

Item 2 - Proposed Zoning Ordinance Changes to Version 4.8

Accessory Buildings

Article V RESIDENTIAL DISTRICTS

SECTION V.1 SEPARATE DISTRICTS

The [Districts](#) of the Township, where Residential uses are permitted, shall be designated as either Residential I, II, III, IV, V or VI and each shall be considered a separate District and shall be subject to the terms of This Ordinance as follows:

SECTION V.2 SET-BACK RESTRICTIONS

No building or structure in this District shall be built closer to the adjoining road right-of-way than forty (40) feet, nor closer to the [water's edge](#) than forty (40) feet, no closer to a rear lot line than fifteen (15) feet.

SECTION V.3 LAND OCCUPANCY BY BUILDINGS

The total of the [footprints](#) of all buildings and structures on a lot shall not exceed 30 percent of the lot area in all residential districts.

SECTION V.4 SITE CONDOMINIUM SITE PLAN REVIEW

All land division utilizing the Site Condominium legal instrument requires site plan review BY THE ZONING AND PLANNING COMMISSION -- see **Error! Reference source not found.** for requirements.

SECTION V.5 RESIDENTIAL I - USES PERMITTED

No building, nor structure, nor any part thereof, shall be erected, altered or used, or land or premises used in part or in whole, for other than the following specific uses:

Permitted Uses - No building, nor structure, nor any part thereof, shall be erected, altered or used, on land or premises used in part or in whole, for other than the following specific uses:

- A. A single [family dwelling](#).
- B. A home occupation, provided that there be no external evidence of such occupation except a non-illuminated sign and that said occupation does not require nor effect any changes in the external character of the building.
- C. **Accessory Residential Extension**
 - 1) Supplemental dwelling space; **for example**, finished room over one story garage detached from residence (dwelling)
 - 2) Construction must meet all building requirements as set forth in zoning requirements and must comply with all building codes.
 - 3) Supplemental space shall not exceed one room and bath. Kitchen area is not allowed.
 - 4) Use of space may be bedroom, office, workshop or related to private one family dwelling.
- D. **Accessory buildings, whether attached or detached; for example, private garages, garden houses, tool houses, play houses, hobby or craft buildings, etc.**
- E. **Boat houses.**

Building Lot Area - Each [dwelling](#) or other main building hereafter erected in the Residential I District shall be located on a building lot or parcel of land having an average width of not less than one hundred (100) feet and containing not less than fifteen thousand (15,000) square feet of area unbroken by any public road, street or thoroughfare, provided that this shall not prevent the use of a building lot or parcel of land of lesser size that was of legal record or had been laid out by a registered land surveyor prior to the effective date of this ordinance.

SECTION V.6 RESIDENTIAL II - USES PERMITTED

No building or structure or any part thereof shall be erected, altered or used, or land or premises used in part or in whole for other than one or more of the following specific uses:

- A. Any use permitted in Residential I, SECTION V.5 of This Ordinance.

Building Lot Area - A minimum of not less than thirty thousand (30,000) square feet of area for each dwelling unit, and having an average width of one hundred (100) feet.