

CHARTER TOWNSHIP OF SOUTH HAVEN

ORDINANCE NO. 135

ORDINANCE AMENDING THE ZONING ORDINANCE OF SOUTH HAVEN
CHARTER TOWNSHIP

SOUTH HAVEN CHARTER TOWNSHIP ORDAINS:

Section 1. Purpose.

The Township adopts the following amendments for the health, safety and welfare of Township residents.

Section 2. Amendment of Article V, Section 5.03. Article V section 5.03 of the Township Zoning Ordinance entitled “PERMITTED SPECIAL USES WITH CONDITIONS” in the “Agricultural-Residential District” shall be amended to read in its entirety as follows:

SECTION 5.03 PERMITTED SPECIAL USES WITH CONDITIONS

- A. Outdoor kennels for dogs
- B. Communication towers
- C. Agribusiness and uses permitted under Right-to-Farm but regulated by the Michigan Department of Agriculture under the Generally Agreed Agricultural Management Practices (GAAMPs)
- D. Hospitals, clinics, sanitariums, convalescent homes, state licensed residential care facilities for more than 6 persons, and similar structures designed for human care
- E. Extraction of natural resources
- F. Wind energy conversion systems or wind energy systems
- G. Transitional parole housing, halfway house, substance abuse treatment and rehabilitation service or similar social institution
- H. Private schools and educational institutions
- I. Campgrounds, seasonal mobile home parks and recreational vehicle (RV) parks
- J. Bed and Breakfast Inn
- K. Guest house on parcels of at least six acres
- L. Home business
- M. Type I Planned Unit Developments
- N. Man-made ponds for non-agricultural uses
- O. Fraternal organizations
- P. Race tracks (including midget auto, karting, horse and snowmobile)
- Q. Recreation sports buildings

- R. Sports facilities, public and private, including golf courses, ball fields, courts and diamonds
- S. Temporary and transient amusement enterprises
- T. Solar farms and solar panels for Commercial use
- U. Accessory farm dwellings
- V. Micro-housing developments
- W. Churches, religious institutions, private schools, libraries, museums & community halls
- X. Parks, playgrounds & recreation areas (public & nonprofit)
- Y. Public & private nature preserves

Section 3. Amendment of Article VI, Section 6.04. Article VI, section 6.04 of the Township Zoning Ordinance entitled “DIMENSIONAL REQUIREMENTS” in the “MDR Medium Density Residential District” shall be amended to read in its entirety as follows:

SECTION 6.04 DIMENSIONAL REQUIREMENTS

Minimum Lot Area: (single and duplex housing)		15,000 square feet with public or common sewer and water.
		1 acre on lots not served by public or common water and sewer.
Minimum Lot Width		90 feet on lots with water and sewer. 150 feet on lots without public water and sewer availability. Parcels fronting on M-43, M-140, and CR-388 (Phoenix Road): 330 feet minimum width, except where an easement for ingress and egress is recorded to/from adjacent parcels, then as above.
Minimum Front Yard	For state hwy. and CR 388	50 feet minimum from right-of-way line.
	For Blue Star Hwy or Ruggles Rd.	110 feet from the center line.
	All other county roads	35 feet from the right of way line.
	Private	35 feet from right of way line or as approved by Township Board.

	roads	
Minimum Side Yard		10 feet minimum for each side yard. 15 feet for residential accessory buildings. Parcels with side-yards fronting any street or road are subject to the front yard setback for that side.
Minimum Waterfront Setback		50 feet minimum from established shorelines for lakes and ponds, and from centerline of streams.
Minimum Rear Yard (corner lots have no rear yard)		50 feet minimum for principle building. 15 feet for residential accessory buildings.
Minimum Dwelling Floor Area		Minimum floor area of 680 square feet for each dwelling unit.
Height Limitations		35 feet maximum for all residential structures. 25 feet maximum for all residential related structures.
Maximum Lot Coverage		30 percent maximum.

