

AUBURN TOWNSHIP ZONING RESOLUTION

TABLE OF CONTENTS

ARTICLE 1 – TITLE AND ENACTMENT

- 1.01 TITLE
- 1.02 JURISDICTION
- 1.03 PURPOSE & SCOPE
- 1.04 INTERPRETATION
- 1.05 EXEMPTIONS
 - (a) Agriculture
 - (b) Public Utilities
 - (c) Sale of Alcoholic Beverages
 - (d) (Reserved)
 - (e) (Reserved)
 - (f) Government
- 1.06 SEPARABILITY
- 1.07 REPEALER
- 1.08 EFFECTIVE DATE

ARTICLE 2 – DEFINITIONS

- 2.01 GENERAL
 - (a) Rules of Interpretation
 - (b) Common Terms
- 2.02 DEFINITIONS

ARTICLE 3 – GENERAL PROVISIONS

- 3.01 DEVELOPMENT STANDARDS
 - (a) Construction Standards
 - (b) Drainage and Grading
 - (c) Driveways

- (d) Flood Prone Areas
- (e) Lakes and Ponds
- (f) Paving
- (g) Fences and Landscaping
- (h) (Reserved)
- (i) Public Improvements
- (j) Sewer and Water Facilities

3.02 MAINTENANCE STANDARDS

- (a) General Standards
- (b) Outdoor Storage
- (c) Other Standards

3.03 NONCONFORMING USES

- (a) Nonconforming Use of Buildings & Land Not Affected By Zoning
- (b) Completion of Nonconforming Buildings or Structures
- (c) Restoration of Nonconforming Uses
- (d) Destruction of a Building or Structure
- (e) Extension of Nonconforming Uses
- (f) Substitution of Nonconforming Uses
- (g) Nonconforming Lot of Record
- (h) Nonconforming Subdivisions
- (i) Nonconforming Planned Unit Developments

3.04 RESERVED

3.05 WATER MANAGEMENT AND SEDIMENT CONTROL (WMSC)

(11/17/04)

- (a) Purpose and Intent
- (b) Words and Terms Defined
- (c) Requirements and Application Procedures
- (d) Compliance with State and Federal Regulations

TABLE OF CONTENTS

- 3.06 ESTABLISHMENT OF RIPARIAN SETBACK (1/5/05)
- (a) Purpose and Intent
 - (b) Applicability
 - (c) Establishment of Designated Watercourses and Riparian Setbacks
 - (d) Riparian Setback Map
 - (e) Applications and Site Plan
 - (f) Permitted Buildings, Structures and Uses within a Riparian Setback without a Zoning Certificate
 - (g) Permitted Buildings, Structures and Uses within a Riparian Setback with a Zoning Certificate
 - (h) Conditional Buildings, Structures and Uses Within a Riparian Setback with a Conditional Zoning Certificate
 - (i) Buildings, Structures and Uses Prohibited within a Riparian Setback
 - (j) Inspection of Riparian Setbacks

3.07 DRIVEWAYS (7/21/10)

3.08 MEDICAL MARIJUANA (6/14/17)

ARTICLE 4 – RESIDENTIAL DISTRICT REGULATIONS

- 4.01 DISTRICTS ESTABLISHED
- (a) R-1 and R-2 Districts
- 4.02 ZONING MAP & DISTRICT BOUNDARIES
- (a) Rights-of Way
 - (b) Lot Lines
 - (c) Interpretation
- 4.03 DISTRICT SCHEDULE
- (a) Districts and Main Uses
 - (b) Accessory Uses
 - (c) Prohibited Uses
 - (d) Minimum Lot Width
 - (e) Minimum Lot Areas
 - (f) Minimum Yard Depths
 - (g) Maximum Lot Coverage
 - (h) Maximum Building Heights
 - (i) Required Parking Spaces

- (j) Maximum Total Sign Areas
- (k) Residential District Schedule
- (l) Parking and Signs

