

**LODI TOWNSHIP
ORDINANCE NO. 2021-002**

AN ORDINANCE ADOPTED PURSUANT TO PUBLIC ACT 110 OF 2006 AS AMENDED (MCL 125.3101 *et seq.*), TO SECURE THE PUBLIC SAFETY, HEALTH, AND WELFARE OF THE RESIDENTS AND PROPERTY OWNERS OF THE TOWNSHIP OF LODI, WASHTENAW COUNTY, MICHIGAN, BY AMENDING THE LODI TOWNSHIP ZONING ORDINANCE BY UPDATING AND CLARIFYING SECTION 30.205 "ACCESS TO ROADS" AND THE DEFINITIONS FOR "ACCESS DRIVE OR DRIVEWAY" AND "DRIVEWAY" IN SECTION 2.03.

LODI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN, ORDAINS:

Section 1: Amendments, additions, and deletions to the Lodi Township Zoning Ordinance.

That the Lodi Township Zoning Ordinance Article 2.0, "Definitions", Section 2.03, "Definitions", definitions for "Access Drive or Driveway" and "Driveway" are hereby amended to read as follows:

Section 2.03 Definitions.

Access Drive or Driveway: A private way or improvement designed to provide a physical connection for vehicles from a public or private road to a developed site. In addition, an Access Driveway may also mean the area between the travelled portion of a roadway and off-street parking or loading facility used by motor vehicles for access to and from such facilities.

Driveway: An access connecting structures or parking spaces for motor vehicles with a road or alley and permitting ingress/egress of a motor vehicle.

a. Shared Driveway: One (1) driveway access from the road right-of-way used in common to provide vehicular access to two (2) or more lots or parcels in the Township, where permitted by this Ordinance.

That the Lodi Township Zoning Ordinance Article 30.0, "Dimensional Standards", Section 30.205, "Access to Roads", is hereby amended to read as follows:

Section 30.205 Access to Roads.

Access to roads shall be subject to the following:

A. Access to Public or Private Roads

Each lot or parcel in the Township shall abut a public road, or an approved private road constructed in accordance with the standards and specifications within Section 54.17 (Private Road Regulations) and shall have a minimum road frontage equal to the minimum required lot width of the zoning district. Each principal use or structure established in any zoning district after the effective date of adoption or amendment of this Ordinance shall be on a lot or parcel which conforms to this requirement.

1. An Access Drive or Driveway must be provided to a Public or Private Road along which the parcel has the minimum road frontage required by this subsection if the parcel or lot contains a Dwelling or a Dwelling under construction. If the parcel or lot does not contain a Dwelling or a Dwelling under construction, the parcel or lot is required to be able to provide an Access Drive or Driveway as required by this subsection for future parcel or lot improvements and/or developments.
2. Every building and structure must be situated on lots or parcels so as to provide safe and convenient access for emergency services, including being addressed off the Public or Private Road along which the parcel has the minimum road frontage required by this subsection, and be subject to all other regulations as adopted by the Township Board.

B. Shared Driveways.

Use of a shared driveway to provide vehicular access to two (2) or more lots or parcels in the Township is prohibited, except under the following conditions:

1. **Shared driveways in the AG, R-1 and PUD Districts.** In AG, R-1 and PUD districts a shared driveway serving two lots or parcels, having access to a public or private roadway along which the parcel has the minimum road frontage required by Subsection 30.205.A, may be allowed if constructed on a permanent, unobstructed easement, as approved by the Township and recorded with Washtenaw County, with copies provided to the Township, in accordance with the standards and specifications contained within this Ordinance and approved by the Township Board.

a. All lots or parcels having access via a shared driveway shall maintain the minimum road frontage as required by this Section. In addition, the minimum required width of an easement for a shared driveway shall not be any less than thirty (30) feet. A shared driveway width, of not less than twenty (20) feet, does not count towards the minimum road frontage required by this section; the shared driveway width will be in addition to the minimum road frontage as required by this section.

b. All shared driveways must be maintained, unobstructed, safe, and provide continuous access to and from lots to promote and

protect the health, safety, and welfare of the public and provide a safe means of access for ingress and egress for emergency service vehicles from the public/private road to the single-family dwelling units along which the parcel has the minimum road frontage required by Subsection 30.205.A.

c. Shared driveways must have a minimum width of not less than twenty (20) feet and extend no greater distance than 1,500 feet from the centerline of a public or private street. Shared driveways shall be located along a shared property line.

d. All shared driveways must have a recorded maintenance agreement on file with the Township. In addition, shared driveways must comply with the provisions as set forth in Section 54.17 – Private Road Regulations.

2. **Shared driveways for Commercial Uses.** Two (2) or more contiguous lots or parcels that are developed for Commercial Uses, such as a shopping center, may share a driveway access easement. Such easements shall be a minimum of 66 feet wide, and the drive shall be paved with asphalt or cement concrete. A copy of the access easement will also be submitted to the Township for their records.

C. Washtenaw County Road Commission.

The Washtenaw County Road Commission has adopted Procedures & Regulations for Permit Activities, and other applicable requirements, by resolution. Nothing in this section shall grant an applicant and/or property owner within the Lodi Township Municipal Boundaries a waiver from meeting applicable standards and permit requirements as set forth by the Washtenaw County Road Commission (WCRC) and amended from time to time.

Section 2: Repeal and Savings Clause.


All ordinances and amendments thereto that are in conflict with this Ordinance are hereby repealed. However, the Lodi Township Zoning Ordinance, except as herein or heretofore amended, shall remain in full force and effect. The amendments provided herein shall not abrogate or affect any offense or act committed or done, or any penalty or forfeiture incurred, or any pending fee, assessments, litigation, or prosecution of any right established, occurring prior to the effective date hereof.

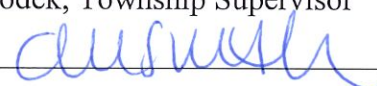
Section 3: Severability.

If any clause, sentence, paragraph or part of this Ordinance shall for any reason be finally adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair or invalidate the remainder of this Ordinance but shall be confined in its operation to the clause, sentence, paragraph or part thereof directly involved in the controversy in which such judgment is rendered.

Section 4: Effective Date.

The ordinance changes shall take effect seven days after the publication of the notice of adoption unless petition procedures are initiated under MCL 125.3402. If petition procedures are initiated, the ordinance shall take effect in accordance with MCL 125.3402.




Jan Godek, Township Supervisor


Christina Smith, Township Clerk

Clerk's Certification

I, Christina Smith, Clerk for Lodi Township, Washtenaw County, Michigan, hereby certify that the foregoing is a true and correct copy of Ordinance No. 2021-002 of Lodi Township, adopted by resolution at a meeting of the Township Board of Trustees held on Tuesday, October 5, 2021, and the whole thereof now in my custody.



Christina Smith, Township Clerk

A copy of the complete ordinance text may be inspected or purchased at the Lodi Township Hall, 3755 Pleasant Lake Road, Ann Arbor, Michigan 48103. The office hours are 8:30 a.m. until noon Monday through Friday.

Adopted: 10/5/2021

Published: 10/13/2021

Effective: 11/13/2021, subject to PA 110 of 2006 as amended.