

**TOWNSHIP OF SCIO**  
**WASHTENAW COUNTY, MICHIGAN**  
**ORDINANCE NO. 2019-05**

AN ORDINANCE AMENDING THE CODIFIED SCIO TOWNSHIP ZONING ORDINANCE BY INCORPORATING AMENDMENTS TO CHAPTER 36 SECTION 36-76 JACKSON ROAD OVERLAY DISTRICT (JROD), 36-345.10 EQUIPMENT SCREENING, AND 36-345.10 THROUGH 13.

The Board of Trustees of the Township of Scio hereby ordains:

**SECTION 1. PROPOSED ADDITIONS TO TOWNSHIP CODE.**

**SECTION 36-76 JACKSON ROAD OVERLAY DISTRICT (JROD)**

*(f) Design Standards*

*(5) Building and Orientation*

- d. Roofs shall exhibit one or more of the following features depending upon the nature of the roof and building design:
  1. *Flat roofs.* Parapets concealing flat roofs and rooftop equipment such as HVAC units from public view are required in accordance with Section 36-345 (b)(X).
  2. *Pitched Roofs.*
    - i. Overhanging eaves on pitched roofs are shall be a minimum of 12-inches including gutter, with a minimum 1-inch rake.
    - ii. An average slope greater than 4:12 is required.
    - iii. All rooftop equipment shall be screened in accordance with Section 36-345(b)(X).

**SECTION 36-345 LANDSCAPING, GREENBELT, BUFFERS AND SCREENING**

**(10) Equipment Screening**

- a. Where Required. The standard set forth in this Section shall apply to all uses for which mechanical equipment including, but not limited to, generators, heating, ventilation, and air conditioning, is placed upon a roof of any building or on the ground outside of the building.
- b. Screening Requirements. All equipment shall be screened as follows:
  1. Rooftop Screening.
    - i. Rooftop equipment shall be screened with architectural materials matching or harmonious with the building.
    - ii. Screens provided to obscure mechanical equipment shall be an opaque barrier at least as high as the equipment being screened.
    - iii. Rooftop equipment shall be located on the rear of a pitched-roof building screened from public view.
    - iv. Rooftop equipment shall be situated so that it does not cause excessive nuisance or offense to occupants of nearby buildings.

2. At-Grade Equipment.

- i. At-grade equipment should only be considered if rooftop screening cannot be accommodated.
- ii. Transformer pad and method of screening shall be provided on site plan submittals.
- iii. At-grade equipment shall be screened with architectural and/or landscape materials matching or harmonious with the building or landscape materials provided elsewhere on site.
- iv. Landscape materials shall be evergreen in species so as to provide a six (6)-foot screen year-round.
- v. Walls provided to screen mechanical equipment shall be an opaque fence or wall matching existing or proposed building materials with or without a gate, at a minimum of six (6) feet in height or 12-inches higher than the tallest piece equipment being screened.
- vi. At-grade equipment shall be located in a side or rear yard, screened from public view.

**SECTION 2. PROPOSED CHANGES TO TOWNSHIP CODE**

CHANGE SUBSECTION 36-345.10 TO 36-345.11 MISCELLANEOUS LANDSCAPE REQUIREMENTS.

CHANGE SUBSECTION 36-345.11 TO 36-345.12 MINIMUM SIZE AND SPACING REQUIREMENTS.

CHANGE SUBSECTION 36-345.12 TO 36-345.13 EXCEPTIONS TO REQUIREMENTS.

**SECTION 3. INCONSISTENCIES REPEALED.**

All other ordinances or parts of ordinances or resolutions of the Board of Trustees in conflict herewith are hereby repealed.

**SECTION 4. SAVING CLAUSE.**

Nothing in this Ordinance shall be construed to affect any suit or proceeding impending 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 5. SEVERABILITY.**

Should any section, clause or paragraph of this Ordinance be declared by court of competent jurisdiction to be invalid, the same will not affect the validity of the ordinance as a whole or part hereof other than the part declared to be invalid.

**SECTION 6. AVAILABILITY**

The Code, including Chapter 16 and the official Township zoning map are available for inspection in the Township Hall, 827 N. Zeeb Rd., Ann Arbor, MI during regular business hours.

**SECTION 7. EFFECTIVE DATE.**

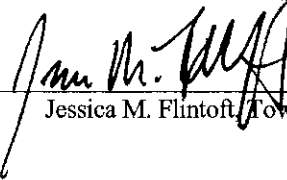
The provisions of this Ordinance are hereby ordered to take effect seven (7) days following its publication in a newspaper of general circulation within the Township of Scio. The effective date of this Ordinance will be the 27 day of August 2019.

This Ordinance is hereby declared to be adopted by the Board of Trustees of the Township of Scio in a meeting duly called and held on the 27 day of August 2019.

**TOWNSHIP OF SCIO  
WASHTENAW COUNTY, MICHIGAN**



M. Jack Knowles, Township Supervisor



Jessica M. Flintoft, Township Clerk

ADOPTED: August 27, 2019  
PUBLISHED: October 3, 2019  
EFFECTIVE: October 10, 2019

**CERTIFICATION**

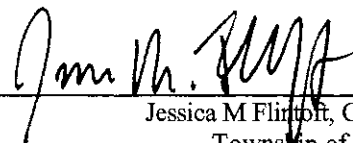
I, Jessica M Flintoft, Clerk of the Township of Scio, County of Washtenaw, Michigan, do hereby certify that the foregoing is a true and complete copy of Township Ordinance number 2019-05, an amendment to Code of Ordinances of the Township of Scio, and was adopted by the Scio Township Board of Trustees on the 27 day of August 2019, and given publication in the Washtenaw Legal News, a newspaper of general circulation, on the 3 day of October 2019. The following members of the Scio Township Board of Trustees voted as follows in connection with this resolution to adopt the above amendatory ordinance.

AYES: Read, Knowles, Flintoft, Knol

NAYS: None

ABSENT: Martin, Green, Palmer

In witness hereof, I have hereunto affixed my official seal this 3 day of October 2019.



Jessica M Flintoft, Clerk  
Township of Scio