

Summary of Proposed Changes To the Greenwood Township Zoning Ordinance

Section 2.2 Definitions

Original Text

FARM ANIMALS (DOMESTICATED): Hooved animals typically found on a farm including cattle, sheep, pigs, horses, goats and similar animals, but excluding domesticated pets.

Proposed Text

FARM ANIMALS (DOMESTICATED): Hooved animals typically found on a farm including cattle, sheep, pigs, horses, goats, and similar animals, but excluding domesticated pets, poultry, and fowl.

Add Text

PLANNED UNIT DEVELOPMENT (PUD) – Preplanned controlled development.

Section 3.4.B

Original Text

Schedule of Zoning Regulations: No building shall be erected, reconstructed or structurally altered or no use shall be permitted which does not comply with the zoning district regulations in the “Schedule of Zoning Regulations” as established in Table 1 and accompanying Notes, which are part of this subsection (found on pages 10 and 11). Although a summary of the Schedule of Zoning Regulations are referenced in each of the District descriptions of minimum building, land and yard requirements, they are provided for informational purposes, the regulations in the table and accompanying notes of this Sub-section shall govern.

Proposed Text

Schedule of Zoning Regulations: No building shall be erected, reconstructed, or structurally altered or no use shall be permitted which does not comply with the zoning district regulations in the “Schedule of Zoning Regulations” as established in Table 1 and accompanying Notes.

Original Text of Table 1

Section 3.4 B

TABLE 1

SCHEDULE OF ZONING REGULATIONS

| Zoning District | Min Lot Area | Min Lot Width | Max Density (u/ac) | Max Lot Coverage | Min Floor Area (sf) | Minimum Setbacks | | |
|------------------------------------|----------------|---------------|--------------------|------------------|---------------------|------------------|------|------|
| | | | | | | Front | Side | Rear |
| R-1 High Density Residential | 32,670sf | 100' | 1.5 | 7.5% | 980' | 40' | 8' | 8' |
| R-2 Medium Density Residential | 43,560sf | 165' | 1.15 | 5% | 980' | 40' | 10' | 8' |
| R-3 Low Density Residential | 5 ac | 330' | N/A | 2% | 980' | 100' | 16' | 20' |
| RLA Rural Living/ Agricultural | 2 ac (res)* | 200' | N/A | 7.5% | 980' | 40' | 16' | 40' |
| A-1 Agricultural | 40 ac – farm | 600' | N/A | 7.5% | 980' | 40' | 16' | 40' |
| | 1.5ac – nf res | 100' | | 20% | | | | |
| FOR Forest/Recreational | 2 ac | 200' | N/A | 7.5% | 576' | 40' | 16' | 40' |
| B-1 Commercial/Industrial Business | 1 ac | 200' | N/A | N/A | N/A | 60' | 16' | 20' |

*(Min Lot area w/farm animal(s) is 5 acres or more)

Proposed Text For Table 1

**TABLE 1
SCHEDULE OF ZONING REGULATIONS**

| Zoning District | Min Lot Area | Min Lot Width | Max Density (u/ac) | Max Lot Coverage | Min Floor Area (sf) | Minimum Setbacks | | |
|------------------------------------|----------------|---------------|--------------------|------------------|---------------------|------------------|------|------|
| | | | | | | Front | Side | Rear |
| R-1 High Density Residential | 32,670sf | 100' | 1.5 | 7.5% | 980' | 40' | 8' | 8' |
| R-2 Medium Density Residential | 43,560sf | 165' | 1.15 | 5% | 720' | 40' | 10' | 8' |
| R-3 Low Density Residential | 5 ac | 330' | N/A | 5% | 720' | 40' | 16' | 20' |
| RLA Rural Living/ Agricultural | 2 ac (res) | 200' | N/A | 7.5% | 500' | 40' | 16' | 40' |
| A-1 Agricultural | 40 ac – farm | 600' | N/A | 7.5% | 500' | 40' | 16' | 40' |
| | 1.5ac – nf res | 100' | | 20% | | | | |
| FOR Forest/Recreational | 2 ac | 200' | N/A | 7.5% | 500' | 40' | 16' | 40' |
| B-1 Commercial/Industrial Business | 1 ac | 200' | N/A | N/A | N/A | 60' | 16' | 20' |

Original Text for Table 1 Notes

1. LOT SIZES: Minimum lot sizes are on a per unit basis [measured by the square foot (sf), or acreage (ac)]. In the RLA District all parcels or lots shall be at least 2 acres for a single family residence. Where there are any farm animals in the RLA District the minimum lot size is greater, see Section 19.3. In the A-1 District, the minimum lot size is 40 acres for any agricultural operation; however if the only use on the premises is a single family non-farm (nf) residence, then the minimum lot sizes is 1.5 acres, with a minimum lot width of 100 feet.

