



## Proposed Amendments for Public Hearing

### Zoning Amendment # 2022-004

#### Section 430.05 B – Screening of Accessory Uses

##### Section 430.05 Existing:

On any lot devoted to a multi-family or nonresidential use the following accessory uses shall be screened from any adjacent street or adjoining property.

- A. Dumpsters and loading areas shall be enclosed on all four sides by an opaque fence or wall having a minimum height of six (6) feet.
- B. Permitted accessory outdoor storage of goods, supplies or equipment used in the operation of an establishment, where permitted, shall be screened according to Section 430.04 when abutting a residential district.

##### Section 430.05 Proposed (shown in bold):

On any lot devoted to a multi-family or nonresidential use the following accessory uses shall be screened from any adjacent street or adjoining property.

- A. Dumpsters and loading areas shall be enclosed on all four sides by an opaque fence or wall having a minimum height of six (6) feet.
- B. **Permitted** Accessory outdoor storage of goods, supplies or equipment used in the operation of ~~an~~ **the** establishment, where permitted, shall be screened according to Section 430.04 when abutting a residential district.

## Zoning Amendment # 2022-005

### Section 620.02 B – Conditional Use Approval

#### Section 620.02 B Existing:

- A. Conditional Use Approval. When applying for a Planned Commercial Development, all conditional uses shall be applied for and approved by the Board of Zoning Appeals before submission of the final development plan. As part of the final development plan process, the Zoning Commission will include the final site plan for any conditional uses.

#### Section 620.02 B Proposed (shown in bold):

- B. Conditional Use Approval. When applying for a Planned Commercial Development, all conditional uses shall be applied for and approved by the Board of Zoning Appeals before submission of the final development plan. As part of the final development plan process, the Zoning **Department and/or Commission will include shall review** the final site plan for any conditional uses **for approval**.

## Zoning Amendment # 2022-006

### Section 380.02 – Use Regulations, Parks and Recreation District

#### Section 380.02 Existing:

- A. A principal use of property shall have uses that are permitted or conditionally permitted.
- B. A use listed in Schedule 380.03 shall be permitted by right as a principal use in a district when denoted by the letter "P", provided that all requirements of other township resolutions and this Zoning Resolution have been met; or as a conditional use in a district when denoted by the letter "C", provided the Board of Zoning Appeals first makes the determination that the requirements of Chapter 390 have been met according to the procedures set forth in Chapter 630.

Although a use may be indicated as a permitted principal, conditional or accessory use in a particular lake district, it shall not be approved on a parcel unless it can be located thereon in full compliance with all of the standards and other regulations of this Resolution applicable to the specific use and parcel in question. Any use not specifically listed as either a permitted principal or conditional use shall be a prohibited use in this zoning districts and shall only be permitted upon amendment of this Resolution and/or the Zoning Map as provided in Chapter 660.

**Section 380.02 Proposed (shown in bold):**

- A. A principal use of property shall have uses that are permitted or conditionally permitted.
- B. A use listed in Schedule 380.03 shall be permitted by right as a principal use in a district when denoted by the letter "P", provided that all requirements of other township resolutions and this Zoning Resolution have been met; or as a conditional use in a district when denoted by the letter "C", provided the Board of Zoning Appeals first makes the determination that the requirements of Chapter 390 have been met according to the procedures set forth in Chapter 630.

Although a use may be indicated as a permitted principal, conditional or accessory use in a particular ~~lake park~~ district, it shall not be approved on a parcel unless it can be located thereon in full compliance with all of the standards and other regulations of this Resolution applicable to the specific use and parcel in question. Any use not specifically listed as either a permitted principal or conditional use shall be a prohibited use in this zoning ~~districts district~~ and shall only be permitted upon amendment of this Resolution and/or the Zoning Map as provided in Chapter 660.

## **Zoning Amendment # 2022-007**

### **Section 620.10 – Significance of an Approved Final Development Plan; Plan Revisions**

**Section 620.10 Existing:**

An approved final development plan shall become for the proposed development a binding commitment of the specific elements approved for development. The approved final development plan may be transferred to another person, corporation, or group of individuals or corporations prior to the issuance of a building permit. All construction and development under any building permit shall be in accordance with the approved final development plan. Any departure from such plan shall be considered a violation of this Resolution. Any changes in an approved final plan shall be resubmitted for approval in accordance with this Chapter.

**Section 620.10 Proposed (shown in bold):**

An approved final development plan shall become for the proposed development a binding commitment of the specific elements approved for development. The approved final development plan may be transferred to another person, corporation, or group of individuals or corporations prior to the issuance of a **building permit zoning certificate**. All construction and development under any **building permit zoning certificate** shall be in accordance with the approved final development plan. Any departure from such plan shall be considered a violation of this Resolution. Any changes in an approved final plan shall be resubmitted for approval in accordance with this Chapter.