

LEONI TOWNSHIP OFFICE  
913 Fifth St. Michigan Center, Michigan 49201-0375  
Phone: (517) 764-4694 – Fax: (517) 764-1380

**LEONI TOWNSHIP PLANNING COMMISSION  
AGENDA**

Wednesday June 5, 2019

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

APPROVAL OF AGENDA:

APPROVAL OF MINUTES: **May 15, 2019 Regular Meeting**  
**May 23, 2019 Special Meeting**

PURPOSE OF PLANNING COMMISSION:

PUBLIC COMMENTS AND COMMUNICATIONS CONCERNING ITEMS NOT ON AGENDA:

OLD BUSINESS: **1.] Discussion on Recreational Marihuana opting in/out**  
**2.] Blight Ordinance**  
**3.] Review Grass Lake Zoning Ordinance for Agricultural Tourism**

NEW BUSINESS: **1.] Site Plan Approval Extension for Cell Tower at**  
**8401 Page Ave Road**

PUBLIC COMMENT:

DISCUSSION **ONLY:**

NEXT MEETING: **June 19, 2019**

ADJOURN TO THE CALL OF THE CHAIR:

**PUBLIC COMMENT: (3 minute time limit) Use sign-in sheet**

**PUBLIC COMMENT GUIDELINES:**

**Each individual will state their name and have three (3) minutes to address the Board.**

**You may only address the Board under this Public Comment opportunity and may not yield your time to others.**

**Board members will not debate or answer questions at this time.**



To: Leoni Township  
Building Department  
913 Fifth Street  
Michigan Center, MI 49254  
(517) 764-4694

Date: 05/01/2019

Re: Site Plan Approval Extension for Cell Tower at 8401 Page Road (Verizon Site ID: 5717-Michigan Center)

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Mr. Chambers,

Telecad Wireless, representing Verizon, hereby requests that Leoni Township grant an extension of the Planning Commission's approval for Parcel #000-14-12-126-002-02, granted on 05/16/2018. The granting of the extension for the planned Wireless Telecommunication Facility is requested due to the unforeseen changes in Verizon's build plan. In order to commence construction of this Facility without the delay of re-seeking already-approved permits we respectfully request an extension.

If there are any questions or concerns, I can be reached at (248) 217-0989 or by email:  
[amy.rodriquez@telecadsiteacq.com](mailto:amy.rodriquez@telecadsiteacq.com) .

Thank you,

*Amy Rodriguez*

Site Development Manager

Phone: (248) 217-0989

Email: [Amy.Rodriguez@TelecadSiteAcq.com](mailto:Amy.Rodriguez@TelecadSiteAcq.com)

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Leonitownship.com

**PLANNING COMMISSION MINUTES**

**May 16, 2018**

The Leoni Township Planning Commission held a meeting Wednesday, May 16, 2018,  
@ 6:30 p.m. 913 Fifth Street, Leoni Township Meeting Hall, Michigan Center, Michigan.

Members Present: J. Southworth, B. Lester, L. Maurer & J. Spencer

Members absent: D. Helmlinger, V. Beckwith & K. Cole

Persons in attendance: 36

Purpose of Planning Commission read by Spencer.

Motion by Southworth, supported by Spencer, to approve of the agenda as presented.

**Motion carried by voice vote.**

Motion by Maurer, supported by Southworth, to approve the minutes of May 2, 2018.

