

Zoning Ordinance

DEXTER TOWNSHIP,
 WASHTENAW COUNTY, MICHIGAN

McKenna partnered with Dexter Township in Washtenaw County, Michigan to prepare a consolidated Zoning Ordinance, a result of many years' worth of updates and amendments prepared by the Township's Planning Commission, Township Board of Trustees, and staff. Due to the drawn-out amendment process, the Township sought assistance with compiling edits, reviewing technical aspects of the regulations, modernizing the ordinance in regards to recent legal decisions, and reformatting the entire document into an easy-to-use, aesthetically appealing.

McKenna worked to review existing regulation to ensure standards were reasonable, easy to comprehend and enforce, and consistent. McKenna's zoning experts suggested modifications to improve readability, ensure regulatory consistency, and increase efficiency in administering the ordinance, while collaborating with Township staff to integrate fixes to "pain points" and recurring problems with the current ordinance. Concurrently, McKenna's graphic design team prepared a new document layout for the Township that ensured the Ordinance was well-organized and easy to read; the document features hierarchy of regulations, comprehensive tables, and hyperlinks to related sections of the Ordinance. Throughout the process, all changes recommended by McKenna professionals and discussed with the Township Steering Committee were documented for future reference.

Dexter Township's adopted Zoning Ordinance is an example of a collaborative effort to consolidate years of effort into an efficient, appealing, and intuitive set of regulations to guide land development.

Article 4.
 SCHEDULE OF REGULATIONS

DEXTER TOWNSHIP ZONING ORDINANCE 2020



COMMERCIAL LAND USE	AG	RR	LR	MHR	CU	RC	PI	PR	C
Microbrewery or distillery									S
Motel or hotel									P
Motor vehicle sales									S
Motor vehicle service station or maintenance and repair									S
Outdoor dining area									S
Open air sales									S
Personal service establishment that performs services on site within a completely enclosed building									P
Professional office that performs services on site within a completely enclosed building									P
Recycling collection or transfer station							P	P	S
Retail businesses that supply commodities on the premises within a completely enclosed building, such as food, drugs, alcohol, furniture, clothing, dry goods, books, flowers, jewelry, or hardware									P
Roadside stand	P	P							P
Sales of new industrial and construction equipment or the service and repair of such items									S
Self-storage facility									S
Sit down restaurant or other establishment that serves food and drink for on-site consumption, including an outdoor dining area							S	S	
Sit-down restaurant or other establishment that serves food or drink for on-site consumption									P
Sod farm	S	S							
Special event facility	S	S				S			
Veterinary Clinic	P	P							P
Watercraft sales, repair, or storage			S			S			P
Winery	S	S						S	P

