

New to the Market!  
Builders Terms Available

Residential Land  
**For Sale**  
Brownstown Township

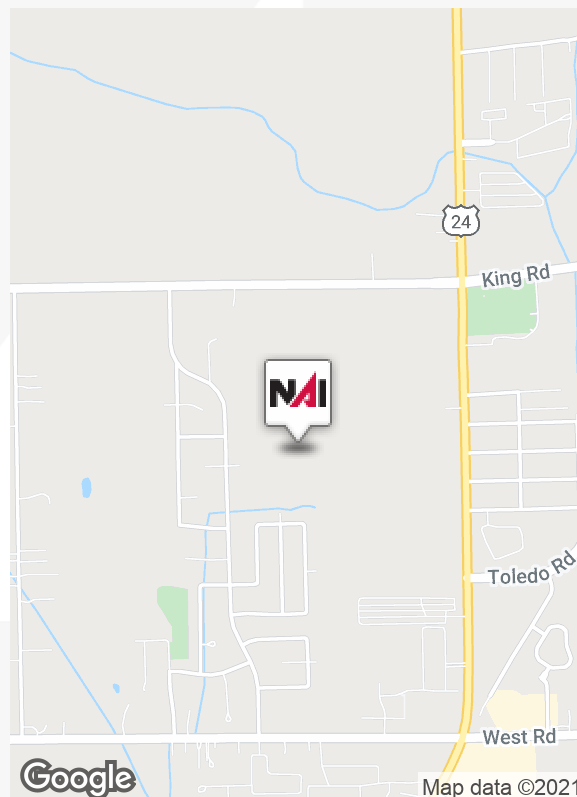


# 43.2 +/- Acres Telegraph Rd

Brownstown Township, Michigan 48174

## Property Highlights

- **Quality WOODHAVEN Schools**
- 43 Acres +/- For Sale
- Price Reduced for Immediate Sale
- Zoned: R-2 Residential
- 80' Lots
- Cluster Option Available
- Builders Terms Available
- Wooded Site
- Price: Contact Listing Agent(s)



For more information

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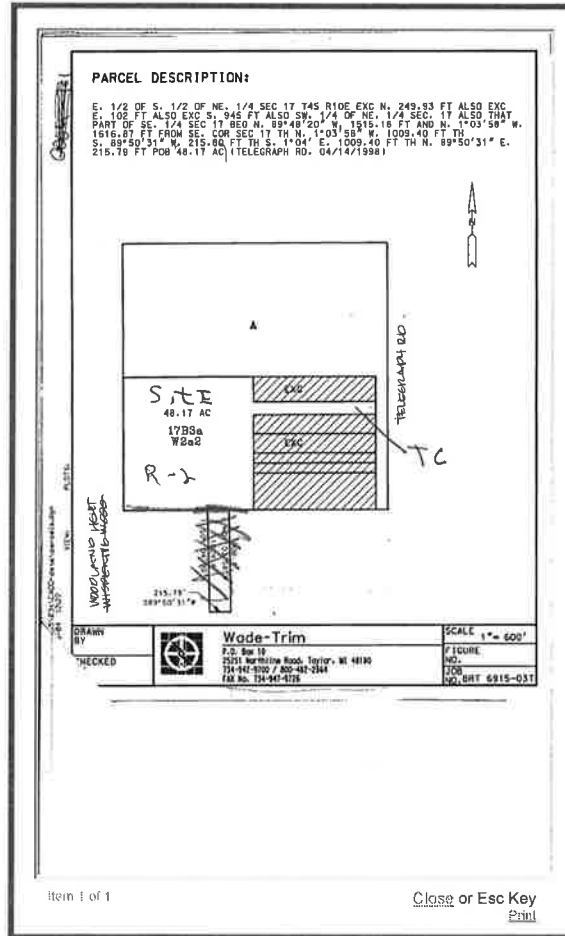
<b>Date Form Filed</b>	No Data to Display	<b>Unallocated Div.s of Parent</b>	0
<b>Date Created</b>	12/11/2007	<b>Unallocated Div.s Transferred</b>	0
<b>Acreage of Parent</b>	48.17	<b>Rights Were Transferred</b>	Not Available
<b>Split Number</b>	64	<b>Courtesy Split</b>	Not Available
<b>Parent Parcel</b>	70 047 99 0004 000		

Sale History

Sale Date	Sale Price	Adj. Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
No sales history found.							

