

ORDINANCE NO. 29

AN ORDINANCE AMENDING THE GREY CLOUD TOWNSHIP ZONING ORDINANCE.

THE TOWN BOARD OF THE TOWN OF GREY CLOUD ORDAINS:

SECTION ONE.

1. SECTION THREE A, GREY CLOUD TOWNSHIP ZONING ORDINANCE, IS HEREBY AMENDED DELETING:
"R-2. THE PURPOSE OF THIS RESIDENTIAL DISTRICT IS TO PERMIT MORE ECONOMIC USE OF LAND FOR RESIDENTIAL DEVELOPMENT UNDER CIRCUMSTANCES WHERE ADEQUATE ON-SITE SEWAGE SYSTEMS WILL COMPLY WITH REGIONAL WATER QUALITY GUIDELINES, AND WHERE DENSITY WILL BE CONSISTENT WITH THE CRITICAL AREA AND COMPREHENSIVE PLAN."
2. SECTION THREE B, GREY CLOUD TOWNSHIP ZONING ORDINANCE, IS HEREBY AMENDED TO DELETE THE REFERENCE TO THE R-2 DISTRICT, TO READ AS FOLLOWS:
"R-1 DISTRICT"
3. SECTION THREE C, GREY CLOUD TOWNSHIP ZONING ORDINANCE, IS HEREBY AMENDED TO READ AS FOLLOWS:
"C. MINIMUM REQUIREMENTS FOR R-1 AND I ZONING

DISTRICTS."

"THESE MINIMUM DIMENSIONAL REQUIREMENTS ARE ESTABLISHED FOR THE FOLLOWING ZONING DISTRICTS."

ZONING DISTRICT DIMENSIONAL STANDARDS

	R-1	I
(1) LOT AREA PER DWELLING UNIT	3 ACRES	N/A
(2) MINIMUM NON-RESIDENTIAL LOT AREA	N/A	5 ACRES
(3) MINIMUM FLOOR AREA PER DWELLING UNIT	850 SQ FT	N/A
(4) MINIMUM LOT WIDTH AT FRONT LOT LINE	160 FT	100 FT
(5) MINIMUM LOT DEPTH	130 FT	250 FT
(6) MINIMUM FRONT YARD SETBACK	40 FT	40 FT
(7) MINIMUM SIDE YARD SETBACK:		
- FROM STREET, CORNER LOT	40 FT	40 FT
- FROM INTERIOR LOT LINE	20 FT	20 FT
(8) MINIMUM REAR YARD SETBACK	50 FT	30 FT

(9)	MAXIMUM HEIGHT	35 FT	45 FT
(10)	MAXIMUM FLOOR RATIO	30%	40%
(11)	MAXIMUM PARKING SURFACE OR STRUCTURE RATIO	50%	80%

2. SECTION THREE D, GREY CLOUD TOWNSHIP ZONING ORDINANCE, IS HEREBY AMENDED TO DELETE REFERENCE TO THE R-2 DISTRICT, AND TO AMEND PARAGRAPH 1 TO READ AS FOLLOWS:

- "1. LOT SIZE EXCEPTIONS - IN ANY AREA NOT SERVED BY SANITARY SEWER, THE MINIMUM LOT SIZE FOR A SINGLE FAMILY STRUCTURE SHALL BE AT LEAST THREE (3) ACRES IN THE R-1 DISTRICT, UNLESS THE LOT WAS APPROVED BY THE TOWNSHIP AND SAID LOT WAS RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER PRIOR TO APRIL 25, 1975 AND MEETS THE FOLLOWING CRITERIA:
 - "(A) THE LOT WAS IN SEPARATE OWNERSHIP FROM ALL ABUTTING LAND ON APRIL 25, 1975.
 - "(B) IT CAN BE DEMONSTRATED THAT A PROPER AND ADEQUATE SEWAGE DISPOSAL SYSTEM CAN BE INSTALLED.

3. SECTION THREE D, PARAGRAPH 9, GREY CLOUD TOWNSHIP ZONING ORDINANCE, IS HEREBY AMENDED TO READ AS FOLLOWS:

- "9. STRUCTURE SETBACK - ALL NEW STRUCTURES SHALL MEET THE FOLLOWING MINIMUM SETBACKS.
 - "(A) SETBACK FROM BLUFFLINE- NO STRUCTURE SHALL BE CONSTRUCTED LESS THAN TWENTY (20) FEET LANDWARD FROM THE BLUFFLINE OF THE RIVER.
 - "(B) SETBACK FROM NORMAL HIGH WATER MARK - NO STRUCTURE SHALL BE CONSTRUCTED LESS THAN SEVENTY-FIVE (75) FEET FROM THE NORMAL HIGH WATER MARK OF ANY WATER BODY."

SECTION TWO

- 1. SECTION FOUR L, PARAGRAPH 2, GREY CLOUD TOWNSHIP ZONING ORDINANCE, IS HEREBY AMENDED TO READ AS FOLLOWS:
 - "2. ALL PARTS OF AN ON-SITE SEWAGE DISPOSAL SYSTEM SHALL BE LOCATED AT LEAST SEVENTY-FIVE (75) FEET

FROM THE NORMAL HIGH WATER MARK OF ANY WATER BODY."

2. SECTION FOUR, GREY CLOUD TOWNSHIP ZONING ORDINANCE, IS HEREBY AMENDED BY DELETING SUBSECTION O, DEDICATION OF RIVERFRONT AND PARK LANDS, AND ITS PARAGRAPHS 1 AND 2, IN THEIR ENTIRETY.

SECTION THREE

1. THIS ORDINANCE SHALL BE AND IS HEREBY DECLARED TO BE IN FULL FORCE AND EFFECT FROM AND AFTER ITS PASSAGE AND PUBLICATION ACCORDING TO LAW.

APPROVED THIS 8TH DAY OF SEPTEMBER, 1982, BY THE TOWN BOARD.

S/ROLAND H PEEK, CHAIRMAN

S/HARVEY C STIEFEL

S/BARBARA L FENSTER

ATTEST: S/DEBORA L STIEFEL, CLERK