TOWNSHIP OF FARMINGTON OAKLAND COUNTY, MICHIGAN SUBDIVISION REGULATIONS ORDINANCE NO. 21

AN ORDINANCE ENACTED UNDER ACT 288, PUBLIC ACTS
OF 1887, AS AMENDED, AND ACT 188, PUBLIC ACTS OF
1887, AS AMENDED, FINE STATE OF MICHIGAN ESTABLISHING REGULATIONS GOVERNING THE SUBDIVISION OF
LAND: PROVIDING STANDARDS, PROCEDURES AND BULES
FOR THE PREPARATION AND FILING OF PLATS, AND LO
PROVIDE FOR PRELIMINARY AND FINAL APPROVAL OR
REJECTION OF SUCH PLATS BY THE TOWNSHIP OF FARM
MOTON, QAKLAND COUNTY, MICHIGAN; AND IMPOSING
PENALTIES FOR THE VIOLATION OF THIS ORDINANCE.

THE TOWNSHIP OF FARMINGTON ORDAINS:

ARTICLE I - TITLE AND PURPOSE

EECTION 100. SHOET TITLE: This Ordinance shall be known and may be desig-sated as the "Township of Farmington Subdivision Regulations Ordinance." said as the "Township of Parmington Endocraton Regulation (Commence. SECTION 311. PURPOSES: The purposes of the Ordinance are to preven ade-saids trained or the Commence of the Commence and the Commence saids trained circulation through coordinated street pyrames with relation to make the Commence of the Commence of the Commence of the Commence of the said of the Commence of the Commence of the Commence of the Commence of the water stoppi, derivates and scalary sewerants, and other health representations of said and the Commence of the Commence

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development of the continued of the cont

value, unitry or habitability.

Master Plas. The comprohensive land use plan for Farmington Township, including arrable and written proposals indicating the general locations recommended for the recoverage of the Township, and includes any unit or protection of the Township, and includes any unit or part of such plan exparisity adopted, and any amendments to such plan or parts thereof this adopted by the Flanting Commission. Major Breets or Thereggifare Plan: The part of the Master Plan which sets forth be location, slignment and dimensions of existing and proposed streets

sorch his location, alignment and dimensions of relating and proposed ciretis and thorspitzers. Tagineer: The sixtle entirect or constitute entirect of the Township, Tasser or Planser: The staff planner or constitute pittorer of the Township.

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Part 1. A may be related the anotheristic of the anotheristic or particularly considerable, prepared in contractive with the Soldviston should be a specular another of the Township of the Towns

mest commission: Board of County Road Commissioners, Oakhad County, Michigan.

Brest I. Age street, average, bodievard, read, lane, pathway, vishort, alloy serves of the county of the

m annuar residential properties.

Marginal Access Rever! A minor street paralleling and adjacent to a major thoroughlain which provides access to abouting properties and protection from through framin.

Bankarand Bernet! A street developed to two blane, one-way parameted, apparaised by a modella.

Three-Armsal: A short boulevard street permanently introducted by a valicular turns account.

validates turn-around.

Calesees Berrii: A abort minor sirest having one end permanently terminated by a validate turn-around.

Algr: A minor service street used primarily to provide secondary vehicular access to the rear or side of properties otherwise abutting mone attreet.

apone a street.

Subdivision Act: Means the Subdivision Control Act, Michigan Public Acts
No. 233 of 1957, as amended.

Termship: The Township of Farmington, Oskiand County, Michigan.

ARTICLE III - SUBDIVISION PROCEDURE The preparation of a subdivision for platting shall be carried out through two phases: Preliminary Plat and Final Plat, all in accordance with the procedure as follows:

CETION SEE . INSTILA INVESTIGATION:

Prior to the representation of a perturbinary plat, it is engrested that the propeter ment informathy with the Towardspo (Ordanic concerned to investigate ordanic formation that with the proposate of the Master Plan and Conference ordanic formation and with the proposate of the Master Plan and Conference ordanic and with the properties of the Master Plan and Conference ordanic and the properties of the Master Plan and Conference ordanic and

intended use. An Investigation of adequacy of existing schools and the adequacy of public open spaces including parts and physgrounds to serve the proposal exception of the proposal public of the proposal public open proposal proposal public open proposal public open proposal public open proposal public open proposal proposal public open proposal proposal public open proposal public open proposal proposal

hards for sewage disposal, water supply and drainage of the Township be investigated by the proprietor.