Section 4. Amendment of Article VII. Article VII, sections 7.03 and 7.04 of the Township Zoning Ordinance regulating the “LDR Low Density Residential District” shall be amended to read in their entirety as follows:

SECTION 7.03 PERMITTED SPECIAL USES WITH CONDITIONS

- A. Permitted Special Uses subject to site plan and public hearing approval (Article XV).
1. Hospitals, clinics, sanitariums, convalescent homes, state licensed residential care facilities for more than 6 persons, and similar structures designed for human care.
 2. Parks, playgrounds and recreation areas public, private non- profit.
 3. Bed and breakfast inn/resort.
 4. Private schools & educational institutions.
 5. Type I Planned Unit Developments subject to Article XVI and Article XVII.
 6. Churches, religious institutions, private schools, libraries, museums & community halls.
 7. Sports facilities, public & private, including golf courses, ball fields, courts and diamonds.
 8. Cemeteries.
 9. Communications towers.
 10. Public government buildings and facilities.
 11. Extraction of natural resources.
 12. Public & private nature preserves.

13. Wind Energy Conversion Systems (WECS) or Wind Energy Systems.
14. Solar farms and solar panels for commercial use.
15. Home businesses.

B. The above special uses are all subject to the following requirements:

1. The proposed site will have at least one (1) property line abutting on an impervious hard surface paved road, and the site will be planned to provide all access directly to this road.
2. Front, waterfront, side and rear yards will be set back at least one hundred (100) feet, and be landscaped in trees, shrubs and grass. All such landscaping will be maintained in a healthy condition. There will be no parking or structures permitted in these yards, except the required entrance drive and any walls, fences or plantings used to screen the use from abutting residential lots and parcels.
3. Shall meet off-street parking and all other applicable requirements of this Zoning Ordinance.

SECTION 7.04 DIMENSIONAL REQUIREMENTS

Minimum Lot Area: (single and duplex housing)		20,000 square feet with public or common sewer and water. 1 acre on lots not served by public or common water and sewer.
Minimum Lot Width		100 feet on lots with water and sewer. 150 feet on lots without public water and sewer availability. Parcels fronting on M-43, M-140, and CR-388 (Phoenix Road): 330 feet minimum width, except where an easement for ingress and egress is recorded to/from adjacent parcels, then as above.
Minimum Front Yard	Parcels fronting state hwy. or CR-388	50 feet minimum from the right of way line.
	Parcels fronting on Blue Star Hwy or Ruggles Rd.	110 feet from the center line.
	On all other county roads	35 feet from the right of way line.
	On private roads	35 feet or as approved by the Township Board.

Waterfront yard	50 feet minimum from established shorelines for surface water bodies or centerline of streams.
Minimum Side Yard	15 feet minimum for each side yard. Parcels with side-yards fronting on a street or road are subject to the front yard setback for that side.
Minimum Rear Yard (corner lots have no rear yard)	50 Feet minimum for the principle building. 15 feet for accessory buildings.
Minimum Dwelling Floor Area	Minimum floor area of 680 square feet for each dwelling unit.
Height Limitations	35 feet maximum for all residential structures. 25 feet maximum for all residential related structures.
Maximum Lot Coverage	30 percent maximum.

Section 5. Amendment of Article VIII, Section 8.04. Article VIII, Section 8.04 of the Township Zoning Ordinance entitled “DIMENSIONAL REQUIREMENTS” in the “HDR High Density Residential District” shall be amended to read in its entirety as follows:

SECTION 8.04 DIMENSIONAL REQUIREMENTS

Minimum Lot Area: (single and duplex housing)	10,000 square feet with public or common sewer and water. 1 acre on lots not served by public or common water and sewer.	
Minimum Lot Width	66 feet on lots with water and sewer. 150 feet on lots without public water and sewer availability. Parcels fronting on M-43, M-140, and CR-388 (Phoenix Road): 330 feet minimum width, except where an easement for ingress and egress is recorded to/from adjacent parcels, then as above.	
Minimum Front Yard	On state hwys or CR 388	50 feet minimum from the right of way line.
	On Blue Star Hwy or Ruggles Rd.	110 feet from the center line.
	On other county roads	35 feet from the right of way line.
	On private	35 feet from the right of way line or as approved by the Township Board.

