

MACON TOWNSHIP

ORDINANCE NO. ____

**AN ORDINANCE AMENDING THE ZONING ORDINANCE TO REGULATE
SCHEDULE OF REGULATIONS**

THE TOWNSHIP OF MACON HEREBY ORDAINS:

SECTION 1. AMEND ARTICLE XV: SCHEDULE OF REGULATIONS.

Article XV: Schedule of Regulations of the Zoning Ordinance is hereby amended to read as follows:

ARTICLE XV

SCHEDULE OF REGULATIONS

Zoning District		Lot Requirements			Minimum Yard Requirements (c)			Maximum Building Height	Minimum Floor Area per Dwelling Unit (d)
		Lot Area	Minimum Lot Width	Maximum Lot Coverage	Front	Side	Rear		
AG, Agricultural	Single-Family Dwelling (f)	1 Acre min.	150'	10%	50'	20'	20'	2-½ Story or 35'	1,400 sq' (d) (k)
	All Other Uses	5 Acres min.	300'	10%	50'	20' (g)	20'	2-½ Story or 35' (h)	(d) (k)
R-1, Single-Family Residential		1 Acre min.	150'	10%	50'	20' 40' Total	20'	2-½ Story or 35'	1,400 sq' (d) (k)
R-2, Single-Family Residential		12,000 sq. ft. min.	100'	30%	40'	15' 30' Total	20'	2-½ Story or 35'	1,400 sq' (d) (k)
RM, Multiple Family and Manufactured Housing Residential		1 Acre min (e)	150'	30%	50'	40'	40'	2-½ Story or 35'	1,400 sq'
C, Commercial		1 Acre min.	150'	30%	30'	15'*	30'	2-½ Story or 35'	-
I, Industrial		1 Acre min.	150'	30%	30'	30' (l)	50'	-	-

(a) Side yards required only when abutting residential districts.

(b) Minimum of 80 mobile home sites.

- (c) Building setbacks for lands abutting lakes, creeks, and drainage ditches shall be in accordance with Section 4.21.
- (d) Required minimum floor area for each dwelling unit shall not include area of basement, utility rooms, breezeways, porches, or attached garages.
- (e) Additional land area may be required based upon the application of the following schedule:

<u>Dwelling Unit Size</u>	<u>Required Land Area in Square Feet</u>
Efficiency or one-bedroom unit	3,000
Two-bedroom unit	4,200
Three-bedroom unit	5,400
Four+ bedroom units	7,200

- (f) Schedule of density table for use in the AG, agricultural district. The following sliding scale shall be applied:

<u>Area of Lot of Record</u>	<u>Maximum Number of Additional Lots Permitted</u>
0 to 2 acres	0
2 to 40 acres	1
41 to 80 acres	2
81 to 120 acres	3
121 to 160 acres	4
161 to 200 acres	5
201 to 240 acres	6
241 to 280 acres	7
281 to 320 acres	8
over 321 acres	9

The application of these sliding scale provisions shall be applied in a manner consistent with the provisions of the Land Division Act.

- (g) Where livestock is raised or kept, any structure for housing of livestock, or any storage of hay, feed, or manure, shall be located not less than fifty (50) feet from any property line.
- (h) The following exception shall apply to the height of certain structures or classes of structures as specified:
 1. Line and structures (not including buildings) of public utility companies shall be exempt from the area, placement, and height regulations of this Article.
 2. The maximum height of farm structures shall be seventy-five (75) feet.
- (i) A transition strip of 50 feet shall be required whenever any lot in an industrial district abuts a lot in an agricultural, residential, or commercial district.
- (j) Require that lots that abut railroad ROW's to have a minimum depth of at least 250'. Further, no dwelling is permitted to be nearer than 175' from the railroad ROW.

- (k) Each dwelling unit must have a minimum 24' x 24' attached permanent or unattached permanent garage or pole barn capable of parking two (2) cars in.

SECTION 2. SEVERABILITY.

If any provision of this Ordinance is declared invalid for any reason, then that declaration does not affect the validity or all other sections of this Ordinance.

SECTION 3. REPEALER.

This Ordinance expressly repeals all township ordinances and parts of ordinances in conflict with this Ordinance to the extent necessary to give this Ordinance full force and effect.

SECTION 4. EFFECTIVE DATE.

This Ordinance takes effect seven (7) days after publication of this Ordinance or a summary of it as permitted by law.

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PROPOSED TO PLANNING COMMISSION