Proposed Text for Table 1 Notes

1. LOT SIZES: Minimum lot sizes are on a per unit basis [measured by the square foot (sf), or acreage (ac)]. In the RLA District all parcels or lots shall be at least 2 acres for a single-family residence. In the A-1 District, the minimum lot size is 40 acres for any agricultural operation; however, if the only use on the premises is a single-family non-farm (nf) residence, then the minimum lot size is 1.5 acres, with a minimum lot width of 100 feet.

Proposed Added text for Table 1 Notes

6. Ground mounted solar panels count as a permanent structure when figuring Max Lot Coverage.

Section 5.1 Purpose

Proposed Added text for paragraph 1

Refer to Table 1 from Section 3.4 – Schedule of Zoning Regulations for compliance.

Proposed Removal of the following text

Section 5.3 MINIMUM BUILDING, LAND and YARD REQUIREMENTS

Every dwelling or structure erected on a lot or premises shall comply with the minimum building, land, and yard requirements as specified in Section 3.4 B, Schedule of Zoning Regulations.

| Min | Min | Max | Max | Min | Minimum | | |
|-----------|-------|---------|----------|-------|----------|------|------|
| Lot | Lot | Density | Lot | Floor | Setbacks | | |
| Area | Width | (u/ac) | Coverage | Area | Front | Side | Rear |
| 32,760 sf | 100' | 1.5 | 7.5% | 980' | 40' | 8' | 8' |

Section 6.1 Purpose

Proposed Added text for paragraph 1

Refer to Table 1 from Section 3.4 – Schedule of Zoning Regulations for compliance.

Proposed Removal of the following text

Section 6.3 MINIMUM BUILDING, LAND and YARD REQUIREMENTS

Every dwelling or structure erected on a lot or premises shall comply with the minimum building, land, and yard requirements as specified in Section 3.4 B, Schedule of Zoning Regulations.

| Min | Min | Max | Max | Min | Minimum | | |
|-----------|-------|---------|----------|-------|----------|------|------|
| Lot | Lot | Density | Lot | Floor | Setbacks | | |
| Area | Width | (u/ac) | Coverage | Area | Front | Side | Rear |
| 43,560 sf | 165' | 1.15 | 5% | 980' | 40' | 10' | 8' |

Section 7.1 Purpose

Proposed Added text for paragraph 1

Refer to Table 1 from Section 3.4 – Schedule of Zoning Regulations for compliance.

Proposed Removal of the following text

Section 7.3 MINIMUM BUILDING, LAND and YARD REQUIREMENTS

Every dwelling or structure erected on a lot or premises shall comply with the minimum building, land, and yard requirements as specified in Section 3.4 B, Schedule of Zoning Regulations.

| Min | Min | Max | Max | Min | Minimum | | |
|------|-------|---------|----------|-------|----------|------|------|
| Lot | Lot | Density | Lot | Floor | Setbacks | | |
| Area | Width | (u/ac) | Coverage | Area | Front | Side | Rear |
| 5 ac | 330' | N/A | 2% | 980' | 100' | 16' | 20' |

Section 8.1 Purpose

Proposed Added text for paragraph 1

Refer to Table 1 from Section 3.4 – Schedule of Zoning Regulations for compliance.

Proposed Removal of the following text

Section 8.3 MINIMUM BUILDING, LAND and YARD REQUIREMENTS

Every dwelling or structure erected on a lot or premises shall comply with the minimum building, land, and yard requirements as specified in Section 3.4 B, Schedule of Zoning Regulations.

| Min | Min | Max | Max | Min | Minimum | | |
|--------------|-------|---------|----------|-------|----------|------|------|
| Lot | Lot | Density | Lot | Floor | Setbacks | | |
| Area | Width | (u/ac) | Coverage | Area | Front | Side | Rear |
| 2 ac (res) * | 200' | N/A | 7.5% | 980' | 40' | 16' | 40' |

*(Minimum lot area with farm animal(s) is 5 acres)

Section 9.1 Purpose

Proposed Added text for paragraph 1

Refer to Table 1 from Section 3.4 – Schedule of Zoning Regulations for compliance.

Proposed Removal of the following text

Section 9.3 MINIMUM BUILDING, LAND and YARD REQUIREMENTS

Every dwelling or structure erected on a lot or premises shall comply with the minimum building, land, and yard requirements as specified in Section 3.4 B, Schedule of Zoning Regulations.

| Min Lot Area | Min Lot Width | Max Density (u/ac) | Max Lot Coverage | Min Floor Area | Front | Minimum Setbacks Side | Rear |
|--------------------|---------------------|--------------------------|------------------------|----------------------|-------|-----------------------------|------|
| 40 ac – Farm | 600' | | 7.5% | | | | |
| 1.5 ac – nf res | 100' | N/A | 20% | 980' | 40' | 16' | 40' |

Section 10.1 Purpose

Proposed Added text for paragraph 1

Refer to Table 1 from Section 3.4 – Schedule of Zoning Regulations for compliance.