SECTION MI. TENTATIVE APPROVAL OF PRELIMINARY PLAT: The pro-cedure for preparation and submittal of a preliminary plat of the land area to be subdivided for tentative approval in accordance with Section 112 of the Sch-division Act shall be as follows:

ing:

Ten (10) copies of the preliminary plat of the proposed subdivision, togather with written application in triplicate, shall be submitted to the
Clerk for the Planning Commission.

cars nor the Planning Commission.

The preliminary plast shall be prepared in accordance with Section 111 of the Subdivision Act and in accordance with the requirements of this Ornicason. If shall not be necessary that initiat submissions be prepared by improve the prepared by the prepared prepared to the prepared prepared by the prepared prepared by the prepared prepared by the prepared prepared by the Township prior to the grief of tentative approval by the Township prior to the grief of tentative approval by the Township.

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tice proposed printimary pats.

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imposed upon the ever-all plan is order to Illustrate chearty the method of development which the proprietor latends to follow. Rack subsequent part shall follow the same procedure until the entire area controlled by the properties are controlled by the properties is subdivided.

If the subdivision is proposed to be developed under Planned Unit Development, said subdivision shall meet the requirements of SECTION 903 of this Ordinance.

or unit Ordinance.

Inflation of Retriew by Planning Cremminsten:
The Carté shall receive and check for completeness the preliminary ran required under EECTION 2011, drough EECTION 2014 of this Convention of the Carte State of the Carte Stat

The Clerk shall transmit a copy of the preliminary plat to the Township Engineer and the Township Planner for their technical review and The Commission shall review all details of the proposed subdivision within the framework of the Zoning Ordinance, within the various elements of the Master Plan and within the standards of this Subdivision Regula-tions Ordinance.

The state of the s

relatively of the prominent just that animates copies to mineral control of the properties.

(a) return one (1) copy to the properties?

(b) return one (1) copy to the properties?

(c) forward one (1) copy to the Retond Board or School Shaperine to the School District having princiption in the same of the Coholo District having princiption in the same of the Commission shall become the action of the Township Board and the retornal post principal country and the township Board and the retornal post principal country and or the record or related to a fine with the Carle, the properties shall file with the Carle a written record for some control of the properties of the Carle a written record for some control of the Carle as written record for the Carle as wr

bearing before the Township Board.
Such hearing, if revocated, shall be held by the Township Board at its next
regular meeting occurring not tess than ian days after Illing of said request.
Following said hearing, the Township Board shall approve or reject the preliminary plat in accordance with Section 12 of the Subdivision Act. lative approval of the preliminary plat shall confer upon the proprietor rights granted by Section 112 of the Subdivision Act.

CTION MR. FINAL APPROVAL OF PRELIMINARY PLAT: The procedure the preparation and review of a preliminary plat for final approval under tion 120 of the Subdivision Act is as follows:

tion 10 of the Subdivision Act is an enlower;

The proprieter island life a valid preliminary plat with the Clark together with a last certifying all the subberties required for approval in Section 111 to a last certifying all the subberties required for approval open control of the preliminary plat is provide appointed opinion of plats from each of the required subberties. The Townskip Board shall take action on the preliminary plat within twenty (20) days of the microhization of all mescarby approved plats.

The Investign Board shall like action on the presimilarly flow times recursively former and the property of the presimilarly in the sentiment of the presimilarly in the sentiment potential property in the presimilarly pair and presimilarly pair and presimilarly pairs are received final supports of the Township Board, engineering pairs have been appreciately pairs after her presimilarly pairs have been appreciately fine Providing Board, engineering pairs have been appreciately fine Providing Board, and we have been presented by the Township Board, where the presimilarly pairs have been appreciately pairs Depreciated and the presimilarly pairs and pai

sai First Seriew: Five (3) mylar copies and three (3) paper prints of the final plat shall be filed by the proprietor with the Clerk and shall deposit such sums of money as the Township Board may require herein or by other ordinances.

nances.

The final plat shall be reviewed by the Township Engineer as to compliance with the approved preliminary plat and plans for utilities and other

improvements.

