AUBURN TOWNSHIP ZONING RESOLUTION TABLE OF CONTENTS

(d) Flood Prone Areas ARTICLE 1 – TITLE AND ENACTMENT (e) Lakes and Ponds 1.01 **TITLE** (f) Paving (g) Fences and Landscaping 1.02 **JURISDICTION** (h) (Reserved) (i) Public Improvements (i) Sewer and Water Facilities 1.03 **PURPOSE & SCOPE** 1.04 **INTERPRETATION** 3.02 MAINTENANCE STANDARDS (a) General Standards (b) Outdoor Storage 1.05 **EXEMPTIONS** (a) Agriculture (c) Other Standards (b) Public Utilities (c) Sale of Alcoholic Beverages (d) (Reserved) NONCONFORMING USES 3.03 (e) (Reserved) (a) Nonconforming Use of Buildings & (f) Government Land Not Affected By Zoning (b) Completion of Nonconforming **Buildings or Structures** 1.06 **SEPARABILITY** (c) Restoration of Nonconforming Uses (d) Destruction of a Building or 1.07 **REPEALER** Structure 1.08 **EFFECTIVE DATE** (e) Extension of Nonconforming Uses (f) Substitution of Nonconforming Uses (g) Nonconforming Lot of Record <u>ARTICLE 2 – DEFINITIONS</u> (h) Nonconforming Subdivisions (i) Nonconforming Planned Unit 2.01 **GENERAL** (a) Rules of Interpretation **Developments** (b) Common Terms 2.02 **DEFINITIONS** 3.04 **RESERVED** 3.05 WATER MANAGEMENT AND ARTICLE 3 – GENERAL PROVISIONS SEDIMENT CONTROL (WMSC) (11/17/04) 3.01 **DEVELOPMENT STANDARDS** (a) Purpose and Intent (a) Construction Standards (b) Words and Terms Defined (b) Drainage and Grading (c) Requirements and Application (c) Driveways

Procedures

Regulations

(d) Compliance with State and Federal

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)

<u>ARTICLE 4 – RESIDENTIAL DISTRICT</u> 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

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

- (a) Cemeteries (7/21/10)
- (b) Golf Courses (7/21/10)
- (c) Ouarries
- (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

5.05 PROHIBITED USES IN ALL ZONING DISTRICTS

<u>ARTICLE 6 – ADMINISTRATIVE</u> <u>PROVISIONS</u>

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

5.03 CONDITIONAL USES

	(d) Appeal Applications	8.04	GENERAL DEVELOPMENT PLAN
	(e) Conditional Use Applications		SUBMISSION REQUIREMENTS
6.06	AMENDMENTS	8.05	FINAL DEVELOPMENT PLAN
	(a) Initiation		SUBMISSION REQUIREMENTS
	(b) Commission Hearing	8.06	REVIEW FOR COMPLETENESS
	(c) Commission Action(d) Trustees Hearing	8.07	DEVELOPMENT PLAN REVIEW
	(e) Trustees Action	0.07	PROCEDURES
	(f) Effective Date and Referendum		(a) Review of Development Plans
	(g) Filing		(b) Action by Zoning Commission
c 07	ANOTATIONS & DENALTHES		(c) Action by Zoning Inspector
6.07	VIOLATIONS & PENALTIES (a) Zoning Certificates	8.08	REVIEW CRITERIA FOR PLANNED
	(b) Prevention of Violations	8.08	BUSINESS DEVELOPMENT
	(c) Stay of Proceedings		(a) General Development Plan
	(d) Penalties		(b) PBD Final Development Plan
		0.00	DELIEU CRITERIA FOR R.A.
	CLE 7 – WIRELESS ECOMMUNICATIONS TOWERS &	8.09	REVIEW CRITERIA FOR B-2 DISTRICT
FACILITIES			(a) General Development Plan
			(b) Final Development Plan
7.00	PURPOSE		
7.01	PERMITTED USES	8.10	EXPIRATION OF DEVELOPMENT
			PLAN APPROVAL (a) General Development Plan
7.02	CONDITIONAL USES		(b) Final Development Plan
7.03	PROHIBITED AREAS		•
7.03	r ROHIDITED AREAS	8.11	FEES
7.04	FEES	8.12	SIGNIFICANCE OF APPROVED
		0.12	FINAL DEVELOPMENT PLAN
7.05	PUBLIC UTILITY EXEMPTION		
7.06	SITE PLAN		CLE 9 – SEXUALLY ORIENTED
		BUSII	NESSES
	CLE 8 – DEVELOPMENT PLAN EW REGULATIONS	9.01	INTENT
KIL VI	EW REGULATIONS		
8.01	PURPOSE	9.02	PURPOSE AND FINDINGS
8.02	DEVELOPMENT PLAN REVIEW	9.03	DEFINITIONS
0.02	REQUIRED		
	(a) General Development Plan	9.04	CLASSIFICATIONS
	(b) Final Development Plan	9.05	LOCATION
0.02	DDE A DDI ICATIONI MEETING	7.03	LOCATION
8.03	PREAPPLICATION MEETING ENCOURAGED	9.06	REGULATIONS
	LI (COOIM IOLD		

9.07	SIGN REGULATIONS	7	B-3 Area NW Corner, S.R. 44 and New U.S. Route 422
	SEVERABILITY		
ART	ICLE 10 – OPEN SPACE DISTRICTS	8	Auburn Corners Retail Business District B-1A Area
10.01	DISTRICTS ESTABLISHED	0	
10.02	OS-1 PASSIVE OPEN SPACE DISTRICT (Effective 3/7/07)	9	General Business B-1 Area West of Munn Road General Industrial Zoned Land, Munn
10.03	AP-1 ACTIVE PARK DISTRICT (Effective 1/2/08)	11	Road PUD to R-1
APPENDIX			I-1; I-1 to R-1
A LOT AND YARD ARRANGEMENTS	12		
В	TOWNSHIP ZONING MAP		
C	PARKING ARRANGEMENTS		
D	PROCESS		
E	RIPARIAN MAP		
F	MINIMUM LOT WIDTH		
G	DRIVEWAY SETBACKS		
EXHI	BITS		
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		