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### Section 3.01 Intent

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The R-E and R-1 through R-3, Single Family Residential Districts are intended to provide for an environment of predominately single family detached dwellings along with other residentially-related facilities which serve the residents in the district. These districts provide a range of housing opportunities from large estate-sized residential lots to more compact development designed for senior oriented housing. It is also the intent of these districts to protect natural areas and include open space within neighborhoods and throughout the Township.

- (a) The R-E Single Family Residential Estate District is intended for large lot residential in areas of the Township that have a more rural character, a less developed infrastructure system and natural features such as woodlands.
- (b) The R-1 Single Family Residential District is intended for intermediate lot residential in transitional areas between the rural areas of the Township and the more developed areas.
- (c) The R-2 Single Family Residential District is intended for intermediate lot residential in areas with greater infrastructure capacity and locations that are closer to urban areas of the Township.
- (d) The R-3 Single Family Residential District is intended for higher density residential in more traditional subdivisions with smaller lots.

### Section 3.02 Schedule of Uses

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No building or land shall be used and no building shall be erected except for one (1) or more of the following specified uses, unless otherwise provided for in this Ordinance. Land and/or buildings in the districts indicated at the top of *Table 3.02* may be used for the purposes denoted by the following abbreviations:

- P: Permitted Use: Land and/or buildings in this District may be used for the purposes listed by right.
- SLU: Special Land Use: The following uses may be permitted by obtaining special land use approval when all applicable requirements in *Article 11 Use Requirements* and the standards of *Section 18.04 Review Standards* are met.

“Additional Requirements” indicates requirements or conditions applicable to the use.





<b>Table 3.02 Schedule of Uses</b>					
Use	R-E	R-1	R-2	R-3	Additional Requirements
<b>Residential Uses</b>					
1. Home Occupations	P	P	P	P	Section 11.01 (a)
2. Single Family Detached Dwellings	P	P	P	P	Section 11.01 (b)
<b>Agriculture &amp; Animal Uses</b>					
3. Boarding or Riding Stables	SLU	--	--	--	Section 11.02 (a)
4. Farms	P	P	P	P	Section 11.02 (c)
5. Private Kennels	SLU	SLU	SLU	SLU	Section 11.02(f)
<b>Religious, Civic, Educational &amp; Governmental Uses</b>					
6. Cemeteries (which lawfully occupied land at the time of adoption of this Ordinance)	SLU	SLU	SLU	SLU	Section 11.03 (a)
7. Churches, Temples & Other Places of Worship	SLU	SLU	SLU	SLU	Section 11.03 (b)
8. Clubs, Fraternal Organizations, Lodge Halls or Other Places of General Assembly	SLU	SLU	SLU	SLU	Section 11.03 (c)
9. Private Noncommercial Recreation Areas, Institutional or Community Recreation Centers, Nonprofit Swimming Pool Clubs	SLU	SLU	SLU	SLU	--
10. Public Buildings, Telephone Exchange Buildings, Electric Transformer Stations & Substations, & Gas Regulator Stations, but not including Storage Yards, & only when Operating Requirements Necessitate Locations within the District to Serve the Immediate Vicinity	SLU	SLU	SLU	SLU	--
11. Schools: Colleges & Universities	SLU	SLU	SLU	SLU	Section 11.03 (d)
12. Schools: Public, Parochial or Private Elementary, Middle & High	P	P	P	P	--
<b>Accommodation &amp; Food Service Uses</b>					
13. Bed & Breakfast Inns	SLU	SLU	--	--	Section 11.06 (a)
<b>Art, Entertainment &amp; Recreation Uses</b>					
14. Golf Courses	SLU	SLU	SLU	SLU	Section 11.07 (b)
15. Marinas & Boat Clubs	--	--	SLU	SLU	--
16. Open Space & Parks	P	P	P	P	--
17. Public Parks & Recreation Facilities	SLU	SLU	SLU	SLU	--
<b>Health &amp; Human Care Uses</b>					
18. Adult Foster Care Family Home (6 or fewer adults)	P	P	P	P	--
19. Adult Foster Care Small Group Home (7 to 12 adults)	SLU	SLU	SLU	SLU	--
20. Child Care Center, Nursery Schools & Day Nurseries	SLU	SLU	SLU	SLU	Section 11.09 (a)
21. Family Child Care Home (6 or fewer children less than 24 hours per day)	P	P	P	P	--
22. Foster Family Home (6 or fewer children 24 hours per day)	P	P	P	P	--
23. Group Child Care Home (7 to 12 children less than 24 hours per day)	SLU	SLU	SLU	SLU	Section 11.09 (b)
<b>Transportation, Utility &amp; Warehousing Uses</b>					