**Motion carried by voice vote.**

**Public Comment: Open at 6:04 pm.**  
**Closed at 7:00 pm.**

**Old Business: none**

**New Business: none**

**PUBLIC HEARING: Open at 7:00 pm.**

**Site Plan Review**  
**8401 Page Ave**  
**#000-14-12-126-002-02**  
**TeleCad Wireless**

**Public hearing: Closed at 7:09 pm.**

**Motion by Spencer, supported by Southworth, to approve the site plan for a Verizon cell tower at the WWTP.**

**Voice vote. All in favor. Motion carried.**

**PUBLIC HEARING: Open at 7:12 pm.**

**Rezone  
603 Ballard Rd  
#000-14-04-476-001-01  
Peter Behncke**

**Rezone from Residential to Heavy Industrial for relocation of business.**

**Public hearing: Closed at 7:33 pm.**

**Motion by Spencer, supported by Lester, to approve rezone.**

**Voice vote. All in favor. Motion carried.**

**PUBLIC HEARING: Open at 7:34 pm.**

**Site Plan Review  
1183 S. Dettman RD  
#000-14-06-301-015-04  
Windsor Twp OG, LLC**

**Public hearing: Closed at 7:48 pm.**

**Motion by Lester, supported by Spencer, to approve the site plan for 1183 S. Dettman Rd.**

**Voice Vote. All in favor. Motion Carried.**

**PUBLIC HEARING: Open at 7:50 pm.**

**Site Plan Review  
975 S. Dettman Rd  
#000-14-06-151-001-01  
Michigan Green Magic**

**Public hearing: Closed at 8:12 pm.**

**Motion by Spencer, supported by Maurer, to approve the site plan, contingent upon a fence being put on the site plan and verified by Joe Chambers.**

**Voice vote. All in favor. Motion carried.**

**Public Comment: Open at 7:44 pm.  
Closed at 7:55 pm.**

**Board Discussion:**

**4-H property uses. Lester is going to bring a draft for a stand-alone 4-H ordinance for farm animals in residential.**

**Gun range; noise is the biggest problem.**

Adjourn: 9:47 pm.

**Next meeting: June 6, 2018**

**Submitted by Judy Southworth.**



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**PLANNING COMMISSION MINUTES**  
**May 15, 2019**

The Leoni Township Planning Commission held a meeting Wednesday, May 15, 2019 @ 6:30 p.m. 913 Fifth Street, Leoni Township Meeting Hall, Michigan Center, Michigan.

Meeting opened to call of the Chair: 6:32 pm

Members Present: V. Beckwith, J. Spencer, L. Maurer, J. Southworth, K. Cole, & B. Lester

Members absent: D. Helmlinger

Persons in attendance: 32

Purpose of Planning Commission read by Spencer

*Motion by Beckwith, supported by Maurer, to amend the agenda as follows: Under New business #2 wording from "Sport Shooting Ranges" change to "Indoor Sport Shooting Ranges" which would be B4 Zoning also, new business #4 from "any" real estate property zoned AG to "its existing" real estate property zoned AG.*

Roll Call Vote	5 Yays	Beckwith, Lester, Southworth, Spencer & Maurer
	1 Nay	Cole

***Motion carried.***

*Motion by Cole, supported by Spencer to approve the minutes of April 17, 2019 with correction to page 1 Ann Arbor Rd. changed to Page Ave.*

<b>Public Comment:</b>	<b>Open at</b>	<b>6:32 pm.</b>
	<b>Closed at</b>	<b>7:10 pm.</b>

**Old Business:** 1) **Discussion of Opting in/out of Recreational Marihuana Businesses.**  
Need a public hearing before discussing.

**New Business:** 1) **Amend Zoning Ordinance to add Sport Shooting Ranges to AG as Conditional Use.**

*Motion by Spencer, supported by Cole to adopt Sport Shooting Ranges to AG as conditional uses defined in MCL691.1541d as defined in MCL691.1514(a) as written by attorney (See attached) with additional language added to be: down range only, shooting through a window setting from a benched position for long barreled guns and a standing position for hand guns. Also, to include surveillance camera monitoring.*

Roll call Vote	3 Yays	Beckwith, Spencer, & Lester
	3 Nays	Maurer, Cole & Southworth

***Motion Failed***

**2) Amend the Zoning Ordinance to Add “Indoor Sport Shooting Ranges” to B4 Zoning as Conditional Uses**

*Motion by Spencer supported by Beckwith to add Indoor Sport Shooting Range in B4 to paragraph 10 of zoning ordinance as written by attorney (See attached).*

Roll Call Vote            5 Yays            Beckwith, Spencer, Maurer, Lester & Southworth  
                                 1 Nay            Cole

***Motion carried.***

**Public Comment:**            Open at            8:33 pm.  
                                 Closed at        8:33 pm.

**3) Amend the Zoning Ordinance to Add “any use not otherwise provided for” in the zoning ordinance for Heavy Industrial as Conditional Uses.**

*Motion by Spencer, supported by Cole to amend any use not provided for in Heavy Industrial as conditional uses as written by attorney. (See attached.)*

