveway meets the standards and requirements of this section, then the plan shall be approved and the shared driveway may be constructed, extended, improved, or relocated in accordance with the approved plan.
- F. Shared Driveway Agreement. A written agreement executed by all property owners who will have the use of the shared driveway, including vacant lots, shall be submitted to the Zoning Official and Township Attorney to determine compliance with the standards and requirements of this section. The agreement shall:
1. Provide for maintenance of the shared driveway and for the payment of the costs associated with such maintenance.
 2. Identify the parties responsible for the maintenance, repair, and/or replacement of the shared driveway and provide a mailing address for each party.
 3. Provide that in the event that any responsible party fails to maintain the shared driveway in reasonably good condition and order, Bridgewater Township may serve written notice upon any responsible party setting forth the manner in which the shared driveway has not been maintained in reasonable condition and order.
 - a. This notice shall include a demand that deficiencies in the maintenance, repair, or replacement be cured within sixty (60) days thereof and notifying each responsible party of the date, time, and place of public hearing before the Bridgewater Township Board, or such other board or body to which Bridgewater Township shall delegate such responsibility.
 - b. Such hearing shall be held within fifteen (15) days of the notice. At such hearing the Township may modify the terms of the original notice of deficiencies in the maintenance, replacement, and repair and may grant an extension of time within which such deficiencies shall be cured.
 - c. If the deficiencies set forth in the original notice, or in the modification thereof, are not cured within the said sixty (60) day period, or any extension of time granted at the hearing, the Township, in order to eliminate and cure the deficiencies in the operation and maintenance, repair, and replacement of the shared drive, may enter upon the shared

drive and so much of the adjoining properties as is necessary to maintain, repair, or replace the shared driveway.

- d. Bridgewater Township may assess the cost incurred in enforcing such right to the responsible parties, and if not paid within thirty (30) days, said costs shall be assessed equally against all parties and shall become a lien on the properties in the same manner as general property taxes.
- e. Nothing contained herein shall obligate the Township to undertake these maintenance, repair, or replacement responsibilities, the choice whether or not to do so being exclusively that of Bridgewater Township.

G. Issuance of Building Permits – Shared Driveways. A building permit for a dwelling unit to be served by a shared driveway shall not be issued unless the applicant for the building permit provides the Township Building Inspector with (i) proof of lawful access over the shared driveway to the lot, parcel, or building site; (ii) an approved plan for the shared driveway; (iii) an approved shared driveway agreement; and (iv) a driveway permit for the shared driveway issued by the Washtenaw County Road Commission, as applicable.