

**CHARTER TOWNSHIP OF MILFORD  
ZONING ORDINANCE AMENDMENT  
ORDINANCE NO. 156-A-118**

AN ORDINANCE TO AMEND FOOTNOTE "T" OF SECTION 19-526, TABLE A, OF ARTICLE XIX, SCHEDULE OF REGULATIONS, OF CHAPTER 19, ZONING, OF THE CODE OF ORDINANCES FOR THE CHARTER TOWNSHIP OF MILFORD, IN ORDER TO VARY LOT SIZES IN A CLUSTER HOUSING DEVELOPMENT.

**THE CHARTER TOWNSHIP OF MILFORD ORDAINS:**

**Section 1.     Amendment.**

Footnote "t" of Section 19-526, Table "A", of Article XIX, Schedule of Regulations, of Chapter 19, Zoning, of the Code of Ordinances for the Charter Township of Milford, shall be amended to read as follows:

Sec. 19-526. Table "A".

t       A developer is permitted to vary lot sizes in the R-1-R, R-1-S and R-1 residential districts, provided he or she subdivides the land in accordance with all requirements of the State Land Division Act, Act No. 288 of the Public Acts of Michigan of 1967, as amended, obtains site plan approval for a cluster housing project under the terms of Section 19-104, or obtains site plan approval for a site condominium project pursuant to all requirements of Act No. 59 of the Public Acts of Michigan of 1978, as amended, in order to encourage a more effective approach in the development of single-family residential areas, where a particular property does not reasonably permit a conventional subdivision or a site condominium from complying with underlying zoning without lot averaging or design flexibility due to the environment or other natural resources which are desirable to be protected and preserved.

All residential lots must equal or exceed the minimum lot size or lot width required, and the average lot area and lot width for all lots within a given development must equal or exceed the average required, in all subdivisions or site condominium projects. For purposes of computing lot averaging in an R-1-R district, a maximum of four acre lot area and 250' lot width for any given lot may be utilized, and in an R-1-S district, a maximum of two acre lot area and 175' lot width for any given lot may be utilized. Larger lot areas and greater lot widths may be provided in the respective districts; however, the aforesated limits apply for lot average computation purposes. Paved road surfaces may not be included in lot average computations. All lots in cluster housing developments shall equal or exceed the minimum lot area or width standards required in their respective district.

**Section 2. Savings Clause.**

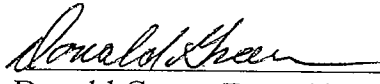
That nothing in this Ordinance hereby adopted be construed to affect any just or legal right or remedy of any character nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Ordinance.

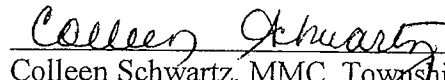
**Section 3. Severability.**

The various parts, sections and clauses of this Ordinance are declared to be severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the Ordinance shall not be affected.

**Section 4. Adoption.**

This Ordinance is hereby declared to have been adopted by the Charter Township of Milford Township Board at a meeting thereof duly called and held on the 15<sup>th</sup> day of November, 2006, and ordered to be given effect upon publication as mandated by Charter and statute.

  
\_\_\_\_\_  
Donald Green, Township Supervisor

  
\_\_\_\_\_  
Colleen Schwartz, MMC, Township Clerk

**CERTIFICATION OF CLERK**

I hereby certify that the foregoing is a true and complete copy of an Ordinance adopted by the Charter Township of Milford Township Board on November 15, 2006, which was a regular meeting. I further certify that at said meeting there were present the following Board members: Donald Green, Supervisor; Colleen Schwartz, Clerk; Cynthia Dagenhardt, Treasurer; Trustees Randal Busick, William Mazzara, Dale Wiltse, Brien Worrell.

I further certify that the adoption of said Ordinance was moved by Trustee Busick and supported by Trustee Worrell.

I further certify that the following Board members voted for the adoption of said Ordinance: Busick, Worrell, Wiltse, Dagenhardt, Schwartz, Mazzara, Green and that the following Board members voted against the adoption of said Ordinance: Zero (0).

I further certify that Zero (0) Board member(s) abstained from voting.

I hereby certify that said Ordinance has been recorded in the Ordinance Book in said Township and that such recording has been authorized by the signature of the Township Clerk.

Colleen Schwartz  
Colleen Schwartz, MMC, Township Clerk