	roads	
Waterfront Setback		50 feet minimum from established shorelines for lakes and ponds, and from the centerline of streams but not within a flood hazard area.
Minimum Side Yard		10 feet minimum for each side yard. Parcels with side-yards on M-43, M-140, and Cr-388 (Phoenix Road): 50 feet minimum from the right-of-way line. Parcels with side yards on Blue Star Highway: 110 feet from the center line of Blue Star Memorial Highway.
Minimum Rear Yard (corner lots have no rear yard)		25 Feet minimum for the principle building. 15 feet for accessory buildings.
Minimum Dwelling Floor Area		Minimum floor area of 680 square feet for each dwelling unit.
Height Limitations		35 feet maximum for all residential structures. 25 feet maximum for all residential related structures.
Maximum Lot Coverage		30 percent maximum.

Section 6. Amendment of Article IX, Section 9.05. Article IX, Section 9.05 of the Township Zoning Ordinance entitled “DIMENSIONAL REQUIREMENTS” in the “MFR Multiple Family Residential District” shall be amended to read in its entirety as follows:

SECTION 9.05 DIMENSIONAL REQUIREMENTS

Minimum Lot Area	½ Acre for first dwelling unit plus for each additional unit:		
	1. Efficiency feet	2000 square feet	2. 1 BR 2500 square
	3. 2 BR feet	3500 square feet	4. 3 BR 5000 square
	5. 4 BR feet per unit	6500 square feet	6. Over 4 BR 1500 square
Minimum Lot Width	Lots fronting M-43, M-140 or CR 388	330 feet, except where an easement for ingress and egress is recorded to/from adjacent parcels, then as below.	
	Lots fronting all other	200 feet at the building setback line.	

	roads or lots with shared drive	
Minimum Front Yard	From M43/M140/CR 388	50 feet from right-of-way line.
	From Blue Star Hwy and Ruggles Rd.	110 feet from centerline.
	From any other County Road	50 feet from right-of-way line.
	From any private road	35 feet from or as approved by Township Board.
	For all Special Uses	75 feet from the right-of-way line.
Minimum Side Yards		Equal to height of structure, each side, except where the side yard abuts a road right-of-way.
For all Special Uses		75 feet for all structures.
Minimum Rear Yard		50 feet for principle structures, 15 feet for residential accessory building 75 feet for all structures.
For all Special Uses		
Minimum Waterfront Yard		50 feet from the shore of a lake or pond, or centerline of a stream, but not within a Flood Hazard Area except as provided by law.
Minimum Dwelling Floor Area		680 square feet excluding garage and unfinished spaces with at least 500 square feet on the first floor.
Maximum Height Limit*		*(Subject to Article XIVA Airport Overlay Zone).
Dwelling		35 feet.
Residential Accessory Building		20 feet.
Wind Energy Generators		Subject to Article XV Special Uses.
Maximum Lot Coverage		30%.
Minimum Building Separation		Equal to the height of the highest abutting building.

Minimum Floor Area Per Unit	1. Efficiency 450 square feet 2. 1 BR 600 square feet 3. 2 BR 750 square feet 4. 3 BR 900 square feet 5. Each additional BR over three add 150 square feet.
Maximum Dwelling Unit Density	8 dwelling units per gross acre. 12 dwelling units per structure.

Section 7. Amendment of Article IXA, Section 9A.04. Article IXA, Section 9A.04 of the Township Zoning Ordinance entitled “DIMENSIONAL REQUIREMENTS” in the “RCO Residential Commercial Overlay” shall be amended to read in its entirety as follows:

