

TOWNSHIP OF SCIO
WASHTENAW COUNTY, MICHIGAN

Ordinance No. 2025-10

AMENDING CHAPTER 36, ZONING

AN ORDINANCE TO AMEND THE CODIFIED SCIO TOWNSHIP ORDINANCE BY AMENDING CHAPTER 36, VARIOUS SECTIONS RELATED TO ACCESSORY DWELLING UNITS.

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. 36-5 of the Township of Scio Code of Ordinances, Definitions, is amended as follows:

Accessory Dwelling Unit: An accessory habitable living unit added to, created within, or detached from a single-family dwelling that provides basic requirements for living, sleeping, eating, cooking, and sanitation.

Family Unit: Also known as a domestic unit, refers to a group of individuals related by blood, marriage or partnership, adoption or combination, who live together, share economic resources and carry out domestic responsibilities.

Community Wastewater Utility System or Systems (CWUS) means a facility which is owned by a nongovernmental entity and is designed, constructed, operated, and maintained to transport, collect, process, and treat sanitary sewage from more than one dwelling unit or structure. The system shall include any individual septic tanks, pumps, lines and appurtenances serving each dwelling unit or structure in addition to facilities, sewers and appurtenances that serve more than one dwelling unit or structure. Single-family residentially zoned parcels with an approved accessory dwelling unit are exempt from this CWUS definition and the standards of Section 36-318.

Chapter 36, Sec. 36-101, of the Township of Scio Code of Ordinances, Accessory Dwelling Units shall be added as follows:

A. Purpose and Intent. Accessory dwelling units are dwelling units which are accessory to a principal dwelling unit located on the same lot or parcel. The intent of these regulations is to:

1. Provide older homeowners with a means to stay more comfortably in homes and neighborhoods they might otherwise be forced to leave;
2. Add moderately priced rental units to the housing stock to meet the needs of smaller households and make housing units available to moderate-income households who might otherwise have difficulty finding housing;
3. Develop housing units in single-family neighborhoods that are appropriate for households at a variety of stages in their life cycle;
4. Provide housing units for persons with disabilities; and
5. Protect stability, property values, and the residential character of a neighborhood.

B. Application of Regulations. Accessory dwelling units shall be a permitted land use the R-C, A-1, E-R, R-1, R-2 and R-3 zoning districts.

C. Standards of Approval.

1. The units shall be a separate housekeeping unit and shall not exceed a maximum area of 1,000 square feet.
2. Only one (1) accessory dwelling unit shall be permitted on each lot or parcel.
3. The owners of the property must reside on site and continue to occupy either the principal residence or the accessory dwelling unit.
4. The accessory dwelling unit shall be occupied by one (1) family unit as defined.
5. All setback and lot coverage requirements of the district shall be met.
6. A minimum of one (1) additional off-street parking space shall be provided for the accessory dwelling unit.

Chapter 36, Sec. 36-318, of the Township of Scio Ordinances, Sewage Treatment and Disposal, shall be amended as follows:

- (a) Community wastewater utility systems shall require a conditional use permit from the township board in accordance with the procedures and standards set forth in article VII of this chapter. Community wastewater utility systems shall be strictly prohibited in areas on the township served by public sanitary sewers unless it is determined, in the sole discretion of the township board, the proposed project to be served by the system provides a recognizable and material benefit to the community and/or provides long term protection of natural resources and environmental features. Single-family residentially zoned parcels with an approved accessory dwelling unit are exempt from the definition of a CWUS and the standards of this section.

(b) In addition to the requirements established by the township, the state and/or the county, the following site development and use requirements apply:

- (1) Required standards and findings set forth in section 36-224 shall be met.
- (2) All operations shall be completely enclosed by a fence not less than six feet high.
- (3) All operations and structures shall be surrounded on all sides by a setback of at least 200 feet in width from the nearest dwelling located within a development project served by a community wastewater system and at least 200 feet from a property line shared with an adjacent property. Landscape buffering in accordance with section 36-345(b)(3) shall be placed to minimize the appearance of the installation and to help confine the odors therein. The township planning commission and township board shall have the authority to review the design and treatment of all buffer strips.
- ~~(4) The point of discharge of a community wastewater utility system shall be located a minimum of:
 - a. Fifteen hundred feet from another approved community wastewater utility system.
 - b. Two thousand feet from an established public wellhead protection area.
 - c. Two hundred feet from a wetland.
 - d. Two hundred feet from the ordinary high-water mark of any body of water.~~
- (5) A community wastewater utility system should be restricted to a single development project and shall not provide service to other properties and/or development projects.
- (6) The area devoted to a community wastewater utility system shall not be used to satisfy open space required by any other provisions of this chapter.
- (7) Community wastewater utility systems shall also be subject to the provisions of chapter 34, article III, division 3.

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.

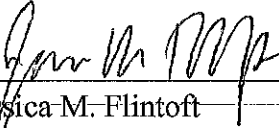
Section 3. Savings Clause

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.

 10/14/25

Jessica M. Flintoft Date
Township of Scio Clerk

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