Use	R-E	R-1	R-2	R-3	Additional Requirements
24. Wind Energy Conversion Systems (WECS)	SLU	SLU	SLU	SLU	Section 11.10 (d)
<b>Similar Uses</b>					
25. Other Uses Similar to the Above & not Listed in Another District	SLU	SLU	SLU	SLU	Section 12.03
<b>Accessory Uses</b>					
26. Accessory Buildings & Uses (customarily incident to any of the above permitted uses)	P	P	P	P	--
27. Accessory Buildings & Uses (customarily incident to any of the above special land uses)	SLU	SLU	SLU	SLU	--

### Section 3.03 Area, Height, and Placement Requirements

All lots and buildings shall meet the following dimensional requirements:

Zoning District	Min. Lot		Max. Building Height		Max. % Lot Coverage (e)	Min. Setbacks(ft.) (f)(g)				Min. Floor Area Per Dwelling Unit
	Area (sq. ft.) (a)(b)	Width (ft.) (c)	Stories	Feet (d)		Front (h)	Side		Rear (i)	
						Least One	Total Both			
RE	20,000	125	2	35	30	50	5	16	40	2,500
R-1	13,500	90	2	35	35	40	5	15	35	2,000
R-2	10,000	80	2	35	35	30	5	12	35	1,500
R-3	8,750	70	2	30	35	25	5	10	35	1,100

#### Footnotes to Schedule of Area, Height, and Placement Requirements

- (a) **Recreational Area.** All residential developments containing more than fifteen (15) dwelling units shall provide a private recreational area(s) of at least one thousand (1,000) square feet for each residential unit to be maintained by a homeowners association. Such recreational area(s) shall include a combination of active and passive recreation opportunities for residents, unless otherwise approved by the Township.
- (b) **Lot Area.** In those instances where public sanitary sewer and water systems are not available within two hundred (200) feet, all lots per dwelling unit shall equal a minimum of at least twenty thousand (20,000) square feet.
- (c) **Depth to Width Ratio.** All lots created after the adoption date of this Ordinance shall have a lot depth not more than four (4) times its width.



- (d) **Building Height.** Exceptions to building height shall be as provided for in *Section 12.06 Height Limit*.
- (e) **Lot Coverage.** Maximum lot coverage shall be the maximum percent of the lot area that can be covered by buildings or above ground accessory structures, such as decks and pools.
- (f) **Projections into Yards.** Certain structures shall be permitted to project into required yard setbacks as provided for in *Section 12.09 Projections into Required Yards*.
- (g) **Natural Features Setback.** All structures shall be set back at least twenty-five (25) feet from the ordinary high water mark of any open waterway and from the outer line established by MDEQ of any drainageway, or regulated wetland. This setback shall not apply to waterfront structures, such as seawalls, riprap, boat docks, wells, piers, wharfs and mooring apparatus, decks, or public utilities. This setback may be reduced by the Planning Commission upon a determination that it is clearly in the public interest. In determining whether the setback reduction is in the public interest, the benefit which would reasonably be expected to accrue from the proposed development shall be balanced against the reasonably foreseeable detriments to the natural feature. The following criteria shall be applied in undertaking this balancing test:
- (1) The relative extent of the public and private need for the proposed activity.
  - (2) The availability of feasible and prudent alternative locations and methods to accomplish the expected benefits from the activity, including alternatives which are off-site or on other commercially available properties.
  - (3) The extent and permanence of the beneficial or detrimental effects which the proposed activity may have on the public and private use to which the area is suited, including the benefits the wetland provides.
  - (4) The probable impact of the proposal in relation to the cumulative effect created by other existing and anticipated activities in the watershed.
  - (5) The probable impact on recognized historic, cultural, scenic, ecological, or recreational values and on the public health or fish or wildlife.
  - (6) The size and quality of the wetland.
  - (7) Proximity to any waterway.
  - (8) Extent to which upland soil erosion adjacent to protected wetlands or drainageways is controlled.
  - (9) Economic value, both public and private, of the proposed land change to the general area.
  - (10) Findings of necessity for the proposed project which have been made by other state or local agencies.
- (h) **Corner Lot Setbacks.** Corner lots or lots with dual frontage shall meet front yard setback requirements along all road frontages.



