

PROPOSED AMENDMENTS TO THE COOPER TOWNSHIP ZONING ORDINANCE

**Sec. 120.014 Definitions.**

Amend: **Building, accessory:** A building subordinate to, and located on, the same lot *or parcel* with ~~a main~~ *the principal* building, the use of which is clearly incidental to that of the ~~main~~ *principal* building or to the use of the land, and which is not attached by any part of a common wall or common roof to the ~~main~~ *principal* building. *An accessory building may be the principal building on an agricultural parcel or any parcel of ten (10) or more acres.*

**Sec. 120.360 General Fencing and Swimming Pool...**

Amend: A.1. No fence in excess of **six (6)** ~~eight (8)~~ feet in height shall be erected, constructed, located or maintained in any residential district. In addition, no fences in excess of 48 inches shall be erected, constructed, located or maintained in any front yard ~~setback area~~ in any residential district. All fences in the front yard ~~setback area~~ shall be **non-opaque in nature**, designed or constructed of materials that provide for a clear vision through the fence.

**Sec. 120.400 Private Streets and/or Roads**

Amend: *Rewrite to be linked to revised site condominium provisions, to include residential, commercial and industrial development*

**Sec. 120.410 Accessory Uses or Buildings**

Amend: A. ...in an accessory or ~~principle~~ *principal* building which:

Amend B. **Accessory Buildings.**

*In addition to the requirements under Section 120.600, an accessory building is subject to the following limitations:*

1. One accessory building is permitted for accessory use on a platted lot or building site:
  - a. Lot or building site less than 1 acre: **Retain 768 sq. ft., increase side wall to 12 feet, increase height to 20 feet and retain max. building length of 32 feet. This would allow for up to a 24' x 32' building with greater storage above.**
  - b. Lot or building site 1 acre or more, but less than or equal to 2.5 acres: **Increase to 1,080 square feet, side wall to 12 feet, height to 20 feet and retain max. building length of 36 feet. This would allow for up to a 30' x 36' building with greater storage above.**

**c. Lot or building site of more than 2.5 acres:** There is no limit on the size or number of accessory buildings on a platted lot or building site of more than 2.5 acres in size.

2. One accessory building is permitted for accessory use on a parcel (unplatted land) 2.5 acres or less in size ~~(with the exception of those buildings utilized for or in association with agricultural or farm operation):~~ **Retain 1,280 square feet, side wall to 12 feet, height to 20 feet. This would allow for a 32' x 40' building with greater storage above.**

5. Accessory buildings shall be located in the rear **or side yard** of said lot, parcel or building site, unless the lot is equal to or in excess of 2.5 acres, in which case the accessory building may be located in the side ~~or in~~ front of the principal structure so long as the accessory building is setback a distance equal to twice the minimum front yard setback as set forth in the particular zoning district in which they are located.

Section 120.600 Schedule of lot, parcel, building site, yard and area requirements

(Review and differentiate between "A" and "R-1" and "R-1" and "R-2")

Site Condominium Ordinance:

(NOTE: Any reference to ~~Zoning Board~~ changed to **Planning Commission**)

Section 112.200 (Procedures)

- A. Submission: (Step One) approval: .....submit a preliminary condominium subdivision plan to the Township Zoning Board **Planning Commission** for tentative approval. **The applicant** shall submit not less than 10 legible copies of said proposed **tentative** preliminary plan **and one electronic version of the plan**. All required documents must be submitted to the Clerk at least ~~21~~ **28** days before the meeting....
- B. Township Zoning Board **Planning Commission – Public Hearing**, Initial Review and Recommendation: ... the Township Zoning Board **Planning Commission shall hold a public hearing, notice of which shall comply with the requirements under the Michigan Planning Enabling Act. The Planning Commission** shall examine said proposed **tentative** preliminary plan with such assistance and review by the Township Engineer and the Township Attorney, as **they** ~~the Board~~ shall require.

- 1. Streets and Roads
- 2. Private Streets/Roads

(NOTE: All references to ~~streets~~ shall be deleted in favor of private roads)

Private ~~streets~~/roads may be permitted by the Township Board, after preliminary review by the ~~Zoning Board~~ **Planning Commission**, if the Township Board finds that private ~~streets~~/roads within the plat

**condominium development** will not adversely affect public health, safety or welfare.

3. Lots

a. The minimum size of building sites shall be:

1. Public sewer and public water SF: 80-foot width - 10,560 area 2F: 100-foot width and 13,200 lot area
2. Public sewer or water SF: 100-foot width and ~~15,000~~ 13,200 lot area 2F: 120-foot lot width and 18,000 lot area
3. Not served by public sewer or public water: **Adhere to underlying zoning district regulations (Currently 132 – foot lot width and 22,275 lot area)**