

TOWNSHIP OF SCIO
WASHTENAW COUNTY, MICHIGAN

Ordinance No. 2025-11

AMENDING CHAPTER 36, ZONING

AN ORDINANCE TO AMEND THE CODIFIED SCIO TOWNSHIP ORDINANCE BY
AMENDING CHAPTER 36, ART. III, DISTRICT REGULATIONS

NOTE: Unchanged Code text is in plain Times New Roman font. Additions to Codes are in single underline Times New Roman font. Deletions to Codes are in ~~striketrough Times New Roman font~~.

~~THE TOWNSHIP OF SCIO, WASHTENAW COUNTY, MICHIGAN, HEREBY ORDAINS:~~

Section 1:

Chapter 36, Sec. 36-71 of the Township of Scio Code of Ordinances, Exemptions from Area, Placement and Height Restrictions, is amended as follows:

- (a) No building shall be erected, converted, enlarged, reconstructed, or structurally altered to exceed the height limit hereinafter established for the district in which the building is located, except as set forth herein:
 - (1) Roof structures and screening devices for the housing of elevators, stairways, tanks, ventilating fans, or similar equipment required to operate and maintain the building, shall not exceed the height limit by more than ten feet of the district in which the use is located.
 - (2) Fire or parapet walls and skylights shall not exceed the height limit by more than five feet of the district in which the use is located.
 - (3) Steeples, flagpoles, chimneys, smokestacks, individual domestic radio and television aeriels and wireless masts or similar structures shall not exceed the height limit by more than 15 feet of the district in which the use is located.
 - (4) A structure which is permitted by this chapter to exceed the height limit shall have a total area no greater than ten percent of the roof area of the building; nor shall such structure be used for any residential, commercial, or industrial purpose whatsoever other than a service use incidental to the main use of the building. In no event may persons occupy such a structure.
 - (5) Farm buildings and structures used on a farm or in a farm operation shall be subject to the area, placement and height regulations of this chapter established for the district in which

the building or structure is located, unless such building or structures are specifically regulated by a GAAMP as adopted and published by the state commission of agriculture, or its successor, and as amended from time to time.

The aforementioned exempt structures and appurtenances shall not include commercial communication towers, as defined and regulated by this chapter.

(b) A deck, terrace or patio which is associated with a residential structure shall not occupy any required side or front yard area or any perimeter buffer required in a planned unit development, but shall be permitted to encroach in a required rear yard by no more than ten feet and shall be subject to the following restrictions:

(1) The portion of a deck which occupies the required rear yard shall not be above the elevation of the first floor of the residence;

(2) The portion of a deck, terrace or patio which occupies the required rear yard shall not contain any enclosed or covered structures, such as a gazebo or screened porch;

(3) A deck, terrace or patio shall be subject to lot coverage limitations.

(c) When a solar facility is considered an accessory structure pursuant to Section 36-93, Accessory Buildings, a rear setback exemption is permitted for residential solar facilities in the following zoning districts: A-1, General Agriculture; R-1, Single-Family Residential; R-2, Single-Family Residential; R-3, Single-Family Residential; and R-4, Single-Family Residential, subject to the following restrictions:

(1) Solar facilities shall not extend into the required front yard setback, corner/side setback, or side yard setback.

(2) Solar structures may be permitted to encroach in a required rear yard by no more than ten (10) feet.

(3) Any solar structure that extends, or encroaches into the required setback, as noted above, shall not exceed twelve (12) feet in height to limit visual impacts of the encroachment.

(4) Solar structures shall be subject to lot coverage limitations.

(5) Solar structures that encroach into the required rear setback shall be positioned to limit glare and reflection on any adjacent occupied dwellings.

Section 2. Repealer

All ordinances or parts thereof which are in conflict with the provisions of this Ordinance are, to the extent of such conflict, hereby repealed, except that terms defined herein for the purpose of

interpretation, administration and enforcement of this Ordinance shall not act to modify, repeal or otherwise change the definition of any such term as used in other ordinances or laws.

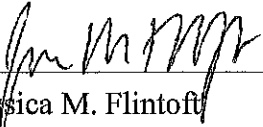
Section 3. Savings Clause

The provisions of this Ordinance are hereby declared to be severable. If any clause, sentence, paragraph, section or subsection is declared void or inoperable for any reason by any court, it shall not affect any other part or portion hereof other than the part declared void or inoperable.

Section 4. Adoption and Effective Date

This Ordinance shall be published in the manner as required by law. Except as otherwise provided by law, this Ordinance shall be effective upon the eighth day following final publication of the Ordinance or at such later date after publication as may be specified by the Township Board.

This Ordinance was duly adopted by the Township Board at its regular meeting called and held on the 14th day of October, 2025, and was ordered giving publication in the manner required by law.



Jessica M. Flintoft 10/14/25
Township of Scio Clerk Date

Adoption: October 14, 2025
Ordinance Publication: October 23, 2025
Effective Date: October 31, 2025