ARTICLE 4A – BUSINESS AND INDUSTRIAL DISTRICT REGULATIONS

- 4A.01 INTENT
- 4A.02 DISTRICTS ESTABLISHED
- (a) B-1 Districts
 - (b) B-1A Districts
 - (c) B-2 Districts
 - (d) B-3 Districts
 - (e) B-4 Districts
 - (f) I-1 Districts
- 4A.03 ZONING MAP & DISTRICT BOUNDARIES
- (a) Rights-of-Way
 - (b) Lot Lines
 - (c) Interpretation
- 4A.04 USE REGULATIONS
- (a) Uses Permitted by Right
 - (b) Conditional Uses
 - (c) Accessory Uses
 - (d) Prohibited Uses
 - (e) Minimum Lot Requirements
 - (f) Required Parking Spaces
 - (g) Maximum Total Sign Area
 - (h) Height Regulations
- 4A.05 SCHEDULE OF USES
- 4A.06 LOT REQUIREMENTS
- 4A.07 BUILDING SETBACKS
- 4A.08 HEIGHT REGULATIONS
- 4A.09 OFF STREET PARKING
- (a) B-1A, B-2, B-3 and B-4 Districts
 - (b) B-1 and I-1 Districts
 - (c) Parking Requirements
 - (d) Parking Setbacks

TABLE OF CONTENTS

4A.10 LANDSCAPING AND SCREENING REQUIREMENTS

- (a) Along the Road Frontage 11/19/13
- (b) Parking Lots
- (c) Adjacent to Residential Districts
- (d) Accessory Uses
- (e) Yards

4A.11 OUTDOOR LIGHTING

- (a) Purpose
- (b) General Requirements
- (c) Exemptions

4A.12 NOISE REGULATIONS

- (a) Maximum Decibel Limits
- (b) Measurement

4A.13 SUPPLEMENTAL REGULATIONS

- (a) Planned Business Development
- (b) Outdoor Display & Storage
- (c) Development Guidelines

4A.14 APPLICATION OF DISTRICT REGULATIONS

ARTICLE 5 – SUPPLEMENTARY REGULATIONS

5.01 DWELLINGS

- (a) Maximum Densities
- (b) Minimum Dwelling Unit Areas

5.02 ACCESSORY USES

- (a) Accessory Buildings
- (b) Home Occupations
- (c) Outdoor Display
- (d) Outdoor Storage
- (e) Parking and Loading Facilities in the B-1A, B-2, B-3 and B-4 Districts
- (f) Parking and Loading Facilities in the R-1, R-2, B-1 and I-1 Districts
- (g) Swimming Pools
- (h) Farm Markets
- (i) Signs

5.03 CONDITIONAL USES

- (a) Cemeteries (7/21/10)
- (b) Golf Courses (7/21/10)
- (c) Quarries
- (d) Recreation Facilities (7/21/10)
- (e) Hospitals
- (f) Billboards (7/21/10)
- (g) Self-Storage Facilities
- (h) Child Day Care Facilities
- (i) Auto Service Station (3/11/08)
- (j) Auto Repair Garage (3/11/08)
- (k) Car Wash (3/11/08)
- (l) Automobile Sales (7/21/10)
- (m) Churches (7/21/10)

5.04 FIRE PROTECTION POND

ARTICLE 6 – ADMINISTRATIVE PROVISIONS

6.01 PROCESS

- (a) Applications
- (b) Required Data
- (c) Development Plan Review Required
- (d) Fees
- (e) Action Dates

6.02 ZONING INSPECTOR

- (a) Application Referrals
- (b) Zoning Certificate Applications
- (c) Conditional Use Applications
- (d) Appeal Applications
- (e) Notices and Orders

6.03 COMMISSION

- (a) Application Referrals
- (b) Amendments

6.04 TRUSTEES

- (a) Amendments

6.05 BOARD OF ZONING APPEALS CREATED

- (a) Powers
- (b) Rules, Organization & Meetings
- (c) Procedures
- (d) Appeal Applications
- (e) Conditional Use Applications