SECTION 9A.04 DIMENSIONAL REQUIREMENTS

Minimum Lot Area With public or common sanitary sewer and water ----- With on-site water supply and/or waste water disposal as permitted by the County Health Department	10,000 square feet excluding areas subject to easements. One (1) acre excluding areas subject to easements.
Minimum Lot Width 1 For lots fronting on M-43, M-140, Blue Star Hwy or Phoenix Road 2 For lots fronting all other roads ----- 3 For lots with shared driveways fronting on M-43, M-140, Blue Star Hwy or Phoenix Road with access agreements for ingress & egress to/from adjacent parcels	330 feet. 150 feet at the building setback line for lots not served by public/common sanitary sewer and/or water. 66 feet at the building setback line for lots served by public/common sanitary sewer and water.
Minimum Front Yard From a state highway or CR 388 From Blue Star Hwy or Ruggles Rd. From any other county road---- From any private road-----	50 feet from the right-of-way line. 110 feet from centerline. 35 feet from the right-of-way line. 35 feet or as approved by the Township Board

Minimum Side Yards	10 feet for the principle building, each side, except where the side yard abuts a road right-of-way, in which case the front yard setback is required. 15 feet for all accessory buildings except abutting road right-of-way.
Minimum Rear Yard	40 feet for principle structures. 15 feet for residential accessory buildings. Corner lots do not have a rear yard.
Minimum Waterfront Yard	50 feet from the shore of a lake or pond, or centerline of a stream, but not within a Flood Hazard Area except as provided by law.
Minimum Dwelling Floor Area	680 square feet excluding garage & unfinished spaces with at least 500 square feet on the first floor.
Maximum Height Limit All structures are subject to Article XIVA Airport Overlay Zone	Dwellings – 35 feet Residential Accessory Buildings – 25 feet Wind Energy Generators – Subject to Article XV Special Uses.
Maximum Lot Coverage	30%.

Section 8. Amendment of Article X. Article X, Sections 10.03 and 10.05 of the Township Zoning Ordinance regulating the “NSC Neighborhood Service Commercial District” shall be amended to read in their entirety as follows:

SECTION 10.03 PERMITTED PRINCIPAL SPECIAL USES WITH CONDITIONS

- A. Automotive gasoline and service stations in accordance with the provisions of Article XV, “Special Uses” for this use
- B. Drive-in retail and service establishments in accordance with the provisions of Article XV, “Special Uses” for these uses
- C. Customary home occupations in existing single family homes, as conditioned by Section 18.21
- D. Fraternal organizations
- E. Home business
- F. Home occupations – type II
- G. Retail including on-site manufacturing

H Vehicle fueling stations

I Temporary & transient amusement enterprises

SECTION 10.05 DIMENSIONAL REQUIREMENTS, EXCEPT AS OTHERWISE SPECIFIED IN THIS ORDINANCE

Minimum Lot Area (single and duplex housing)	on lots not served by public or common water and sewer	1 acre.
	feet with public or common sewer and water	10,000 square.
Minimum Lot Width	Parcels fronting on M-43, M-140, and CR-388 (Phoenix Road)	330 feet, except where an easement for ingress and egress is granted to/from adjacent parcels then as below.
	All other roads on lots without public water and sewer availability	150 feet.
	All other roads on lots with water and sewer	80 feet.
Minimum Front Yard	Parcels fronting state hwy. or CR-388	50 feet minimum from the right of way line.
	Parcels fronting on Blue Star Hwy or Ruggles Rd.	110 feet from the center line.
	On all other county roads	35 feet from the right of way line.
	On private roads	35 feet or as approved by the Township Board.
Waterfront Yard		50 feet minimum from established shorelines for surface water bodies or centerline of streams.
Minimum Side Yard		10 feet minimum for one side yard and a total of 25 feet for both side yards. Parcels with side-yards fronting on a street or road are subject to the front yard setback for that side.
Minimum Rear Yard (corner lots have no		50 Feet minimum for the principle building.

rear yard)	15 feet for accessory buildings.
Minimum Dwelling Floor Area	Minimum floor area of 680 square feet for each dwelling unit.
Height Limitations	35 feet maximum for all residential structures. 20 feet maximum for all residential related structures.
Maximum Lot Coverage	75 percent maximum.