Roll Call Vote:            6 Yays            Beckwith, Lester, Cole, Southworth, Spencer & Maurer  
                                 0 Nays

***Motion carried.***

**4) Amend the Zoning Ordinance to “prohibit future Medical Marihuana grow and processing facilities in AG Zones, with exception to the currently existing local licensees that will be permitted to operate, commence operations and/or expand on any real estate property zoned AG on the effective date of the legislation.**

*Motion by Spencer, supported by Beckwith to amend zoning ordinance to prohibit future MM grow & processing facilities in AG Zones, with exception to the currently existing local licensees that will be permitted to operate, commence operations and/or expand to its existing real estate property zoned AG on the effective date of the legislation.*

Roll Call Vote:            6 Yays            Beckwith, Lester, Cole, Southworth, Spencer & Maurer.  
                                 0 Nays

***Motion carried.***

**Public Comment:**            Open at            9:00 pm.  
                                 Closed at        9:17 pm.

**5) To amend the Agricultural Zoning Ordinance to include as a Conditional Use “Agritourism”.**

*Motion by Spencer, supported by Cole to table and submit to attorney for recommendation to amend the AG zoning ordinance to include as a conditional use Agritourism.*

**Public Comment:**            Open at            10:08 pm.  
                                 Closed at        10:15 pm.

**Adjourn to the call of the Chair: 10:17 pm.**

**Next meeting: June 5th, 2019**

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**PLANNING COMMISSION MINUTES**  
**May 23, 2019**  
**SPECIAL MEETING**

The Leoni Township Planning Commission held a meeting, May 23, 2019 @ 6:30 p.m. 913 Fifth Street, Leoni Township Meeting Hall, Michigan Center, Michigan.

Meeting opened to call of the Chair: 6:30 pm

Members Present: V. Beckwith, J. Spencer, L. Maurer, J. Southworth, K. Cole, & D. Helmlinger  
Members absent: B. Lester  
Persons in attendance: 8

Purpose of Planning Commission read by Spencer

**Old Business:** None  
**New Business:** 1) Site Plan Lyrical, 4499 Phelps Drive

Meeting opened to call of the Chair: 6:50 pm

*Motion by Spencer to table. No second*  
*Motion Failed*

**Public Comment:** Open at 6:50 pm.  
*K. Pickett, items not on agenda*  
*Kim Dean*

**Chair calls meeting adjourned at 6:51 pm.**

*Motion by Southworth to reopen the meeting at 7:10 pm. Support by Beckwith. Spencer left chair.*  
*Motion by Helmlinger supported by Beckwith.*

*Roll Call Vote* 4 Yays *Beckwith, Maurer, Helmlinger & Southworth*  
*Motion carried.*

**Public Comment:** Open at 7:20 pm.  
Closed at 7:21 pm.

*Keith VanPopperin. Need courtesy & recognition to our business owner.*

*Motion by Maurer to approve site plan, supported by Helmlinger.*

*Roll Call Vote:* 4 Yays *Beckwith, Southworth, Helmlinger & Maurer*  
*Motion carried.*

*D. Helmlinger motion to adjourn at 7:28 pm.*

**Next meeting: June 5th, 2019**



**GRASS LAKE CHARTER TOWNSHIP  
JACKSON COUNTY, MICHIGAN**

**PROPOSED AMENDMENT TO ZONING ORDINANCE**

*An Ordinance to amend the Grass Lake Charter Township Zoning Ordinance, as amended, to provide definitions for the terms "Agricultural Tourism" and "Agricultural Business;" to establish Agricultural Tourism as a permitted use within the Agricultural District (A-1); to establish Agricultural Business as a special use within the Agricultural District (A-1); to impose requirements for the operation of such uses; and to repeal any ordinances or parts of ordinances or resolutions in conflict with this Ordinance; in order to maintain the public health, safety and welfare of the residents and visitors to Grass Lake Charter Township.*

**Section 1.** Amendment of Chapter 2, Section 2.03, Definitions, which shall add the following definitions:

**Agricultural Business.** Seasonal, private activities for entertainment or commercial activities involving an agricultural setting, but which is not focused primarily on farming activities of a farm operations, including the following:

- (i) Fun houses, haunted houses, or similar entertainment facilities.
- (ii) An organized meeting space for use by weddings, birthday parties, corporate picnics, or other similar events.
- (iii) Any of the accessory uses provided in the definition for Agricultural Tourism where such uses are 50 percent or more of a farm's gross receipts, or are otherwise the primary use of the farm.

