

ORDINANCE NO. 17-

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NORTHFIELD TOWNSHIP, WASHTENAW COUNTY MI

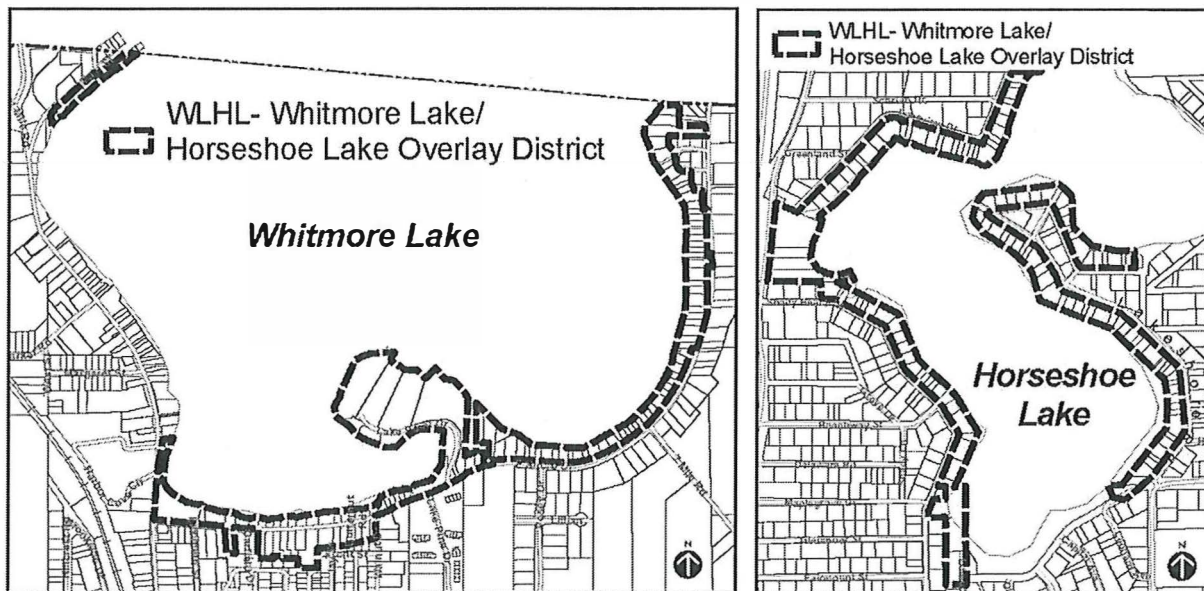
AN ORDINANCE OF THE BOARD OF TRUSTEES OF NORTHFIELD TOWNSHIP, MICHIGAN TO AMEND THE NORTHFIELD TOWNSHIP ZONING ORDINANCE BY ADOPTING THE WHITMORE LAKE/HORSESHOE LAKE (WLHL) OVERLAY DISTRICT ON THE OFFICIAL ZONING MAP; REVISING PUBLIC NOTICE SIGN POSTING REQUIREMENTS; AND ADDING PROVISIONS FOR LITTLE FREE LIBRARY BOOK STANDS.

Whereas, the Planning Commission deems it necessary and in the interest of the public to adopt the Whitmore Lake/Horseshoe Lake (WLHL) Overlay District on the Official Zoning Map, revise the public notice sign posting requirements, and adopt provisions for Little Free Library Book Stands;

Whereas, at its meeting on June 7, 2017, the Planning Commission held a public hearing and adopted motions recommending approval of the following amendments;

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

Section 1: To amend the Official Zoning Map to include the Whitmore Lake/Horseshoe Lake (WLHL) Overlay District as presented:



Section 2: Article XXXIII Public Notice, Section 36-1034(5) (Posting of Signage) be amended by deleting Section 36-1034(5) and the substitution of following provisions in its place and stead:

- (5) *Posting of signage.* To ensure that residents are made aware of certain public hearings that relate to land use, the posting of signage shall be required for rezoning, (map amendment), special land use conditional land use, and planned unit development. A variance,

administrative appeal, ordinance interpretation, and/or zoning text amendment are exempt from these sign posting requirements.

- a. For any proposed zoning change or land use requiring the posting of a sign, property proposed for the zoning change or land use shall place a sign with a minimum area of four feet by four feet along the frontage of the property, which abuts a street. The sign shall not be erected in the road right-of-way or in a manner to obstruct vision of motorists or pedestrians.
- b. If the property proposed for the zoning change or land use does not abut a street, the sign shall be placed on any contiguous land owned by the applicant or owner of such parcel, which does abut a street.
- c. If no such contiguous property abutting a street is owned by the applicant or owner of the property proposed for zoning change or land use the signs shall be placed in such locations on the property that the zoning administrator deems will best inform the public of the proposed zoning change or land use. If the zoning administrator determines that there is no location where a sign could be placed that would be visible to the public, the zoning administrator may waive the requirement of posting.
- d. Each sign shall be erected at least 15 days before the planning commission's public hearing on the petition for the subject zoning change or land use.
- e. Each sign shall be removed from the property no later than three business days following the public hearing or the adjourned or continued date thereof, whichever is later.
- f. Each sign shall have lettering easily readable from the abutting street. Each sign shall contain the words "Public Hearing" and shall state the purpose of the public hearing, give the street address or tax code parcel numbers, acreage and diagram of the property proposed for the subject zoning change or land use, state the current zoning of the property, state the purpose of the request and the date, time, and place of the public hearing.
- g. Signs erected under this section 36-1034(5) are exempt from other provisions of this chapter regulating signs.
- h. Failure to comply with any provision of this section 36-836(b) shall not constitute grounds for invalidating or setting aside ~~the granting of action on~~ an application ~~for conditional use~~, but shall require adjourning and rescheduling the public hearing.

