

Ganges Township Planning Commission  
Proposed Changes to Zoning Ordinance  
June 2010

<b>Current Ordinance</b>	<b>Proposed Change</b>
Few definitions (Article I, Section 1.4)	Numerous definitions (Article 2)
<p>Ag Zone (Article IV)</p> <ul style="list-style-type: none"> <li>Lot area 2 acres</li> <li>Front setback 50 ft</li> <li>Side setback 15 ft</li> <li>Lot coverage not regulated</li> </ul>	<p>Ag (Article 5)</p> <ul style="list-style-type: none"> <li>Lot area 3 acres</li> <li>Front setback 50 ft</li> <li>Side setback 30 ft</li> <li>Lot coverage 15%</li> <li>Expanded list of permitted uses</li> <li>Sign and parking regs added</li> </ul>
Residential Zone (Articles III and IIIA)	<p>Residential Districts (Article 6)</p> <ul style="list-style-type: none"> <li>Expanded list of permitted uses</li> <li>No change in development requirements</li> </ul>
Manufactured Home District	Manufacturing Housing Community District (Article 7)
<p>Commercial Zone (Article VI)</p> <ul style="list-style-type: none"> <li>Lot width 150 ft</li> <li>Front setback 50 ft</li> <li>Rear setback 2 ft</li> <li>Side setback 25 ft</li> <li>Lot coverage not regulated</li> <li>Expanded list of permitted uses</li> </ul>	<p>Commercial and Mixed Use Districts (Article 8)</p> <ul style="list-style-type: none"> <li>Lot width 175 ft</li> <li>Front setback 40 ft</li> <li>Rear setback 30 ft</li> <li>Side setback 15 ft or 40 ft, depending on adjacencies</li> <li>Lot coverage 65%</li> <li>Mixed Use District added</li> <li>Expanded list of permitted uses</li> </ul>
<p>Industrial Zone (Article VI)</p> <ul style="list-style-type: none"> <li>Lot area 2 acres</li> <li>Width 200 ft</li> <li>Depth to width 1:4</li> <li>Front setback 50 ft</li> <li>Side setback 25 ft</li> <li>Rear setback 25 ft</li> <li>Lot coverage not regulated</li> </ul>	<p>Industrial District (Article 11)</p> <ul style="list-style-type: none"> <li>Lot area 5 acres</li> <li>Width 350 ft</li> <li>Depth to width 1:3</li> <li>Front setback 75 ft</li> <li>Side setback varies with adjacencies</li> <li>Rear setback varies with adjacencies</li> <li>Lot coverage 75%</li> </ul>
<p>Nonconforming Uses and Buildings (Article VII, section 7.2)</p> <ul style="list-style-type: none"> <li>Repairs to major damage cannot exceed 50% of replacement value</li> </ul>	<p>Nonconformities (Article 15)</p> <ul style="list-style-type: none"> <li>Repairs to major damage cannot exceed 60% of replacement value</li> </ul>

Additional Changes that should be in the 5/27/10 DRAFT, but are not:

1. There is a typo on page 6-3. In the RES district, the minimum lot width should be 100 ft (not 150).
2. Text was dropped from the same section. We will add “In the case of a waterfront lot, the front setback will be measured from the edge of the water. For Lake Michigan lots, it shall be determined by permit from the MI Dept. of Natural Resources and Environment.”
3. Section 3.22, Anti-Keyholing, is wrong. We will replace it with the current Hutchins Lake Ordinance and the current Lake Michigan Frontage and Lot Use Restrictions Ordinance.
4. Section 3.18, Site Condominiums, will be replaced with the current Site Condominium Ordinance, with the addition of this language: “The Site Condominium will not be approved if it is used for the sole purpose of increasing density, increasing intensity of development, or avoiding land division requirements.”
5. In the definition for Kennels (Section 2.12), we will add the phrase “for remuneration” at the end of the definition.
6. We need to add regulations concerning the keeping of large animals, like horses. We plan to allow keeping large animals in all districts except Mixed Use, according to the following:
  - a. 5 acres required for 1 to 3 animals
  - b. 7 acres required for up 4 or 5 animals
  - c. 10 acres required for 6 or 7
  - d. More than 7 animals fall under GAAMPS requirements
7. We plan to allow drive-through establishments under a special land use in the Mixed Use districts.