**Agricultural Tourism.** Seasonal, community-oriented activities for education and enjoyment that involve participation or involvement in the farming activities of a farm operations, including the following:

- (i) Seasonal U-Pick fruit and vegetable operations;
- (ii) Seasonal outdoor mazes of agricultural origin such as straw bales or corn;
- (iii) Agricultural festivals;
- (iv) Accessory activities connected to the above operations, so long as these activities preserve the general agricultural character of the farm and the income from such activities represents less than 50 percent of the gross receipts from the farm. Such activities are limited to the following:
  - a. Value-added agricultural products of activities such as education tours, processing facilities, etc.;

- b. Bakeries selling baked goods containing produce at least 50% of which is grown on-site;
- c. Playgrounds or equipment typical of a school playground, such as slides, swings, etc., but not including motorized vehicles or rides;
- d. Petting farms, animal displays, and pony rides;
- e. Wagon, sleigh, and hayrides;
- f. Nature trails;
- g. Open air or covered picnic areas with restrooms;
- h. Education classes, lectures, and seminars;
- i. Historical agricultural exhibits;
- j. Kitchen facilities, processing or cooking items for sale;
- k. Gift shops for the sale of agricultural products and/or products related to agriculture;
- l. Gift shops for the sales of non-agriculturally related products such as antiques or crafts, with up to 25 percent of gross sales resulting from the sale of such products.

**Section 2.** Amendment of Chapter 5, Section 5.02, to identify Agricultural Tourism as a permitted use in the A-1 Agriculture District, which shall read as follows:

Land and/or buildings in the AG District may be used for the following purposes as Permitted Uses:

- A. Agricultural Tourism.
- B. Commercial greenhouses and nurseries, when operated primarily as wholesale operations and/or retail sales.
- C. Conservation and recreation areas, including forest preserves, game refuges, nature preserves, and other similar areas of low intensity uses.
- D. Family day care homes.
- E. Farms for both general and specialized farming, together with a farm dwelling and buildings and other installation useful to farms.
- F. Roadside stands for the sale of produce grown on the premises.

- G. Single-family dwellings, including home occupations in accordance with the requirements of Section 3.13.
- H. State licensed residential family care facilities; provided that such facility is not located closer than one thousand five hundred (1,500) feet from an existing or proposed similar state licensed residential facility, including group care facilities, but not including state licensed residential facilities caring for four (4) or less minors.
- I. Utility and public service buildings, without storage yards.
- J. Accessory buildings, structures, and uses customarily incidental to any Permitted or Special Land Use.

**Section 3.** Amendment of Chapter 5, Section 5.03, to identify Agricultural Business as a use permitted by special use permit in the A-1 Agriculture District, which shall read as follows:

Land and/or buildings in the AG District may be used for the following purposes following approval by the Planning Commission as a Special Land Use as regulated by Chapter 14, including consideration of the Specific Special Land Use Requirements of Section 14.07:

- A. Agricultural Business.
- B. Bed and breakfast establishments.
- C. Churches.
- D. Commercial kennels.
- E. Country clubs, golf courses, riding stables, gun clubs, private athletic grounds and parks, and other similar uses, including related uses such as snack bars, and small retail shops selling goods directly related to the primary use.
- F. Home Based Businesses.
- G. Intensive livestock operations.
- H. Open Space Preservation Developments.
- I. Private airports.
- J. Private elementary, middle, and high schools, and colleges.
- K. Private campgrounds.
- L. Removal and processing of topsoil, stone, rock, sand, gravel, lime or other soil or mineral resources.
- M. Veterinary clinics.