Section 9. Amendment of Article XI. Article XI, Sections 11.03 and 11.04 of the Township Zoning Ordinance regulating the “CSC Community Service District” shall be amended to read in their entirety as follows:

SECTION 11.03 PERMITTED SPECIAL USES WITH CONDITIONS

All the following uses are subject to review by the Planning Commission and approval by the Township Board and shall be in compliance with the conditions listed in this chapter and in Article XXII Site Plan Review, as well as Article XV Special Uses:

- A. Planning Shopping Centers for collective grouping of two (2) or more principal permitted uses
- B. Retail store including the on-site manufacture of product(s)
- C. Private schools & educational institutions
- D. Parks & recreation areas
- E. Single family dwelling on the same parcel as a business
- F. Boarding house, dormitory
- G. Communications towers
- H. Accessory impound yards
- I. Fraternal organizations
- J. Home business
- K. Parks, playgrounds & recreation areas (public & non-profit)
- L. Race tracks (including midget auto, karting, horse, and snow mobile)
- M. Recreation & sports buildings
- N. Sports facilities, public & private, including golf courses, ball fields, courts & diamonds
- O. Temporary transient amusement enterprises
- P. Transitional parole housing, halfway house, substance abuse treatment & rehabilitation service or similar social institution
- Q. Hospitals, clinics, sanitariums, convalescent homes, state licensed residential care facilities for more than 6 persons, and similar structures designed for human care.
- R. Solar farms and solar panels for commercial use

- S. Drive-through, retail & service establishments
- T. Vehicle fueling stations
- U. Outdoor kennels for dogs
- V. Public buildings

SECTION 11.04 DIMENSIONAL REQUIREMENTS

Minimum Lot Area (non-agricultural)	With public or common sanitary sewer and water	10,000 square feet excluding areas subject to easements.
	With on-site water supply and/or waste water disposal as permitted by the County Health Department --	One (1) acre excluding areas subject to easements.
Minimum Lot Width	For lots fronting on M-43, M-140, Blue Star Hwy or Phoenix	330 feet, except where an easement for ingress and egress is granted to/from adjacent parcels then as below.
	For lots fronting all other roads or for lots with shared driveways	150 feet at the building setback line for lots not served by public/common sanitary sewer and/or water.
	For lots fronting all other roads or for lots with shared driveways	80 feet at the building setback line for lots served by public/common sanitary sewer and water.
Minimum Front Yard	From a state highway or C.R. 388	50 feet from the right-of-way line.
	From Blue Star Hwy	110 feet from centerline.
	From any other county road	35 feet from the right-of-way line.
	From any private road	35 feet or as approved by the Township Board.
Minimum Side Yards	10 feet on one side , but a minimum total of 25 feet for both sides, except where a side yard abuts a road right-of-way, in which case the front yard setback is required.	
Minimum Rear Yard	50 feet for principle structures, 15 feet for accessory buildings. Corner lots do not have a rear yard.	
Minimum Waterfront Yard	50 feet from the shore of a lake or pond, or centerline of a stream, but not within a Flood Hazard Area except as provided by law.	
Maximum Height Limit	35 feet.	
All structures are subject to Article XIVA Airport	Wind Energy Generators – Subject to Article XV Special Uses.	

Overlay Zone	
Maximum Lot Coverage	75%.

Section 10. Amendment of Article XII. Article XII, Sections 12.03 and 12.07 of the Township Zoning Ordinance regulating the “HSC Highway Service Commercial District” shall be amended to read in their entirety as follows:

SECTION 12.03 PERMITTED PRINCIPAL SPECIAL USES WITH CONDITIONS

The following uses are permitted as long as they are conducted completely within a building, except as otherwise provided for specific uses, and located in the District so as not to interfere with or interrupt the pattern of development of the “Permitted Principal Uses” in Section 12.02 and shall further meet the requirements of Article XV, “Special Uses”:

- A. Recreation and sports buildings
- B. Recreation and sports areas, if areas are completely enclosed with fences, walls or berms with controlled entrances and exits
- C. Shopping centers
- D. Communications towers
- E. Race tracks (including midget auto, karting, horse, and snow mobile)
- F. Sports facilities, public & private, including golf courses, ball fields, courts & diamonds
- G. Temporary transient amusement enterprises
- H. Public buildings
- I. Drive-through, retail & service establishments
- J. Vehicle fueling stations

SECTION 12.07 DIMENSIONAL REQUIREMENTS, EXCEPT AS OTHERWISE SPECIFIED IN THIS ORDINANCE

Minimum Lot Area	For lots not served by public or common water and sewer	1 acre.
	For lots served by public or common sewer and water	10,000 square.
Minimum Lot Width	Parcels fronting on M-43, M-140, and CR-388 (Phoenix Road)	330 feet, except where an easement for ingress and egress is granted to/from adjacent parcels then as below.

