

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

AN ORDINANCE ENACTED UNDER ACT 28, PUBLIC ACTS OF 1967, AS AMENDED, AND ACT 188, PUBLIC ACTS OF 1959, AS AMENDED, OF THE STATE OF MICHIGAN ESTABLISHING REGULATIONS GOVERNING THE SUBDIVISION OF LAND; PROVIDING STANDARDS, PROCEDURES AND RULES FOR THE PREPARATION AND FILING OF PLATS, AND TO PROVIDE FOR PRELIMINARY PLAT REVIEW AND ORIGIN OF SUCH PLATS BY THE TOWNSHIP OF FARMINGTON, OAKLAND COUNTY, MICHIGAN; AND IMPOSING PENALTIES FOR THE VIOLATION OF THIS ORDINANCE.

THE TOWNSHIP OF FARMINGTON ORDINANCE

ARTICLE I - TITLE AND PURPOSE

SECTION 101. SHORT TITLE: This Ordinance shall be known and may be designated as the "Township of Farmington Subdivision Regulations Ordinance."

SECTION 102. PURPOSES: The purposes of this Ordinance are to provide for the orderly growth and harmonious development of the Township of Farmington through coordinated street systems and to provide for the orderly growth and harmonious development of the Township of Farmington through coordinated street systems and to provide for the orderly growth and harmonious development of the Township of Farmington through coordinated street systems...

ARTICLE II - DEFINITIONS

SECTION 201. DEFINITIONS: The following definitions shall apply to this Ordinance, unless otherwise specifically defined:

- 1. All terms as defined in the Subdivision Act shall control in this Ordinance unless otherwise specifically defined in this Ordinance.
2. A street: Any public or private way, whether improved or not, which is intended for the use of vehicles and which is not a driveway, alley, or easement.
3. A lot: A parcel of land bounded by streets, easements, or other public or private ways, and which is capable of being sold, conveyed, or otherwise disposed of as a separate parcel.

Imposed upon the overall plat in order to illustrate each method of proposed subdivision. Each proposed subdivision shall show the proposed subdivision in accordance with the following:
1. If the subdivision is proposed to be developed under Planned Unit Development, the subdivision shall conform to the provisions of SECTION 50 of this Ordinance.

2. Preliminary Plat Review by Planning Commission: The Clerk shall check for completeness the preliminary plat as required under SECTION 111 through SECTION 114 of this Ordinance. The Clerk shall also check for compliance with the provisions of this Ordinance.
3. The Clerk shall transmit a copy of the preliminary plat to the Township Planning Commission for review and approval.

4. The Commission shall review all details of the proposed subdivision within the framework of the zoning Ordinance, within the various standards of this Ordinance, and within the standards of the Subdivision Regulations Ordinance.
5. The Commission shall approve or reject the preliminary plat. If the Commission rejects the preliminary plat, the Commission shall state the reasons for its rejection.

6. The Commission shall approve or reject the preliminary plat. If the Commission rejects the preliminary plat, the Commission shall state the reasons for its rejection.
7. The Commission shall approve or reject the preliminary plat. If the Commission rejects the preliminary plat, the Commission shall state the reasons for its rejection.

8. Lot areas and widths shall conform to at least the minimum requirements of the Zoning Ordinance for the district in which the subdivision is proposed.
9. Building setbacks shall conform to at least the minimum requirements of the Zoning Ordinance for the district in which the subdivision is proposed.

10. Easements shall be shown on the preliminary plat and shall be subject to the provisions of this Ordinance.
11. The Commission shall approve or reject the preliminary plat. If the Commission rejects the preliminary plat, the Commission shall state the reasons for its rejection.

12. The Commission shall approve or reject the preliminary plat. If the Commission rejects the preliminary plat, the Commission shall state the reasons for its rejection.

13. The Commission shall approve or reject the preliminary plat. If the Commission rejects the preliminary plat, the Commission shall state the reasons for its rejection.

14. Adequate provisions shall be made for proper drainage of storm water of the subdivision.
15. The subdivision shall be subject to the provisions of the Zoning Ordinance for the district in which the subdivision is proposed.

