

**DOUGLASS TOWNSHIP**

**ORDINANCE NO. 2024-01**

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE REGARDING ACCESSORY BUILDINGS, SIDING, CRAWL SPACES, AND LAKE RESIDENTIAL DISTRICTS**

The Township of Douglass ordains:

**Section 1. Amendment of Section 2.02(A)(6).**

Section 2.02(A)(6) of the Zoning Ordinance is amended in its entirety to read as follows:

6. An accessory building shall not exceed one (1) story, the peak height shall not exceed twenty-five (25) feet, and the pitch shall be no less than 3/12. In a Lake Residential District or Rural Estate District, an accessory building's sidewalls shall not exceed sixteen (16) feet..

**Section 2. Addition of Subsections 9 and 10 to Section 2.02(A).**

Section 2.02(A) of the Zoning Ordinance is amended by the addition of subsections 9 and 10, which read as follows:

9. Notwithstanding the provisions of this Section, an accessory building on a parcel of 10 acres or larger may be built in the front yard of the parcel so long as it is setback an additional ten (10) feet from any required side yard setback. Such accessory building must be setback ten (10) feet from all sides of the principal residential building.
10. Notwithstanding the provisions of this Section, an accessory building is permitted on a vacant backlot in a Lake Residential District so long as the owner of the vacant backlot also owns a dwelling in the Lake Residential District and the accessory building is incidental to the principal structure of a waterfront lot. A backlot in a Lake Residential District is a lot which is on the opposite side of a road from a waterfront lot.

**Section 3. Amendment to Section 2.06(B)(2).**

Section 2.06(B)(2) of the Zoning Ordinance is amended in its entirety to read as follows:

2. All dwellings without basements shall either provide a crawl space below the entire floor of the dwelling two (2) feet in depth with a vapor barrier on the floor of the crawl space or shall be constructed on a slab, provided it meets the building code. A crawl space must provide adequate drains to drain any accumulation of water in the crawl space.

**Section 4. Amendment to Section 2.06(B)(8)(a).**

Section 2.06(B)(8)(a) of the Zoning Ordinance is amended in its entirety to read as follows:

- (a) Exterior walls must have residential-grade steel, wood, aluminum, or vinyl siding and/or brick facing for all exterior walls, including all additions.

**Section 5. Amendment to Section 20.02.**

Section 20.02 of the Zoning Ordinance is amended in its entirety to read as follows:

**SECTION 20.02 ACCESSORY BUILDING**

A building or portion of a building subordinate to a main building on the same lot occupied by or devoted exclusively to an accessory use; a building occupied by or devoted exclusively to an accessory use on an otherwise vacant lot, that is at least 10 acres, provided a main building may still be built on the front side of the accessory building on the same parcel; or a building occupied by or devoted exclusively to an accessory use on an otherwise vacant backlot in a Lake Residential District that is incidental to the primary building of a waterfront lot.

**Section 6. Amendment to Section 20.105.**

Section 20.105 of the Zoning Ordinance is amended in its entirety to read as follows:

**Section 20.105 LOT LINE, FRONT**

Front lot line, in the case of a lot abutting only one (1) street, shall mean the line separating such lot from the street right-of-way; in the case of a through lot or a corner lot, any lot line adjacent to a street right-of-way shall be considered a front lot line. Front lot line, in the case of a waterfront lot in a Lake Residential District, shall mean the line separating such lot from the water.

**Section 7. Amendments regarding minimum floor area.**

- A. Sections 5.04, 7.04, and 11.03 are amended to replace “MINIMUM FLOOR AREA 750 Sq. Ft.” with “MINIMUM FLOOR AREA 500 Sq. Ft.”
- B. Section 6.03 is amended to replace “MINIMUM FLOOR AREA 840 Sq. Ft.” with “MINIMUM FLOOR AREA 500 Sq. Ft.”
- C. Section 7A.04.C.10 is amended in its entirety to read: Minimum floor area-500 square feet per dwelling unit.

**Section 8. Validity and Severability.**

If any portion of this Ordinance is found invalid for any reason, such holding will not affect the validity of the remaining portions of this Ordinance.

**Section 9. Repealer.**

All other ordinances inconsistent with the provisions of this Ordinance are repealed to the extent necessary to give this Ordinance full force and effect.

**Section 10. Effective Date.**

This Ordinance shall take effect seven (7) days after its publication.