	All other roads on lots without public water and sewer availability	150 feet.
	All other roads on lots with water and sewer	80 feet.
Minimum Front Yard	Parcels fronting state hwy. or CR-388	50 feet minimum from the right of way line.
	Parcels fronting on Blue Star Hwy or Ruggles Rd.	110 feet from the center line.
	On all other county roads	35 feet from the right of way line.
	On private roads	35 feet or as approved by the Township Board.
Waterfront yard		50 feet minimum from established shorelines for surface water bodies or centerline of streams.
Minimum Side Yard		10 feet minimum for one side yard and a total of 25 feet for both side yards. Parcels with side-yards fronting on a street or road are subject to the front yard setback for that side.
Minimum Rear Yard (corner lots have no rear yard)		50 feet minimum for the principle building 15 feet for accessory buildings.
Minimum Dwelling Floor Area		Minimum floor area of 680 square feet for each dwelling unit.
Height Limitations		35 feet maximum for all residential structures. 20 feet maximum for all residential related structures.
Maximum Lot Coverage		75 percent maximum.

Section 11. Amendment of Article XIII. Article XIII, Section 13.03 and 13.05 of the Township Zoning Ordinance regulating the “HC Heavy Commercial District” shall be amended to read in their entirety as follows:

SECTION 13.03 PERMITTED PRINCIPAL SPECIAL USES WITH CONDITIONS

- A. Bulk storage and distribution facilities for petroleum and gas products, paints and chemicals

- B. Sanitary septic waste hauling and servicing facilities in accordance with the provisions of Article XV, Special Uses *[amended February 2007]*
- C. Communications towers
- D. Fraternal organizations
- E. Junk yards and inoperable vehicle yards
- F. Public buildings
- G. Solar farms and solar panels for commercial use
- H. Vehicle fueling stations

SECTION 13.05 DIMENSIONAL REQUIREMENTS

Minimum Lot Area	For lots not served by public or common water and sewer	80,000 square feet.
	For lots with public or common sewer and water	40,000 square feet.
Minimum Lot Width	Parcels fronting on M-43, M-140, and CR-388 (Phoenix Road)	330 feet, except where an easement for ingress and egress is granted to/from adjacent parcels then as below.
	All other roads on lots without public water and sewer availability	200 feet.
	All other roads on lots with water and sewer.	120 feet.
Minimum Front Yard	Parcels fronting state hwy. or CR-388	50 feet minimum from the right of way line.
	Parcels fronting on Blue Star Hwy or Ruggles Rd.	110 feet from the center line.
	On all other county roads	35 feet from the right of way line
	On private roads	35 feet or as approved by the Township Board.
Waterfront Yard	50 feet minimum from established shorelines for surface water bodies or centerline of streams.	
Minimum Side Yard	25 feet minimum both side yards. 50 feet minimum for yards abutting residential uses. Parcels with side-yards fronting on a street or road are subject to the front yard setback for that side.	
Minimum Rear Yard (corner lots)	50 Feet minimum for the principle building.	

have no rear yard)	15 feet for accessory buildings.
Height Limitations	35 feet maximum for all structures.
Maximum Lot Coverage	75 percent maximum.

