

Minimum Buildable Area Policy

Purpose

One of the Township's responsibilities is to encourage well-planned, efficient, and attractive subdivisions with appropriate standards for design and construction. Chapter 2 of the Lent Township Code of Ordinances defines the buildable area of properties within Lent Township and states that the buildable area is the minimum contiguous area remaining after subtracting all slopes greater than 25%, designated flood plains, wetlands, land below the OHWL, and lands where the depth to mottled soil is less than one (1) foot.

An easement is where land is dedicated for public use including streets, pedestrian ways, and other authorized utilities. Easement dedication is required to provide adequate areas for utilities and preserve significant environmental areas such as wetlands or shoreland from being disturbed.

This document is to establish a policy that the Lent Township relies on to calculate the minimum buildable area of a property, specifically relating to areas dedicated for easements. Except as determined by the Township under this policy, easement areas shall not be counted towards the minimum buildable area.

Policy Language

The minimum buildable area requirements specified in the Township's Zoning Ordinance shall not include easement areas, with the following exceptions:

- 1. The easement area may be included in the calculation of the minimum buildable area when, in the opinion of the Township, it is reasonably related to the overall needs of the Township and to the existing land use to do so.
- 2. The easement area must be contiguous with the buildable area of the lot.
- 3. The square footage of the easement area to be considered buildable area should not exceed 10% of total buildable area.
- 4. The Town Board shall retain the full discretion in deciding to include the easement area as part of the minimum buildable area under which such a request is submitted and shall not be obligated to approve a request regardless of the submission of the appropriate documentation and/or payment of any costs or fees by the applicant.