

**CHARTER TOWNSHIP OF LYON  
ORDINANCE NO. 13-20**

**AN ORDINANCE TO AMEND CHAPTER 48, ZONING, ARTICLE 19.00, SITE DEVELOPMENT STANDARDS APPLICABLE TO SPECIFIC USES, SECTION 19.03, SITE DEVELOPMENT STANDARDS FOR RESIDENTIAL USES AND ARTICLE 36.00, SCHEDULE OF REGULATIONS, SECTION 36.02, SCHEDULE OF REGULATIONS TO AMEND CERTAIN LOT WIDTH AND FRONT YARD SETBACKS STANDARDS.**

**CHARTER TOWNSHIP OF LYON ORDAINS:**

**Section 1 of Ordinance.     Amendment of Chapter 48**

**Chapter 48, Zoning, Article 19.00, Site Development Standards Applicable to Specific Uses, Section 19.03, Site Development Standards for Residential Uses, is hereby amended to read as follows:**

Section 19.03. - Site development standards for residential uses.

A.    Unchanged

B.    Unchanged

1.-3.       Unchanged

4.    Average lot size requirements.

    a.    Unchanged

    b.    Lot standards.

        (1) Reduction in minimum lot size, lot width, and yard setback standards in average lot size developments shall be permitted as specified in the following table provided that each lot is capable of satisfying minimum county and township requirements with respect to septic system/sanitary waste treatment and potable water.

Zoning District	Minimum Lot Area Per Unit (sq. feet)	Lot Width (ft.)
R-1.0	30,000	110
R-0.5	15,000	90
R-0.3	12,000	75

Zoning District	Minimum Yard Setbacks (ft)		
	Front	Side	Rear
R-1.0	55	20	55
R-0.5	35	15	50
R-0.3	35	15	50

(2) Unchanged

c. Unchanged

d. Unchanged

5.-6 Unchanged

C.-F. Unchanged

## Section 2 of Ordinance. Amendment of Chapter 48

Chapter 48, Zoning, Article 36.00, Schedule of Regulations, Section 36.02, Schedule of Regulations, is hereby amended to revise the following table as follows:

### Section 36.02 - SCHEDULE OF REGULATIONS

District	Lot Minimum		Maximum Height of Structures <sup>d</sup>		Minimum Setback Requirement (in Feet) <sup>f, z</sup>			Minimum Parking Setback (Feet) <sup>i</sup>		Minimum Usable Floor Area Per Unit (Sq. Ft.)	Maximum Lot Coverage (%)
	Area <sup>a</sup> (Sq. Ft.)	Width (Feet)	In Stories	In Feet	Front Yard	Each Side Yard	Rear Yard	Front Yard	Side & Rear		
R-1.0	43,560 <sup>b</sup>	135 <sup>b, c</sup>	2½	30 <sup>e</sup>	50 <sup>g, aa</sup>	30 <sup>g, h, aa</sup>	75 <sup>g, aa</sup>	75 <sup>j</sup>	—	1,200	20
R-0.5	21,780 <sup>b</sup>	120 <sup>b, c</sup>	2	25	30 <sup>g, aa</sup>	15 <sup>g, h, aa, ee</sup>	60 <sup>g, aa</sup>	40 <sup>j</sup>	—	1,200	25
R-0.3	15,000 <sup>b</sup>	100 <sup>b, c</sup>	2	25	30 <sup>g, aa</sup>	15 <sup>g, h, aa, ee</sup>	50 <sup>g, aa</sup>	35 <sup>j</sup>	—	1,200	25
RM-1	<sup>k</sup>	200	2½	30	40	30 <sup>m</sup>	30 <sup>m</sup>	40 <sup>o, p</sup>	<sup>o, p</sup>	<sup>q</sup>	25
RM-2	<sup>k</sup>	200	2½	30	40	30 <sup>m</sup>	30 <sup>m</sup>	40 <sup>o, p</sup>	<sup>o, p</sup>	<sup>q</sup>	25
MHP	6,000 <sup>l</sup>	50 <sup>l</sup>	2	25	40	30 <sup>n</sup>	30 <sup>n</sup>	40 <sup>o</sup>	<sup>o</sup>	<sup>n</sup>	—

O-1	15,000	100	2	25	75 <sup>cc</sup>	20 <sup>r</sup>	40	bb,cc	10 <sup>o</sup>	—	60
B-2	15,000	100	2	30	75 <sup>cc</sup>	20 <sup>r,t</sup>	60	bb,cc	10 <sup>o</sup>	—	60
B-3	21,780	120	2	30	75 <sup>s,cc</sup>	20 <sup>r,t</sup>	60	bb,cc	10 <sup>o</sup>	—	60
RO	21,780	120	2	45 <sup>dd</sup>	75 <sup>x</sup>	30 <sup>u</sup>	40 <sup>u</sup>	50 <sup>o</sup>	10 <sup>o</sup>	—	60
I-1	21,780	120	—	40	75 <sup>x</sup>	20 <sup>u,w</sup>	40 <sup>u,v,y</sup>	50 <sup>o</sup>	10 <sup>o</sup>	—	75
I-2	87,120	200	—	45	75 <sup>x</sup>	30 <sup>u,w</sup>	50 <sup>u,v,y</sup>	75 <sup>o</sup>	10 <sup>o</sup>	—	75
P-1	—	—	—	10	y	y	y	10 <sup>o</sup>	10 <sup>o</sup>	—	—
MU	15,000	100	3	35	ff	ff	ff	gg	10	q	75
NH <sup>hh</sup>											

**Section 3 of Ordinance.      Amendment of Chapter 48**

**Chapter 48, Zoning, Article 36.00, Schedule of Regulations, Section 36.02, Schedule of Regulations, Footnote b to the Schedule of Regulations, is hereby amended as follows:**

<sup>b</sup> Lot requirements with sewers. Lots served by a sanitary sewer system that has been approved by the township shall comply with the following standards (see section 12.09 for minimum lot frontage):

District	Minimum Lot Area (sq.ft.)	Minimum Lot Width (ft.)
R-1.0	35,000	120
R-0.5	17,000	110
R-0.3	12,000	90

Section 4 of Ordinance.      Repealer.

This ordinance repeals any ordinances in conflict thereof.

Section 5 of Ordinance.      Severability.

If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional, such decisions shall not affect the validity of the remaining portions of this ordinance. The Township Board of Trustees hereby declares that it would have passed this ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

Section 6 of Ordinance.            Savings Clause.

Nothing in this ordinance shall be construed to affect any suit or proceeding pending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Section 2 of this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

Section 7 of Ordinance.            Publication and Effective Date.

The Township Clerk is hereby ordered and directed to cause this ordinance or a summary of this ordinance to be published in the manner required by law. This ordinance shall be effective on the 8th day after publication, or a later date as provided in the Michigan Zoning Enabling Act for when a petition for voter referendum on this ordinance and/or a notice of intent to submit such a petition is timely filed with the Township Clerk.

Section 8 of Ordinance.            Adoption.

This ordinance was duly adopted by the Charter Township of Lyon Township Board at its regular meeting called and held on January 4, 2021 and was published in the manner required by law.

CHARTER TOWNSHIP OF LYON

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MICHELE CASH, Township Clerk

Adoption Date:            January 4, 2021

Publication Date:        February 11, 2021

Effective Date:           February 19, 2021