ARTICLE VI - DIVISION OF LAND IN RECORDED PLAT

The following provisions shall govern the partitioning or dividing of lots, parcels, or portions of land in a recorded plat, subject to provisions of Section 50 of the Subdivision Act.

SECTION 601. LAND DETACHED: Land may be detached from one lot, parcel, or portion of land and attached to another lot, parcel, or portion of land, provided that the detached land is not less than the minimum requirements of the Zoning Ordinance for the district in which the subdivision is proposed.

SECTION 602. DIVISION INTO THREE OR FOUR LOTS: Each lot, parcel, or portion of land may be divided into three or four lots, parcels, or portions of land, provided that the minimum requirements of the Zoning Ordinance for the district in which the subdivision is proposed are met.

SECTION 603. APPEAL: Any person aggrieved by any action of the Township Supervisor, Assessor or Commission hereunder shall be entitled to a hearing before the Township Board.

ARTICLE VII - COMPLIANCE STANDARDS

The provisions of this Ordinance shall be held to be the minimum requirements for the subdivision of land and for the improvement of public safety and general health and welfare of the Township of Farmington.

ARTICLE VIII - INTERPRETATION

The provisions of this Ordinance shall be held to be the minimum requirements for the subdivision of land and for the improvement of public safety and general health and welfare of the Township of Farmington.

ARTICLE IX - REVIEW FEES

Preliminary and final plat review fees shall be as follows:
1. Preliminary Plat Review Fee: \$25.00 per acre.
2. Final Plat Review Fee: \$50.00 per acre.

SECTION 901. PLANNING REVIEW FEES: Fees shall be charged for the review of preliminary plats on the basis of the following schedule:

- 1. Preliminary Plat Review Fee: \$25.00 per acre.
2. Final Plat Review Fee: \$50.00 per acre.

SECTION 902. ENGINEERING REVIEW FEES:

The Township Board shall review the proposed Planned Unit Development and render its opinion with respect to the following:
1. The proposed method of subdivision.
2. The proposed method of payment of taxes.

ARTICLE X - VIOLATIONS AND PENALTIES

Any person, person, firm or corporation or anyone acting on behalf of said person, person, firm or corporation, violating any of the provisions of this Ordinance shall be liable to a civil penalty of not more than one hundred (\$100) dollars and the costs of prosecution or in default of the payment of such civil penalty, the Township of Farmington may cause the violator to be removed from the land and the costs of removal to be paid by the violator.

ARTICLE XI - SEVERABILITY

If any section, paragraph, clause, phrase or part of these Subdivision Regulations is for any reason held invalid by any court of competent jurisdiction, such invalidity shall not affect the validity of the remaining provisions of these Regulations and the application of those provisions to any person or circumstances shall not be affected thereby.

ARTICLE XII - REPEAL

All Ordinances and amendments thereto enacted and adopted by the Township Board inconsistent with the provisions of this Ordinance are hereby repealed.

ARTICLE XIII - VARIANCE

SECTION 1301. VARIANCE FOR HARDSHIP: The Township Board or Commission may authorize a variance from the provisions of this Ordinance in any case where the applicant can demonstrate that the application of the provisions of this Ordinance would result in undue hardship.

SECTION 1302. VARIANCE FOR COMPLETE COMMUNITY:

The Township Board may authorize a variance from these regulations in case of a complete community where such development is permitted by the Zoning Ordinance.

SECTION 1303. APPEAL: Any person aggrieved by any action of the Township Supervisor, Assessor or Commission hereunder shall be entitled to a hearing before the Township Board.

