

**SUPERIOR CHARTER TOWNSHIP
WASHTENAW COUNTY, MICHIGAN**

ORDINANCE NUMBER 206

**ZONING ORDINANCE REWRITE,
REPEALING AND REPLACING ORDINANCE NO. 174**

**ADOPTED: OCTOBER 19, 2026
EFFECTIVE: OCTOBER 22, 2026**

AN ORDINANCE TO ADOPT A COMPREHENSIVE REVISION OF THE SUPERIOR CHARTER TOWNSHIP ZONING ORDINANCE; TO REPEAL AND REPLACE THE EXISTING ZONING ORDINANCE AND ITS AMENDMENTS; TO PRESERVE CERTAIN RIGHTS, APPROVALS, OBLIGATIONS, AND ENFORCEMENT PROCEEDINGS; AND TO PROVIDE FOR SEVERABILITY, PUBLICATION, AND AN EFFECTIVE DATE.

THE CHARTER TOWNSHIP OF SUPERIOR, WASHTENAW COUNTY, STATE OF MICHIGAN, ORDAINS:

SECTION 1. PURPOSE AND AUTHORITY

The purpose of this Ordinance is to adopt a comprehensive revision of the Superior Charter Township Zoning Ordinance pursuant to the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended, MCL 125.3101 et seq., and other applicable law.

SECTION 2. FINDINGS

The Superior Charter Township Board finds and determines that:

- A. The Township undertook a comprehensive review and revision of its zoning regulations to implement the goals, objectives, and policies of the Superior Charter Township Growth Management Plan; modernize the Township's development regulations; improve the organization, clarity, and administration of the Zoning Ordinance; and promote the public health, safety, and general welfare.
- B. The Superior Charter Township Planning Commission prepared and reviewed the proposed comprehensive revision of the Zoning Ordinance.
- C. After providing notice in accordance with the Michigan Zoning Enabling Act, the Planning Commission held public hearings on February 25, April 22, May 27, and June 24, 2026, at which members of the public were afforded an opportunity to comment upon the proposed Zoning Ordinance.
- D. On June 24, 2026, the Planning Commission adopted a resolution recommending that the Township Board adopt the proposed Zoning Ordinance.
- E. The proposed Zoning Ordinance was transmitted to the Washtenaw County Coordinating Zoning Committee for review and recommendation in accordance with the Michigan Zoning Enabling Act.

- F. The Township Board reviewed the proposed Zoning Ordinance, the Planning Commission's recommendation, comments received during the public-review process, and any recommendation received from the Washtenaw County Coordinating Zoning Committee.
- G. Adoption of the proposed Zoning Ordinance is consistent with the Superior Charter Township Growth Management Plan and will promote the public health, safety, and general welfare.

SECTION 3. ADOPTION OF ZONING ORDINANCE

The document entitled "Superior Charter Township Zoning Ordinance," together with its zoning map, dated September 21, 2026, is hereby adopted as the Zoning Ordinance of the Charter Township of Superior.

The adopted Zoning Ordinance and zoning map are incorporated into this Ordinance by reference and shall be maintained in the office of the Township Clerk. The Township Clerk is authorized to certify the adopted Zoning Ordinance and zoning map and to incorporate the ordinance number, adoption date, effective date, and other nonsubstantive administrative information necessary to produce the official version.

SECTION 4. REPEAL OF EXISTING ZONING ORDINANCE

Upon the effective date of this Ordinance, the existing Superior Charter Township Zoning Ordinance, Ordinance number 174, including all amendments thereto, is repealed and replaced in its entirety by the Zoning Ordinance adopted under Section 3.

The repeal provided by this section shall not revive any ordinance or provision previously repealed or superseded.

SECTION 5. SAVINGS AND TRANSITIONAL PROVISIONS

- A. The repeal and replacement of the existing Zoning Ordinance shall not:
 - 1. Affect or impair any act completed, right established, permit or approval lawfully granted, obligation incurred, or liability accrued under the former Zoning Ordinance before the effective date of this Ordinance;
 - 2. Affect any enforcement action, civil infraction proceeding, judicial proceeding, or other remedy arising from a violation committed before the effective date of this Ordinance; or
 - 3. Abate any violation of the former Zoning Ordinance that existed before the effective date of this Ordinance. Such violation may be enforced under the ordinance provisions in effect when the violation occurred or under any applicable provision of the newly adopted Zoning Ordinance, as permitted by law.
- B. A site plan, conditional use permit, variance, planned development, area plan, development agreement, or other zoning approval lawfully granted before the effective date of this Ordinance shall remain valid in accordance with the terms, conditions, and expiration provisions applicable to that approval.

- C. Except where vested rights have been established or applicable law requires otherwise, an application that has not received final approval before the effective date of this Ordinance shall be reviewed under the Zoning Ordinance adopted by this Ordinance.
- D. Any reference in another Township ordinance, resolution, agreement, form, approval, or official record to the former Zoning Ordinance shall, where appropriate, be construed as a reference to the corresponding provision of the Zoning Ordinance adopted by this Ordinance.

SECTION 6. SEVERABILITY

If any section, subsection, sentence, clause, phrase, provision, or application of this Ordinance or the Zoning Ordinance adopted herein is declared unconstitutional, invalid, or unenforceable by a court of competent jurisdiction, that determination shall not affect the validity of the remaining portions or applications. The Township Board declares that it would have adopted this Ordinance and each part thereof irrespective of the fact that any one or more parts may be declared invalid.

SECTION 7. CONFLICTING ORDINANCES

All ordinances and parts of ordinances in conflict with this Ordinance or the Zoning Ordinance adopted herein are repealed only to the extent of the conflict.

SECTION 8. EFFECTIVE DATE; PUBLICATION

This Ordinance shall be published pursuant to Section 8 of the Charter Township Act, being MCL 42.8(b), by posting in the Office of the Clerk, 3040 N. Prospect Rd., Ypsilanti, 48198, and on the Township website — www.superior-twp.org — with notice of such in the Ann Arbor News, a newspaper of general circulation in the Township, qualified under state law to publish legal notices within 30 days following the final adoption thereof. This Ordinance shall become effective immediately upon said publication and the same shall be recorded in the Ordinance Book of the Township, and such recording authenticated by the signatures of the Supervisor and Clerk.