TABLE OF CONTENTS

- 6.06 AMENDMENTS
(a) Initiation
(b) Commission Hearing
(c) Commission Action
(d) Trustees Hearing
(e) Trustees Action
(f) Effective Date and Referendum
(g) Filing

- 6.07 VIOLATIONS & PENALTIES
(a) Zoning Certificates
(b) Prevention of Violations
(c) Stay of Proceedings
(d) Penalties

ARTICLE 7 – WIRELESS TELECOMMUNICATIONS TOWERS & FACILITIES

- 7.00 PURPOSE
7.01 PERMITTED USES
7.02 CONDITIONAL USES
7.03 PROHIBITED AREAS
7.04 FEES
7.05 PUBLIC UTILITY EXEMPTION
7.06 SITE PLAN

ARTICLE 8 – DEVELOPMENT PLAN REVIEW REGULATIONS

- 8.01 PURPOSE
8.02 DEVELOPMENT PLAN REVIEW
REQUIRED
(a) General Development Plan
(b) Final Development Plan
8.03 PREAPPLICATION MEETING
ENCOURAGED
8.04 GENERAL DEVELOPMENT PLAN
SUBMISSION REQUIREMENTS

- 8.05 FINAL DEVELOPMENT PLAN
SUBMISSION REQUIREMENTS
8.06 REVIEW FOR COMPLETENESS
8.07 DEVELOPMENT PLAN REVIEW
PROCEDURES
(a) Review of Development Plans
(b) Action by Zoning Commission
(c) Action by Zoning Inspector
8.08 REVIEW CRITERIA FOR PLANNED
BUSINESS DEVELOPMENT
(a) General Development Plan
(b) PBD Final Development Plan
8.09 REVIEW CRITERIA FOR B-2
DISTRICT
(a) General Development Plan
(b) Final Development Plan
8.10 EXPIRATION OF DEVELOPMENT
PLAN APPROVAL
(a) General Development Plan
(b) Final Development Plan
8.11 FEES
8.12 SIGNIFICANCE OF APPROVED
FINAL DEVELOPMENT PLAN

ARTICLE 9 – SEXUALLY ORIENTED BUSINESSES

- 9.01 INTENT
9.02 PURPOSE AND FINDINGS
9.03 DEFINITIONS
9.04 CLASSIFICATIONS
9.05 LOCATION
9.06 REGULATIONS
9.07 SIGN REGULATIONS
9.08 SEVERABILITY

TABLE OF CONTENTS

ARTICLE 10 – OPEN SPACE DISTRICTS

- 10.01 DISTRICTS ESTABLISHED
- 10.02 OS-1 PASSIVE OPEN SPACE DISTRICT (Effective 3/7/07)
- 10.03 AP-1 ACTIVE PARK DISTRICT (Effective 1/2/08)

APPENDIX

- A LOT AND YARD ARRANGEMENTS
- B TOWNSHIP ZONING MAP
- C PARKING ARRANGEMENTS
- D PROCESS
- E RIPARIAN MAP
- F MINIMUM LOT WIDTH
- G DRIVEWAY SETBACKS

EXHIBITS

- 1 B-1 to B-3 NE Corner, S.R. 44 and U.S. Route 422
- 2 B-1 and R-1 to B-3 SE Corner, S.R. 44 and U.S. Route 422
- 3 B-2 Intersection of S.R. 44 & Washington Street
- 4 B-4 SE Corner S.R.44 & S.R.422
- 5 R-1 to B-3 SW Corner, S.R. 44 and U.S. Route 422
- 6 R-1 to B-4 SW Corner, S.R. 44 and U.S. Route 422
- 7 B-3 Area NW Corner, S.R. 44 and New U.S. Route 422

- 8 Auburn Corners Retail Business District B-1A Area
- 9 General Business B-1 Area West of Munn Road
- 10 General Industrial Zoned Land, Munn Road
- 11 PUD to R-1
- 12 I-1; I-1 to R-1