**Section 4.** Amendment of Chapter 14, Section 14.07, to provide the following regulations of Agricultural Business as special use:

**SS. Agricultural Business**

1. **Intent.** The intent of this section is to promote the preservation and viable use of existing property and structures of recognized agricultural heritage in a manner that is harmonious with neighboring properties while maintaining peace and quiet of the area.
2. **Permitted Use of Agricultural Business.** Consideration of a Special Land Use Permit for Agricultural Business requires review of the following conditions, in addition to the conditions generally applicable to all Special Land Uses as described in Chapter 14.
  - a. All parking must be located on site not less than one hundred (100') feet from any property line and not less than two hundred (200') from any neighboring residence existing at the time the use is approved. There shall be sufficient on-site parking provided to accommodate all vehicles related to the events with no on-street parking or parking on a neighboring parcel without the written permission of the owner and occupant of that parcel. All parking areas shall be clearly marked and shall be adequate to satisfy the volume of anticipated or actual use. Dust and drainage from the parking area shall not create a nuisance or hazard to adjoining property or uses. Parking shall not be within any recorded conservation easement.
  - b. All events shall be located on-site not less than one hundred (100') feet from any property line and not less than two hundred (200') from any neighboring residence existing at the time the use is approved.
  - c. Sight and sound barriers such as walls, berms and/or vegetation screens may be required in order to minimize impacts to neighboring properties.
  - d. Applicant must demonstrate, via specific and certified written plans, approved by the Township, that all structures related to an Agricultural Business are structurally safe and adequately protected against the risk of fire. The maximum occupancy of all such structures shall be included in any application for an Agricultural Business.
  - e. All event areas shall be depicted on a site plan as required by Article 15 of this Ordinance.
  - f. Applicant shall provide a notarized written statement, satisfactory to the Township, indemnifying and holding the Township harmless for any loss, damage, personal injury, or other liability associated with an Agricultural Business. This statement shall include a provision agreeing to pay any attorney's fees the Township incurs in defending itself in a suit related to an



Agricultural Business occurring on the relevant property or the activities occurring as a part of such events, including if such a suit is filed challenging the approval of a permit authorized by this Section.

g. Applicant shall provide proof of proper insurance naming Grass Lake Charter Township as an additional insured. This proof of insurance shall be provided to the Township annually, or upon demand of the Township Zoning Administrator. A certificate of insurance shall not be adequate to satisfy the requirements of this Section.

h. A Special Land Use Permit for an Agricultural Business shall be valid for five (5) years from the date of issuance. Upon expiration, a Special Land Use Permit may be reissued after an additional application as provided by this Section.

i. Applicant shall provide a certification indicating that any music to be played during the operation of an Agricultural Business shall only occur within structures.

j. Applicant shall provide a plan detailing the management and operation of an Agricultural Business. The plan must address the following:

- i. How the use meets the intent of this Section, the Zoning District in which the Agricultural Business will take place, and the Ordinance as a whole;
- ii. Proper sanitation, including the type, location of, and frequency of trash or garbage disposal;
- iii. Preparation and source of food related to Agricultural Business will be prepared and served;
- iv. Availability and service of alcoholic beverages will be provided and served, including whether proper licenses have been obtained regarding the same;
- v. Potential traffic concerns, including a description of the volume and frequency of increased traffic, and, if alcoholic beverages are to be served at an Agricultural Business, measures Applicant will have in place in order to prevent drunk driving;
- vi. Use of outdoor areas, including a description of where each specified use is anticipated to occur;
- vii. The volume and duration of music played in connection with an Agricultural Business, including whether such music is to be provided by a live band or disc jockey, whether amplification equipment shall be used, and measures to be taken to mitigate the

effects of any sounds originating from an Agricultural Business on neighboring properties;

- viii. Operating hours and frequency of events;
- ix. Security to be provided while an Agricultural Business is operational;
- x. Measures to ensure that events shall end on a timely and consistent basis;
- xi. Anticipated size and location of all structures or outdoor areas in which an Agricultural Business will occur, the average attendance during normal operation of the Agricultural Business, and the minimum and maximum number of people permitted at the same;
- xii. The location, type, and hours of operation of outdoor lighting associated with an Agricultural Business, including measures to prevent such light from interfering with the use or enjoyment of neighboring properties.

**Section 5. Severability:** The provisions of this Ordinance are declared severable. If any part of this Ordinance is declared invalid for any reason by a court of competent jurisdiction, that declaration does not affect or impair the validity of all other provisions that are not subject to that declaration.

