

ORDINANCE NO. 400-C

AN ORDINANCE AMENDING ORDINANCE NO. 400 THE EMPIRE TOWNSHIP ZONING ORDINANCE

The Board of Supervisors of Empire Township ordains the following amendment to *Ordinance No. 400 Empire Township Zoning Ordinance*:

SECTION I. Section 5.05 Agricultural Preservation District, Subdivision D. AG District Interim Uses is amended by deleting subsection 5. “Wholesale solar electric systems.” and by re-numbering subsections 6. through 11. as subsections 5. through 10.

SECTION II. Section 5.05 Agricultural Preservation District, Subdivision F. AG District Dimensional Standards is amended by adding the following:

9. One driveway is permitted for each non-farm residential parcel. Driveways shall be setback a minimum of 50 feet from a side yard property line on Township roads, unless a shared driveway on a common lot line with another residence has been approved by the Township. Driveway separation from intersections and existing driveways on County or State Highways are intended to be a minimum of 300 feet, but are determined by the affected jurisdiction. Driveway permits are required by the affected jurisdiction on all roads. Driveways shall be a minimum of 12 feet in width and a maximum of 24 feet in width at the right of way line. Culverts are required for all driveways and the specific standards are determined by the affected jurisdiction.

SECTION III. Section 5.06 Mixed Residential District, Subdivision F. Mixed Residential Developments is amended by adding the following:

14. Driveways. A maximum of one driveway is permitted on each single family detached dwelling lot. Driveways shall be surfaced with bituminous, concrete, or brick. Driveways shall be a minimum of 12 feet in width and a maximum of 24 feet in width at the right of way line. Driveways shall be setback a minimum of 5 feet from the side yard property line or the width of a side yard drainage and utility easement, whichever is greater. Driveway locations, dimensions, and standards for single family attached dwellings shall be determined on a case by case basis in the subdivision review process. Driveway permits are required by the Township for all driveways.

SECTION IV. Section 6.20 Solar Electric Systems, Subdivision B. is amended to read:

- B. Wholesale solar electric systems are not currently permitted in any zoning district.

SECTION V. Ordinance No. 400-C was adopted on _____, 2017 and shall become effective upon publication in the official newspaper.

ATTEST:

Terry L. Holmes, Chair

Kathleen B. Krippner, Clerk-Treasurer

Published in the *Farmington Independent* on _____, 2017.