- (i) **Waterfront Lots.** All buildings shall provide a waterfront setback equal to the distance required for the district's rear yard setback, or the average waterfront setback established by dwellings on both sides of the site, whichever is greater.

### Section 3.04 Averaging of Lot Sizes

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The intent of this section is to permit a subdivider or developer to vary lot sizes and lot widths so as to average the minimum size of lot per unit as required in *Section 3.03 Area, Height, and Placement Requirements* for each Single Family Residential District. If this option is selected, the following conditions shall be met:

- (a) In meeting the average minimum lot size, the subdivision shall be so designed as not to create lots having an area or width greater than ten percent (10%) below that area or width required in *Table 3.03* and shall not create an increase in the number of lots.
- (b) Each preliminary plat shall, within its own boundaries, average the minimum required lot size for the district in which it is located.
- (c) All computations showing lot area, and the average resulting through this technique, shall be indicated on the print of the preliminary plat.

### Section 3.05 Open Space Cluster Housing Option

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- (a) Within the Single Family Residential Districts a site may be developed as an open space cluster housing development, subject to the following:
- (b) An open space cluster development may be approved by the Township Board, based upon a recommendation by the Planning Commission following the review procedures and approval standards for special land uses contained in *Article 18 Special Land Use Review* in addition to the review and approval procedures for subdivision plats contained in the Subdivision Control Ordinance, or site condominiums contained in *Article 20 Condominiums*.
- (c) To be eligible for open space cluster development consideration, the applicant must present a proposal for a single family residential development that meets each of the following:
- (1) An open space cluster development shall result in a recognizable and substantial benefit, both to the residents of the property and to the overall quality of life in the Township. The benefits can be provided through site design elements in excess of the requirements of this Ordinance, such as extensive landscaping, unique site design features, preservation of woodlands and open space, particularly along major thoroughfares or lakes, buffering development from wetlands and shorelines, and provision of buffers from adjacent residential.





- (2) The site shall preserve significant natural features such as woodlands, significant views, natural drainage ways, regulated or non-regulated wetlands, or natural corridors that connect quality wildlife habitats which would be in the best interest of the Township to preserve and which might be negatively impacted by conventional residential development.
  - (3) The development shall be designed to create a cohesive neighborhood through a network of spaces such as parks and common open space areas for recreation and resident interaction. All open space areas shall be equally available to all residents of the development.
  - (4) The development shall be connected to public water and sewer.
  - (5) The site shall be under single ownership or control, such that there is a single person or entity having proprietary responsibility for the full completion of the project. The applicant shall provide sufficient documentation of ownership or control in the form of agreements, contracts, covenants, and/or deed restrictions that indicate that the development will be completed in its entirety as proposed.
  - (6) The site was not previously divided using a clustered development option.
  - (7) The proposed development shall be consistent with and further the implementation of the Brownstown Township Master Plan.
  - (8) The Planning Commission shall find that the proposed open space cluster development meets all of the approval standards for special land uses contained in *Article 18 Special Land Use Review*.
- (d) Residential density shall be determined by a parallel plan that illustrates how the site could be developed as a conventional subdivision with the underlying zoning district, meeting all applicable Township and County zoning and subdivision requirements. The parallel plan shall be submitted with the open space cluster development which shall contain all information required for a preliminary plat. The Township shall review the design and determine the number of lots that could be feasibly constructed. This number shall be the maximum number of dwelling units allowable for the open space cluster development; provided, a density bonus of up to ten percent (10%) may be awarded for projects that provide one or more of the following, as determined by the Township:
- (1) The type and amount of open space, greenbelt along roads or recreation facilities exceeds what is typically required by the Township.
  - (2) Significant off-site road improvements are constructed at the applicant's expense.
  - (3) A development provides a diverse variety of housing types or provides a type of housing that is desired, but not currently offered in the Township.
  - (4) Existing structures that are of historic significance are retained and rehabilitated for adaptive reuse. Provisions for ongoing maintenance must be included in the development agreement.