The Twenday Engineer shall notify the Twenday Board of his recommendation for either approval or revection of the flast plant of his recommendation for either approval or revection of the flast plant of the flast plant of the flast plant with every flower of its date of filling.

Upon the approval of the flast plat by the Twenday Board. But plant of the flast plant plant and the provinced one of the flast plant and the flowested one of the flast plant pla

ARTICLE IV — DESIGN LAYOUT STANDARDS

The subdivision design layou standards set forth under this Section are development guides for the assistance of the proprietor. All finat plans must be reviewed and approved by the Township Board.

Tremative Board and the Road Communication.

The proposed residuates that conform to the various claractics of the conformation of conformation of the adolescent conformation of conformation of conformation of conformation of conformation of conformation of the adolescent conformation of conformation of the conformation of t

noce anal curves up and adopted by the Commission. The street layout shall include minor streets so laid out that their case by through traffic shall be discouraged. Social as prosected entertainty of the commission of contain as existing or proceed and the commission of the containing commission on the containing containing the containing commission of the containing the containing containing containing the containing containing containing containing the containing containing

an appropriate use of the intervential land such as for parks in residential districts. Such distances shall be deserrabed with the consideration of the minimum distance required for approach produce to their grade supervision. The contract of the minimum distances required to the minimum districts are considered to the minimum of the

Right-dway Within: Street right-d-way width shall conform to at least the following minimum requirements or the requirements of the Road Commission, whichever are preser:

RIGHT-OF-WAY WIDTHS
120' or in conformance with
the Major Thoroughlare Plan
of the Township

Collector Streets
Industrial Berries Streets
Multiple-Family Residential Streets
where Patient
Margial Access Streets
Margial Access Streets
Turn-anoual (1999) Street
Colledease Streets — Turn-Arounds
11 Industrial
12 Residential and Other
Maximum Residential for residential colledease

(2) Residential and Othern Manifest and Control of the Residential and Manifest Residential and other cold-seas streets in the Residential and other cold-seas streets may be control of the Residential and other cold-seas streets may be compared to the proposal of the Commission of the Residential Commission in the Residential Commission of the Residential Commission of the Residential Commission of the Residential Commission of the Residential Street curves and sight distances shall be provided to the Residential Commission of the Residential Residenti

as required by the Road Commission, and magnitudes shall be privided.
River Internetions: Streets shall be laid out so as to internect as meanly
as possible to index (1997) diagrees.
Grading and Centerline Orderines: Per plans and profiles approved by the
Road Commission.
Service Jope with contentine offsets of less than 125 feet shall
be avoided.

be avoided.

Acceleration-Develoration Lanes: Streets which intersect with Major Thoroughlars shall be provided with paved acceleration and deceleration lanes and passing planes on both addes of the Major Thoroughlars, foot lanes interpretable of the September 1997 of the September 199

PICKUP MAP SECTION 400.9 —

Bisses:

a. Maximum length for blocks shall not exceed 1,400 feet in length, except where, in the opinion of the Commission, conditions may justify a greater distance. cistance.

Widths of blocks shall be determined by the condition of the layout and shall be suited to the intended layout.

waters as a size of public walkways or crosswalks may be required by the Com-sion to obtain satisfactory pedestrian access to public or private littles such as, but not limited to, schools and parks. Widths of public walkways shall be at least twelve (12) feet and shall be in the nature of an easement for this purpose.

assumed in control of utility has assumed to half be provided along the rear or ide to lines as necessary for utility lines. Examined about first access of not less that he will be provided along the rear or one less that he will be read to be such as the rear of the less than the rear of the less than the rear of the political or the provided layed of lessphere and electric control to the provided layed to lessphere and electric control to the provided layed to the provided provided to the provided copies of the provided layed to the provided provided to the provided layed layed to the provided layed to the layed layed layed to the provided layed layed to the layed lay

SECTION 601. LOTS: Lots standards: to the success of the

Lot areas and widths shall conform to at least the minimum requirements of the Zoning Ordinance for the district in which the subdivision is

c. Building setback lines shall conform to at least the minimum requir ments of the Zoning Ordinance.

d. Corner jois is residential subdivisions shall be pisted at least ten (11) feet wider than the minimum width permitted by the Zoning Ordinance.

