

Zoning Ordinance Amendments from 4/17/2024 Township Board Adoption

Revise Section 2300 – Site Condominiums, D-4 (Submission Requirements) as follows:

A copy of the proposed Master Deed, ~~all maintenance assurances and easements, and a copy of all restrictive covenants.~~ maintenance assurances, easements, and restrictive covenants. Furthermore, upon recording, recorded copies shall be provided to the Township.

Add Section 2400-Open Space Communities, C-5 (Submission Requirements)

A copy of the proposed Master Deed, maintenance assurances, easements, and restrictive covenants. Furthermore, upon recording, recorded copies shall be provided to the Township.

Remove Section 200-B, Accessory Buildings in Residential Districts:

~~Accessory buildings located within the front yard may be permitted as a Special Approval land Use, subject to the following:~~

- ~~1. Only open air accessory structures which are less than four hundred (400) square feet in area shall be permitted within the non-required front yard without Planning Commission approval provided an appropriate building permit (as applicable) has been obtained.~~
- ~~2. All other accessory structures regardless of type greater than four hundred (400) square feet within the non-required front yard shall require special land use approval.~~
- ~~3. In reviewing the special land use application the Planning Commission shall take into account the size of the proposed accessory structure, the location of the proposed structure, the size of the subject property, the proximity of neighboring homes, existing vegetation, topography, and any other conditions specific to the property which the Commission determines is pertinent to their review.~~

Revise Section 2500 – Private Roads, D-5 (Design Standards) as follows:

A cul-de-sac with a minimum radius of ~~forty four (44)~~ forty-eight (48) feet shall be provided. This radius may be increased based on the requirement of the Ray Township Fire Department in order to meet the requirements of the ~~2003~~ 2018 International Fire Code, specific Section 503 & Appendix D, as amended. The Township may permit other alternative turnaround designs that provide adequate turning movements for emergency vehicles as reviewed and approved by the Planning Commission and Ray Township Fire Department. If islands are proposed within the cul-de-sac area, such islands shall be fully curbed and shall be landscaped.

