



Proposed Amendments for Public Hearing

Zoning Amendment # 2025-006

Section 340.02 – Use Regulations, Lake Districts

Section 340.02 Existing:

- A. A principal use of property shall include, but not be limited to, uses that are permitted or conditionally permitted.
- B. A use listed in Schedule 340.03 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;
- C. A use listed in Schedule 340.03 shall be permitted 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;
- D. A use listed below shall be permitted as an accessory use in a lake district. Such use shall be permitted as a subordinate building or use when it is clearly incidental to and located on the same lot as the principal building or use. Accessory uses are further regulated in subsequent sections, as noted below.
 - 1. Garages and off-street parking areas in compliance with this chapter and Chapter 410;
 - 2. Family day care home, type "B", see also Section 340.11;
 - 3. Fences, see also Section 340.09;
 - 4. Home occupations, see also Section 340.10;
 - 5. Incidental accessory buildings and uses, see also Section 340.09;
 - 6. Signs in compliance with Chapter 420;
 - 7. Swimming pools, see also Section 340.09.
 - 8. Recreational and community facilities for use by the residents of the Lake District.

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 these zoning districts and shall only be permitted upon amendment of this Resolution and/or the Zoning Map as provided in Chapter 660.

Section 340.02 Proposed (shown in bold):

- A. A principal use of property shall include, but not be limited to, uses that are permitted or conditionally permitted.
- B. A use listed in Schedule 340.03 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;
- C. A use listed in Schedule 340.03 shall be permitted 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;
- D. A use listed below shall be permitted as an accessory use in a lake district. Such use shall be permitted as a subordinate building or use when it is clearly incidental to and located on the same lot as the principal building or use. Accessory uses are further regulated in subsequent sections, as noted below.
 - 1. Garages and off-street parking areas in compliance with this chapter and Chapter 410;
 - 2. Family day care home, type "B", see also Section 340.11;
 - 3. Fences, see also Section 340.09;
 - 4. Home occupations, see also Section 340.10;
 - 5. Incidental accessory buildings and uses, see also Section 340.09;
 - 6. Signs in compliance with Chapter 420;
 - 7. Swimming pools, see also Section 340.09.
 - 8. Recreational and community facilities for use by the residents of the Lake District.

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 lot** 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 lot** in question. Any use not specifically listed as either a permitted principal or conditional use shall be a prohibited use in these zoning districts and shall only be permitted upon amendment of this Resolution and/or the Zoning Map as provided in Chapter 660.

Section 340.09 C – Maximum Floor Area of Accessory Buildings and Structures, Lake Districts

Section 340.09 C Existing:

- C. Maximum Floor Area of Accessory Buildings and Structures.
1. The combined total square footage of all detached residential accessory buildings and structures permitted to be constructed on a parcel shall not exceed ten (10) percent of the parcel's overall size for parcels under ½ of an acre and five (5) percent on parcels over ½ of an acre or 2,178 square feet, whichever is larger.
 2. Agricultural accessory buildings and structures shall comply with Section 230.05.

Section 340.09 C Proposed (shown in bold):

- C. Maximum Floor Area of Accessory Buildings and Structures.
1. The combined total square footage of all detached residential accessory buildings and structures permitted to be constructed on a **parcel lot** shall not exceed ten (10) percent of the **parcel's lot's** overall size for **parcels lots** under ½ of an acre and five (5) percent on **parcels lots** over ½ of an acre or 2,178 square feet, whichever is larger.
 2. Agricultural accessory buildings and structures shall comply with Section 230.05.

Zoning Amendment # 2025-007

Section 150.02 B – Definitions

Existing Definition:

(162) ROADSIDE STAND: A temporary structure used solely for the sale of produce grown on the premises by the owner or owners of the property.

Proposed Definition (shown in bold):

(162) ROADSIDE STAND: A temporary structure used solely for the sale of **produce agricultural products that are grown produced** on the premises **and sold** by the owner or owners of the property.