**EXCTION 989. OTHER IMPROVEMENTS:

**Exercise: IMPROVEMENTS:

**EXCTION 989. OTHER IMPROVEMENTS:

**Exercise: IMPROV

Excessive tot depth in relation to width shall be avoided. A depth-to-width ratio of 3 to 1 shall normally be considered a maximum.

Lots intended for purposes other than residential use shall be specifically designed for such purposes, and shall have advented provision for off-street partiags, sethecties, and other requirements in accordance with the

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Described the second of the control of the sirvet lines. Residential to the sirvet lines, and the second of the control of the sirvet lines, and the second of the control of the sirvet lines, and the sirvet lines are sirvet as not desirable or possible to state, said the majoral across stream and the sirvet lines of the sirvet lines and the sirvet lines are sirvet lines and the sirvet lines and the sirvet lines are sirvet lines and the sirvet lines and the sirvet lines are sirvet lines and the sirvet lines are sirvet lines.

Statement of Principles: Consideration by the Commission and the Township Board of proposed optional use of Planned Unit Development shall reflect the following basic principles:

ce the followed restate promptions or resonance unit Development shall re-The Flamed this Development section of the Zusing Ordinance provides an optional method of endotrollar property, and approval of any Flamed Particular attention shall be given to the affect of a planear birth Develop-ment upon the financials area, where the character of that area has been provided to the property of the contraction of the con-traction of the contraction of the contraction of the con-traction of the contraction of the contraction of the con-traction of the contraction of the contraction of the con-traction of the contraction of the contraction of the con-traction of the contraction of the contraction of the con-traction of the contraction of the contraction of the con-traction of the contraction of the contraction of the con-traction of the contraction of the contraction of the con-traction of the contraction of the contraction of the con-traction of the contraction of the contraction of the con-traction of the contraction of the contraction of the con-traction of the contraction of the contraction of the con-traction of the contraction of the contraction of the con-traction of the contraction of the contraction of the con-traction of the contraction of the contraction of the con-traction of the contraction of the contraction of the con-traction of the contraction of the contraction of the contraction of the con-traction of the contraction of t

following objectives, set forth in the Farmington Township Zoning ance, shall govern the approval or disapproval of the proposed ed Unit Development.

Piezande 'Lea De-Vertanna' approva or Galapproval of the proposed
10 To provide a more destrible living environment by preserving the
saturant character of open fields, stands of trees, brooks, bills and
similar naturant assets.

On the construction of residential areas.

On the construction of the construc

The application for approval of Planned Unli Development shall contain the following in addition to the information required by other Sections of this Certificance.

The proposed jam of excitomest of the open land shall be contained.

The proposed jam of development of the open land shall be contained.

The proposed jam of development of the open land shall be contained.

The proposed jam of development of the contained as a minimum.

The results of the particular of the provision of the provision of the particular of lands.

Permose or contractions to be repeated for maintenance.

Permose or contraction to be repeated for maintenance.

The results of the provision of the p c. The application shall contain a statement of the benefits to be realized by the residents of the proposed subdivision and the Township by ap-

proval of the proposed Planed Unit Development with particular refer-tation to the abjective differ in the Paramatten Township Zendra Ord-mance. It is the provided the property of the property of the fore may action is hardy long days Planed Unit Development filler, copies the preliminary plat, application and supporting data shall be submitted that Carth to the Township Planes and to the Township Automer for re-

The Towaship Pisaner shall review and resoler as opinion upon the proposed Painased Unit Benefitson from the non-fullar formation and from and resoler his opinion with respect to the following deem necessary (ii). The relations with respect to the following 1970 The resole for the proposed open that for purposes proposed, 1970 The need for the proposed uses in the personal resolution 1970. The resolution of the proposed uses in the personal resolution with the proposed uses in the personal resolution to the lots within the subdivision.

(4) The effect upon neighboring areas which would result by the Planned Unit Development upon neighboring areas which would result by the Planned Unit Development of the Planned Unit Development in the particular area involved.

(3) Any other factor related to the development and proper design of the proposed subdivision.

The Temphily Attented shall review the presented Placed United Development and resider his optation with respect to the following:
 The proposed masser of bolings title to the open hand.
 The proposed masser of payment of laws.
 The proposed masser of payment of laws.
 The proposed method of regulating the use of the open hand.
 The proposed method of relating the two of the open hand.
 The proposed method of maintenance of property and financing thereof.