Section 3: Article IV, Schedule of District Regulations, Section 36-98(d) (Accessory Uses and Buildings) be amended by adding the following:

(10) A Little Free Library Book Stand is a permitted accessory use in any zoning district, provided all such Little Free Book Stands meet the following requirements:

- a. **Location.** The Little Free Library Book Stand structure may be placed anywhere on a lot, except as follows:
 1. The Little Free Library Book Stand structure shall not be located within or overhang the public street right-of-way or any other easement.
 2. The Little Free Library Book Stand structure must meet the clear vision standards of Section 36-98(h).
- b. **Maximum Number.** Not more than one (1) Little Free Library Book Stand is permitted for each lot.

- c. **Obstruction Prohibited.** The Little Free Library Book Stand structure shall not obstruct vehicular, bicycle, or pedestrian traffic, either physically, or by a person utilizing the Little Free Library. It shall also not obstruct barrier free access.
- d. **Enclosure Requirements and Maximum Dimensions.** The Little Free Library Book Stand Box enclosure shall be mounted on a post that shall be secured in the ground. The Box enclosure of the Little Free Library Book Stand shall not exceed 24 inches in width, 24 inches in height, and 16 inches in depth. The Box enclosure must have a door that will fasten close to prevent rain, snow, or animals from getting into the enclosure.
- e. **Maximum Height.** The maximum height of the Little Free Library Book Stand structure, measured from the finished grade to the top of the Box enclosure, is 5 feet.
- f. **Identification Signage.** The Little Free Library Book Stand Box enclosure may have non-commercial sign content anywhere on the structure enclosure.

Section 4: 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 5: Effective Date

The provisions of this Zoning Ordinance amendment are hereby ordered to take effect eight (8) 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 ____ day of _____, 2017.

**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 ____ day of _____, 2017. The names of the members voting thereon and how each member voted was as follows:

Yeas: _____

Nays: _____

Absent: _____

- B. A true copy of the above Ordinance was published in Ann Arbor News, a newspaper circulating within the Township, on the ____ day of _____, 2017, and;

- C. The effective date of the above Ordinance is the ____ day of _____ 2017.

NORTHFIELD TOWNSHIP BOARD

By: _____

Kathleen Manley, Clerk

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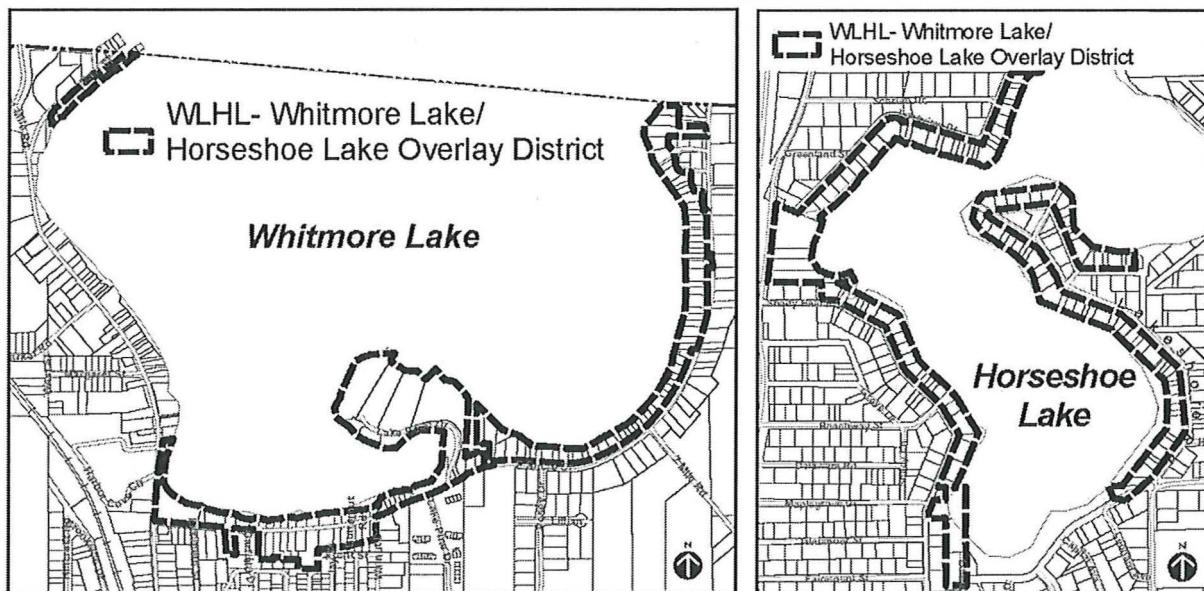
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- g. Signs erected under this section 36-1034(5) are exempt from other provisions of this chapter regulating signs.
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NORTHFIELD TOWNSHIP BOARD

By: _____

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