- (e) All lots shall comply with the dimensional standards of the underlying zoning district; provided, the lot area and width may be reduced in order to preserve a minimum of fifty percent (50%) of the total site area as common open space meeting the requirements of paragraph (h) below. All setback and other dimensional standards of the underlying zoning district shall be complied with; provided, the Planning Commission may reduce setbacks where it is demonstrated that the reduced setback will preserve additional woodlands or natural features.
- (f) The Planning Commission may authorize the attaching of single-family dwelling units, when the units are attached by means of one (1) or more of the following:
- (1) Through a common party wall which does not have more than fifty percent (50%) of its area in common with an abutting dwelling wall.
  - (2) By means of an architectural wall detail which does not form interior room space.
  - (3) Through a common party wall in only the garage portion of an abutting structure.

The maximum number of units attached in this manner shall be four (4). Further, spacing between buildings of attached units shall be a minimum of twenty (20) feet and no such building shall be located closer than thirty (30) feet to the perimeter of the property.

- (g) The layout of the open space cluster development shall comply with the requirements of the Subdivision Control Ordinance. Roads shall comply with the Township Subdivision Control Ordinance and Wayne County Department of Public Services. The site shall provide for inter-connection of roads and the future integration of circulation between adjacent sites. A continuous non-motorized pathway system shall be provided including sidewalks along all roads and pathways through the open space.
- (h) A minimum of fifty percent (50%) of the total site area shall be preserved as common open space for recreation or conservation and shall be exclusive of residential lots, road rights-of-way or other improvements. Such open space shall be arranged on the site to meet all of the following requirements, provided the Planning Commission may modify these standards where it is demonstrated that additional natural features will be preserved elsewhere on the site:
- (1) A one hundred (100) foot deep open space area shall be preserved along road frontages bordering the open space cluster development and adjacent to existing residential lots.
  - (2) Open space shall be located to minimize removal of woodlands.
  - (3) Open space may include recreational trails, picnic areas, parks and greenways. The Planning Commission may permit recreational buildings within the open space.



- (i) The dedicated open space shall be set aside by the developer through an irrevocable conveyance that is found acceptable to the Township, such as: recorded deed restrictions, covenants that run in perpetuity with the land, or conservation easements. Such conveyance shall assure that the open space will be protected from all forms of development and shall never be changed to another use. Where deed restrictions are utilized for the protection of open space, such restrictions applicable to the open space shall not be amended. Building permits for home construction shall not be granted until such deed restrictions are recorded with the County Register of Deeds and copies are filed with the Township. The developer may dedicate the open space to a conservation organization or the Township, provided such dedication shall be subject to approval by the Township Board.
- (j) A preservation and maintenance plan for the open space shall be submitted with the final preliminary plat or final site condominium plan and shall include mechanisms for the long term funding of open space preservation. The Township may require bonds or other funding mechanisms to ensure long term maintenance of open space.
- (k) Reasonable conditions may be required with the special land use approval of an open space cluster development for the purpose of ensuring that public services and facilities affected by a proposed land use or activity will be capable of accommodating increased service and facility loads caused by the land use or activity, protecting the natural environment and conserving natural resources, ensuring compatibility with adjacent uses of land, promoting the use of land in a socially and economically desirable manner, and further the implementation of the Township Master Plan.

