

**CHARTER TOWNSHIP OF LYON
ORDINANCE NO. 02-21**

AN ORDINANCE TO AMEND CHAPTER 48, ZONING, FOR PURPOSES OF ADDING A NEW ARTICLE 44, WOODSIDE OVERLAY DISTRICT (WOD), ESTABLISHING REGULATIONS AND DEVELOPMENT STANDARDS TO FACILITATE THE CONTINUED DEVELOPMENT OF THE WOODSIDE ACRES SUBDIVISION IN A MANNER CONSISTENT WITH ESTABLISHED DEVELOPMENT PATTERNS, AND TO AMEND THE ZONING MAP MADE PART OF CHAPTER 48 TO IDENTIFY THE AREAS INCLUDED WITHIN THE WOODSIDE OVERLAY DISTRICT (WOD).

CHARTER TOWNSHIP OF LYON ORDAINS:

Section 1 of Ordinance. Amendment of Chapter 48

Chapter 48, Zoning, is hereby amended to add a new Article 44.00, Woodside Overlay District, to read as follows:

Article 44.00 – WOODSIDE OVERLAY DISTRICT

Section 44.01. – Statement of purpose.

The purpose of the Woodside overlay district is to establish a set of regulations that are consistent with the established development pattern of the Woodside Acres subdivision. The intent of the regulations in this overlay district is to encourage continued investment in the well-established subdivision, where the platted lots are smaller in size and setbacks than the Township's other single-family residential districts. The overlay district is intended to regulate dimensional and placement standards only, while retaining the same permitted uses of the underlying zoning district.

Section 44.02. – Scope of authority.

The Woodside overlay district is a mapped zoning district that imposes a set of requirements in addition to those of the underlying zoning district. In an area where an overlay district is established, the property is placed simultaneously in the two districts, and the property may be developed only under the applicable conditions and requirements of both districts. In the event there is a conflict between the requirements of the two districts, the requirements of the Woodside overlay district shall prevail.

Section 44.03. - Creation of overlay district boundaries.

The Woodside protection overlay district boundaries shall be established on the official township zoning map. The overlay district boundaries may be amended according to the Zoning Ordinance procedures in article 9.00.

Section 44.04. – Development Standards.

Buildings and uses in the Woodside overlay district shall be subject to the following standards:

- A. Minimum Lot Size – 9,800 sq. ft.
- B. Minimum Lot Width – 70 ft.
- C. Side Yard Setback – 10 ft.
- D. Corner lots in this district shall have one front yard. The front yard shall be the platted front lot line, typically the narrow frontage of the established platted lots.

Section 2 of Ordinance. Amendment of Chapter 48

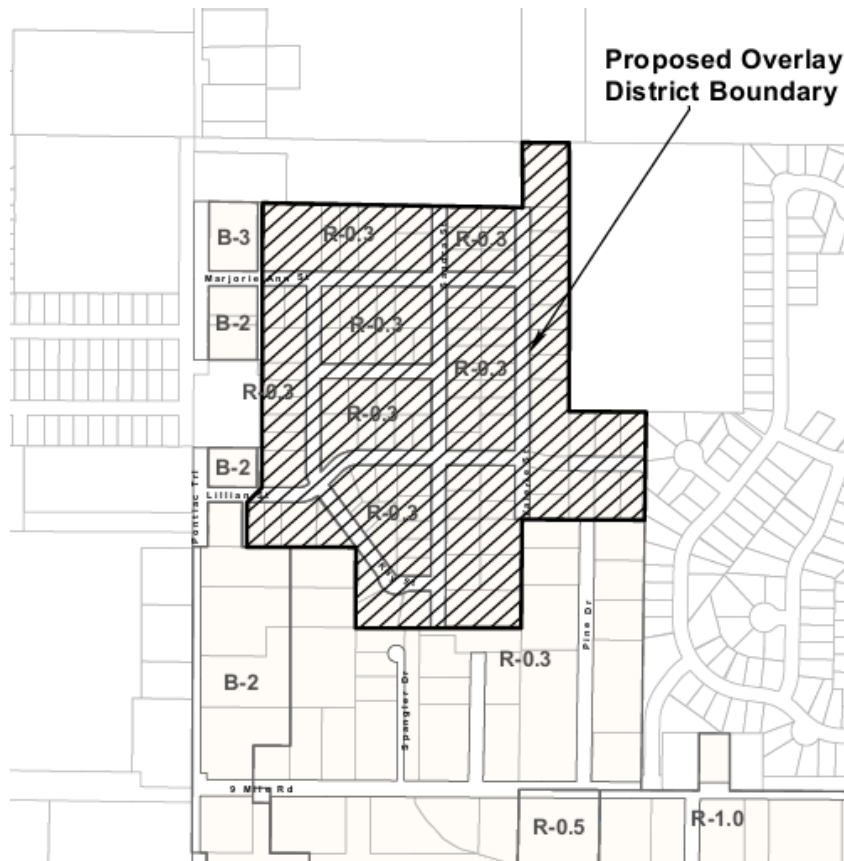
The Zoning Ordinance and the Zoning Map of the Charter Township of Lyon is hereby amended to identify and include the Woodside Overlay District (WOD) in the areas identified below:

- A. The legal description of the subject property included within the Woodside overlay district is as follows:

Beginning at a point at the northwest corner of Parcel 2129301011, thence southerly approximately 379 feet along the eastern edge of the right-of-way of the alley east of Pontiac Trail to the southwest corner of Parcel 2129301011, thence approximately 82 feet across Marjorie Ann Street to the northwest corner of Parcel 2129303014, thence southerly approximately 1110 feet along the eastern edge of the right-of-way of the alley east of Pontiac Trail to the southwest corner of Parcel 2129303029, thence southwesterly approximately 115 feet across Lillian Street to the northwest corner of Parcel 2129353005, thence southerly approximately 245 feet along the eastern edge of the right-of-way of the alleyway east of Pontiac Trail to the southwest corner of Parcel 2129353005, thence easterly approximately 600 feet along the property line to the southeast corner of Parcel 2129353009, thence southerly approximately 445 feet along the property line to the southwest corner of Parcel 2129353011, thence easterly approximately 414 feet along the property line to the southeast corner of Parcel 2129353012, thence easterly approximately 81 feet across Sandra Street to the southwest corner of Parcel 2129352009, thence easterly approximately 417 feet along the property line to the southeast corner of Parcel 2129352009, thence northerly approximately 598 feet along the property line to the northeast corner of Parcel 2129352014, thence easterly approximately 675 feet along the property line to the southeast corner of Parcel 2129377022, thence northerly approximately 596 feet along the property line to the northeast corner of Parcel 2129377015, thence westerly approximately 425 feet along the property line to the northwest corner of Parcel 2129377018, thence northerly approximately 1480 feet along the property line to the northeast corner of Parcel 2129326001, thence westerly approximately 257 feet along the property line to the northwest corner of Parcel 2129326001, thence southerly approximately 359 feet along the property line to the southwest corner of Parcel 2129326001, thence westerly approximately 418 feet along the property line to the northwest corner of Parcel 2129302001, thence westerly approximately 81 feet across Sandra Street to the northeast corner of Parcel 2129301009, thence

westerly approximately 934 feet along the property line to the northwest corner of Parcel 2129301011, the point of beginning.

- B. The Charter Township of Lyon Zoning Ordinance Map is hereby amended to identify the Woodside overlay district in the following location:



Section 3 of Ordinance. Repealer.

This ordinance repeals any ordinances in conflict thereof.

Section 4 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 5 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 6 of Ordinance. Effective Date.

The provisions of this Ordinance are hereby ordered to take effect on the date provided by applicable law following publication.

Section 7 of Ordinance. Adoption.

This ordinance was duly adopted by the Charter Township of Lyon Township Board at its regular meeting called and held on February 1, 2021 and was published in the manner required by law.

CHARTER TOWNSHIP OF LYON

Michele Cash

MICHELE CASH, Township Clerk

Adoption Date: February 1, 2021

Publication Date: February 11, 2021

Effective Date: February 19, 2021