(5) Any other factor related to the legal or practical problems of owner-able, use and maintenance of the open land.

improvements that he provided by in proprieturing broadcasts with the stand-ing provided by the proprieturing broadcasts with the stand-nature of the provided by the proprieturing broadcasts of the standards and regular

SECTION 800. STREETS: All streets and appurtenances thereto shall be con-structed in accordance with details and specifications approved by the Road Commission.

Sewage Dispesal: A sanitary sewer system or a septic tank system ap-proved by the Oskland County Health Department including all appartenances shall be required in all subdivisions.

Water Supply: Water distribution system or individual wells shall be required as per plans approved by the Township Board and in conformance with the Regulations of the Michigan Department of Health relating to Municipal Water Supplies.

Adequate provisions shall be made for proper drainage of storm water run-off from residential rear yards. Each yard shall be self contained and shall be drained from rear to front except where topography or other natural features results otherwise.

ARTICLE VI - DIVISION OF LAND IN RECOR The following provisions shall govern the partitioning or dividing of lots, coticts, or other parcels of land in a recorded plat, subject to provisions of Section 263 of the Subdivision Act.

SECTION OS. DIVISION INTO TRIMES OR POIR LOTS. Speh is, unlet or parcel may be divided the more than two field norm than four signature in the content or justice is not present and approved by the Commission. A service of present present in the content of present present in the content of present pres

SECTION 653. AFFEAL: Any person aggrieved by any action of the Township Supervisor, assessor or Commission bersunder shall be entitled to a hearing better than the second of the second of the second of the second to the second of the Supervisor, Assessor or Commission.

The approximation of any subdividue or project improvement while the texture price to the installation of any subdividue or project improvements within the Township, it public streets, public siderys, public riphis-ed-way, and public state to make the utilizate before the distance before the control of the public riphis-ed-way, and public state ments, and or under the utilizate before the control of the public state of the control of the

inary and final plat review fees, planning fees, engineering fees, uttorney aspection fees, water and sewer connection charges and other applicable ment charges shall be paid by the proprietor as may be provided for as or by ordinance of the Townshio.

ECTION 980. PLANNING REVIEW FEES. Fee shall be charged for the re-or of periminary paist on the banks of the following schools: Paires shall be additional planning review fee charged for final plats which are in substantial afformance to a perviousity approved periminary plat: Conventional Subdivision Plats: 223.0 plats 10.5 per lot

225.00 plus 10.50 per lot 2. Pianned Unit Development Plats: \$100.00 plus 30.75 per lot 3. Multiple-Family Residential Plats: \$50.00 plus \$1.00 per dwelling unit

SECTION MI. ENGINEERING REVIEW FEES: SECTION 902. TOWNSHIP REVIEW, INSPECTION AND ADMINISTRATION FEEB:

SECTION 94. WATER AND SEWER CONNECTION CHARGES:

ANY person, person, firm or corporation or arous existing on behalf of and
many small, specific person, firm or corporation or arous existing on behalf of and
many small, specific person, be relight to a firm of norm than one
manded (100) delars and off excess of greencedure in the delay of the paymatery (30) days, or both such files and imprisonment in the describes of the
corp. Each day of har a violation is permitted to crust and recentive a separate
many control of the payment of the paymen

All ordinances and amendments therein exacted and/or adopted by the Township Board uncansistent with the provisions of this Ordinance are bereby republic, as the contract of the provision of the Ordinance are bereby republic, as the amendments does not affect or impair any act does, offerse committed or right accruided, accrued or acquired or liability, penalty, intelligen or punish-ment incurrent prior to the time achieved, proceeding or inflicted.

ARTICLE HII — VARIANCE TO Communication of the Comm

SECTION 1981. VARIANCE FOR COMPLETE COMMUNITY:
The Township Board may authorize a variance from these regulations in case of
a plan for a complete community where such development is permitted by the
Zeelag Ordinance.

ARTICLE XIV - EFFECTIVE DATE

This Ordinance is an ordinance necessary for the health and safety of the people of the Township of Farmington and shall be in full force and effect from and after its passare.

1. First A. Gairne, Clark is described by Statistics College Statistics College College Statistics College College Statistics College College

CURTIS H. HALL, Township Supervisor FLOLYD A. CAIRNS, Township Clerk