Proposed Removal of the following text

Section 10.3 MINIMUM BUILDING, LAND and YARD REQUIREMENTS

Every dwelling or structure erected on a lot or premises shall comply with the minimum building, land, and yard requirements as specified in Section 3.4 B, Schedule of Zoning Regulations.

| Min Lot Area | Min Lot Width | Max Density (u/ac) | Max Lot Coverage | Min Floor Area | Front | Minimum Setbacks Side | Rear |
|--------------------|---------------------|--------------------------|------------------------|----------------------|-------|-----------------------------|------|
| 2 ac | 200' | N/A | 7.5% | 576' | 40' | 16' | 40' |

Section 11.1 Purpose

Proposed Added text for paragraph 1

Refer to Table 1 from Section 3.4 – Schedule of Zoning Regulations for compliance.

Proposed Removal of the following text

Section 11.4 MINIMUM BUILDING, LAND and YARD REQUIREMENTS

Every dwelling or structure erected on a lot or premises shall comply with the minimum building, land, and yard requirements as specified in Section 3.4 B, Schedule of Zoning Regulations.

| Min | Min | Max | Max | Min | Minimum | | |
|------|-------|---------|----------|-------|----------|------|------|
| Lot | Lot | Density | Lot | Floor | Setbacks | | |
| Area | Width | (u/ac) | Coverage | Area | Front | Side | Rear |
| 1 ac | 200' | N/A | N/A | N/A | 60' | 16' | 20' |

Section 15.2.B.5

Original Text

When the property is sold, the previously granted special use permit becomes void. If special use is desired by the new owner, the new owner must apply for their own special use permit.

Proposed Text

When the property is sold, the previously granted special use permit will be available for the new owner. The new owner must contact the zoning administrator to transfer the permit into their name and pay the appropriate transfer fee.

Proposed Added Text

- a. Transfer fee is set to 25% of the current special use permit fee

Section 15.2.B.6

Proposed Added Text

- a. For compliance to the conditions as stated on the permit.
- b. That the owner is the same as stated on the permit

Section 15.8

Proposed Added Text

D. A special use whose property is sold and the new owner does not transfer the special use within 1 year, the special use will be revoked

Section 15.9.5.A

Original Text

10. Should a property that has a Special Use Permit issued be sold, the new owner must re-apply to have a Special Use Permit issued in their name if they wish to continue similar operations.

Proposed Text

10. When the property is sold, the previously granted special use permit will be available for the new owner for the remainder of the issued period. The new owner must contact the zoning administrator to transfer the permit into their name and pay the appropriate transfer fee.

Proposed Added Text

- a. Transfer fee is set to 25% of the current special use permit fee

Section 16.1.A

Original Text

1. Television receivers/towers/antennas less than 60 feet in height as measured from the base to the highest point on the tower.

Proposed Text

1. Television/Internet receivers/towers/antennas, Amateur Ham, CB, AM or FM transmitters must be self supporting and less than 120 feet in height as measured from the base to the highest point on the tower, and be used for residential use only.

Proposed Removal of Text

2. Amateur Ham, CB, AM or FM transmitters less than 75 feet in height as measured from the base to the highest point on the tower.

Section 19.3.B

Original Text

1. Any R-3 or RLA parcel housing domesticated farm animals shall require a minimum of 5 acres for the first animal and 1 acre for each additional animal.
2. All animals at all times must be in an enclosed or fenced in area behind the front yard setback.

Proposed Text

1. Area square footage must comply with the standards set by Michigan State University. Those standards can be found at: https://www.canr.msu.edu/planning/uploads/files/RTFA_AgrUrban_MSUExtensionLandUseSeries.pdf
2. Must be in an enclosed or fenced in area

Section 19.5

Original Text

Title: **JUNK AND INOPERABLE MOTOR VEHICLES.**

- D. Special Use Permits for Junk and Salvage Yards. The following standards shall be required for any junk yard permitted by Special Use Permit:

Proposed Text

Title: **JUNK AND SALVAGE YARDS**

- A. Special Use Permits for Junk and Salvage Yards. The following standards shall be required for any junk yard permitted by Special Use Permit:

Proposed Removal of Text

- A. Trash and Junk. It shall be unlawful for any person to accumulate, place, store or allow or permit the accumulation, placement or storage of trash, refuse, litter or junk on any lands in the Township, except in a lawful junk yard, licensed sanitary landfill, transfer facility, or recycling center, as regulated unless such materials are placed in watertight storage receptacles designed for the temporary accumulation of trash.
- B. Inoperable Motor Vehicles. No junk motor vehicles, dismantled, partially dismantled or inoperable motor vehicle, whether licensed or not shall be stored or placed or be allowed to remain on any lot or parcel of land for more than 30 days, unless it is kept in a fully enclosed garage, solid or screened fenced in area of at least 6 feet in height, or completely inside a junkyard in compliance with this Ordinance. In any non-residential zone no more than three unlicensed vehicles may be stored in the rear or side yard, provided they are operable.
- C. Motor Vehicle Repair. Normal and customary maintenance work on motor vehicles in the residential districts shall be permitted, but such work shall not be carried out on vehicles used primarily for racing, or for business or commercial purposes.