SECTION 1304. EFFECTIVE DATE

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

CERTIFICATION

I, Floyd A. Cairns, Clerk of the Township of Farmington, Oakland County, State of Michigan, hereby certify that the foregoing Subdivision Regulations Ordinance was duly adopted by the Township Board of Farmington, Michigan, on July 6, 1968, A.D., by the following vote:

AYES: 5
NAYS: 0
ABSENT: 0

CURTIS H. HALL, Township Clerk
FLOYD A. CAIRNS, Township Clerk

SECTION 111. FINAL APPROVAL OF PRELIMINARY PLAT: The procedure for the preparation and review of a preliminary plat shall be as follows:

- 1. Preparation: The final plat shall comply with the provisions of the Subdivision Act.
2. Review: The Township Board shall review all recommendations and take action on the final plat within 180 days of its date of filing.

SECTION 112. DESIGN LAYOUT STANDARDS

The subdivision design layout standards set forth under this Section are developed to guide the assistance of the proprietor. All final plans must be reviewed and approved by the Township Board and the Road Commission.

SECTION 113. STREETS: Streets shall conform to at least all minimum requirements of the general specifications and typical cross-sections set forth in this Ordinance.

- 1. Location and Arrangement: Streets shall conform to the various elements of the Master Plan and shall be considered in relation to the existing and proposed street systems.
2. Right-of-Way Widths: The right-of-way width shall be determined by the Township Board and the Road Commission.

SECTION 114. PICKUP MAP SECTION 400.9

- 1. 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 length.
2. Width of blocks shall be determined by the condition of the layout and shall be subject to the provisions of this Ordinance.

SECTION 401. ALDERS: Blocks within subdivisions shall conform to the following standards:

- 1. 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 length.
2. Width of blocks shall be determined by the condition of the layout and shall be subject to the provisions of this Ordinance.

SECTION 402. STATEMENTS OF PRINCIPLES: Consideration by the Commission and the Township Board shall be given to the following basic principles:

- 1. The Township Board shall review all recommendations and take action on the final plat within 180 days of its date of filing.
2. The Township Board shall review all recommendations and take action on the final plat within 180 days of its date of filing.

SECTION 403. APPEAL: Any person aggrieved by any action of the Township Supervisor, Assessor or Commission hereunder shall be entitled to a hearing before the Township Board.

SECTION 404. EFFECTIVE DATE

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

SECTION 405. CERTIFICATION

I, Floyd A. Cairns, Clerk of the Township of Farmington, Oakland County, State of Michigan, hereby certify that the foregoing Subdivision Regulations Ordinance was duly adopted by the Township Board of Farmington, Michigan, on July 6, 1968, A.D., by the following vote:

AYES: 5
NAYS: 0
ABSENT: 0

CURTIS H. HALL, Township Clerk
FLOYD A. CAIRNS, Township Clerk

SECTION 406. EFFECTIVE DATE

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

SECTION 407. CERTIFICATION

I, Floyd A. Cairns, Clerk of the Township of Farmington, Oakland County, State of Michigan, hereby certify that the foregoing Subdivision Regulations Ordinance was duly adopted by the Township Board of Farmington, Michigan, on July 6, 1968, A.D., by the following vote:

AYES: 5
NAYS: 0
ABSENT: 0

CURTIS H. HALL, Township Clerk
FLOYD A. CAIRNS, Township Clerk

SECTION 408. EFFECTIVE DATE

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

SECTION 409. CERTIFICATION

I, Floyd A. Cairns, Clerk of the Township of Farmington, Oakland County, State of Michigan, hereby certify that the foregoing Subdivision Regulations Ordinance was duly adopted by the Township Board of Farmington, Michigan, on July 6, 1968, A.D., by the following vote:

AYES: 5
NAYS: 0
ABSENT: 0

CURTIS H. HALL, Township Clerk
FLOYD A. CAIRNS, Township Clerk

SECTION 410. EFFECTIVE DATE

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

SECTION 411. CERTIFICATION

I, Floyd A. Cairns, Clerk of the Township of Farmington, Oakland County, State of Michigan, hereby certify that the foregoing Subdivision Regulations Ordinance was duly adopted by the Township Board of Farmington, Michigan, on July 6, 1968, A.D., by the following vote:

AYES: 5
NAYS: 0
ABSENT: 0

CURTIS H. HALL, Township Clerk
FLOYD A. CAIRNS, Township Clerk

PUBLISHED: July 21, 1968