**Section 6. Repeal:** All Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed.

**Section 7. Effective Date:** This Ordinance shall take effect seven (7) days after publication of a notice of adoption of this Ordinance, unless referendum procedures are initiated under MCL 125.3402. If referendum procedures are initiated, this Ordinance will take effect in accordance with MCL 125.3402.

## **CHAPTER 5**

### **AG - AGRICULTURAL DISTRICT**

#### **SECTION 5.01 DESCRIPTION AND PURPOSE**

This District is intended for large tracts used for farming, or farm lands which are idle, and single-family dwellings. Agricultural uses and other uses generally associated with agriculture, single-family residential development on larger lots, and related non-residential uses are provided within the district. The overall purpose of this District is to preserve larger tracts of land for agricultural use while allowing for residential development at appropriate densities.

#### **SECTION 5.02 PERMITTED USES**

Land and/or buildings in the AG District may be used for the following purposes as Permitted Uses:

- A. Agricultural Tourism. (Amendment 6-12-2018)
- B. Commercial greenhouses and nurseries, when operated primarily as wholesale operations and/or retail sales.
- C. Conservation and recreation areas, including forest preserves, game refuges, nature preserves, and other similar areas of low intensity uses.
- D. Family day care homes.
- E. Farms for both general and specialized farming, together with a farm dwelling and buildings and other installation useful to farms.
- F. Roadside stands for the sale of produce grown on the premises.
- G. Single-family dwellings, including home occupations in accordance with the requirements of Section 3.13.
- H. Small Solar Energy Systems. (Amendment 12-11-2018)
- I. State licensed residential family care facilities; provided that such facility is not located closer than one thousand five hundred (1,500) feet from an existing or proposed similar state licensed residential facility, including group care facilities, but not including state licensed residential facilities caring for four (4) or less minors.
- J. Utility and public service buildings, without storage yards.
- K. Accessory buildings, structures, and uses customarily incidental to any Permitted or Special Land Use.

#### **SECTION 5.03 SPECIAL LAND USES**

Land and/or buildings in the AG District may be used for the following purposes following approval by the Planning Commission as a Special Land Use as regulated by Chapter 14, including consideration of the Specific Special Land Use Requirements of Section 14.07:

- A. Agricultural Business. (Amendment 6-12-2018)
- B. Bed and breakfast establishments.
- C. Churches.
- D. Commercial kennels.



- E. Country clubs, golf courses, riding stables, gun clubs, private athletic grounds and parks, and other similar uses, including related uses such as snack bars, and small retail shops selling goods directly related to the primary use.
- F. Home Based Businesses.
- G. Intensive livestock operations.
- H. Large Solar Energy Systems. (Amendment 12-11-2018)
- I. Medium Solar Energy Systems. (Amendment 12-11-2018)
- J. Open Air Business (Amendment June 2017)
- K. Open Space Preservation Developments.
- L. Private airports.
- M. Private elementary, middle, and high schools, and colleges.
- N. Private campgrounds.
- O. Removal and processing of topsoil, stone, rock, sand, gravel, lime or other soil or mineral resources.
- P. Veterinary clinics.

#### SECTION 5.04 DISTRICT REGULATIONS

- A. No main building or accessory structure, nor the enlargement of any main building or structure, shall be hereafter erected unless the following requirements are met and maintained in connection with such building, structure, or enlargement.
- B. Site Plan Review is required in accordance with Chapter 15.
- C. Parking is required in accordance with Chapter 16.
- D. Signs are permitted in accordance with the requirements of Chapter 17.
- E. Lot, yard, and dwelling unit size requirements are as noted below.

AG DISTRICT DEVELOPMENT REQUIREMENTS			
	Front	Side	Rear
<b>Yards (lots 5 acres or less)</b>	60 ft.	15 ft.	25 ft.
<b>Yards (lots greater than 5 acres)</b>	60 ft.	30 ft.	50 ft.
<b>Building Height</b>	35 ft. (2½ stories) maximum		
Lot Requirements	Lot Width	Lot Area	Lot Coverage
	200 ft	2 acres	Maximum 20%
Dwelling Unit Minimum Sizes	# Stories	Total UFA	Ground Floor
	1	1,000 sq. ft.	1,000 sq. ft.
	1 1/2	1,000 sq. ft.	850 sq. ft.
	2	1,600 sq. ft.	850 sq. ft.

Amendment September 2015