Section 12. Amendment of Article XIV. Article XIV, Section 14.03 and 14.06 of the Township Zoning Ordinance regulating the “I Industrial District” shall be amended to read in their entirety as follows:

SECTION 14.03 PERMITTED PRINCIPAL SPECIAL USES WITH CONDITIONS

- A. Planned Industrial Parks in accordance with the provisions of Article XV, “Special Uses,” for the collective grouping of two (2) or more of the principal uses permitted in this district
- B. Sanitary septic waste hauling and servicing facilities in accordance with the provisions of Article XV, Special Uses *[amended Feb. 2007]*
- C. Communications towers
- D. Vehicle fueling stations
- E. Junk yards and inoperable vehicle yards
- F. Public buildings
- G. Solar farms and solar panels for commercial use
- H. Fraternal organizations

SECTION 14.06 DIMENSIONAL REQUIREMENTS, EXCEPT AS OTHERWISE SPECIFIED IN THIS ORDINANCE

Minimum Lot Area	For lots not served by public or common water and sewer.	2 acres.
	For lots with public or common sewer and water.	40,000 square.
Minimum Lot Width	Parcels fronting on M-43, M-140, and CR-388 (Phoenix Road)	330 feet, except where an easement for ingress and egress is granted to/from adjacent parcels then as below.
	All other roads on lots without public water and sewer availability	200 feet.
	All other roads on lots with water and	120 feet.

	sewer	
Minimum Front Yard	Parcels fronting state hwy. or CR-388	50 feet minimum from the right of way line.
	Parcels fronting on Blue Star Hwy or Ruggles Rd.	110 feet from the center line.
	On all other county roads	35 feet from the right of way line.
	On private roads	35 feet or as approved by the Township Board.
Waterfront Yard		50 feet minimum from established shorelines for surface water bodies or centerline of streams.
Minimum Side Yard		25 feet minimum for both side yards. Parcels with side-yards fronting on a street or road are subject to the front yard setback for that side.
Minimum Rear Yard (corner lots have no rear yard)		50 Feet minimum for the principle building. 15 feet for accessory buildings.
Height Limitations		40 feet maximum for all residential structures. 20 feet maximum for all residential related structures.
Maximum Lot Coverage:		75 percent maximum.

Section 13. Amendment of Article XVIII, Section 18.06(C). Section 18.06(C) of Article XVIII of the Township Zoning Ordinance shall be amended to read in its entirety as follows:

SECTION 18.06 ACCESSORY BUILDING PROVISIONS

Accessory buildings, except as otherwise permitted in this Ordinance, shall be subject to the following regulations:

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- C. An accessory building not exceeding one (1) story or twenty (20) feet in height may occupy not more than twenty-five (25) percent of a required rear yard, plus forty (40) percent of any non-required rear yard., ~~provided that in no instance shall the accessory building exceed the ground floor area of the main building.~~

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Section 14. Amendment of Article XX, Section 20.02(G)(1). Section 20.02(G)(1) of Article XX of the Township Zoning Ordinance shall be amended to read in its entirety as follows:

SECTION 20.02 OFF-STREET PARKING REQUIREMENTS

In all Districts, there shall be provided at the time any building or structure is erected, or uses established, uses changed, or the structure enlarged or increased in capacity, off-street parking spaces for automotive and motorized vehicles with the requirements specified as follows:

.....

- G. General parking lot requirements: Every parcel of land used as a public or private off-street parking area shall be developed and maintained in accordance with the following requirements:
 - 1. Setbacks & Buffers: All front yard off-street parking spaces and standing areas shall not be closer than twenty (20) feet to any road right-of-way in accordance with Section 22.09 H. A ten (10) foot buffer shall also be required along any side or rear property line, except where parking areas on adjacent parcels are contiguous and linked by frontage access roads or service drives in accordance with Section 18.26. In such cases the ten (10) foot side setback may be waived and parking lots on both adjacent properties may be constructed up to the common property line. The owners of adjacent properties seeking waivers of the ten (10) foot setback requirement shall present an agreement indicating that the Planning Commission should grant the waiver and specify the portion of common property line to which the waiver should apply and shall be completely off any road right-of-way.

Section 15. Validity and Severability.

Any section or subsection not expressly amended by this Ordinance shall remain in full force and effect. Should any portion of this Ordinance be found invalid for any reason, such holding shall not be construed as affecting the validity of the remaining portions of this Ordinance.

Section 16. Repealer Clause.

Any ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 17. Effective Date.

This Ordinance shall take effect seven days after publication as provided by law.

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