

Marilla Township Zoning Ordinance Summary of Changes

Article 2

- Amends definitions for sign.
- Adds new definitions for *billboard*, *condominium subdivision/condominium development*, *condominium unit*, *density*, *greenway*, *ground sign*, *overhanging sign*, *roof sign*, *temporary sign*, *undeveloped state*, *wall sign*, and *window sign*.
- Generally, sign regulations are revised to regulate based on time, place, and manner, instead of content.

Article 10

- Section 10.1, which regulates junk and blight is removed; junk and blight are regulated in a separate Township ordinance.
- A *Purpose* section is added to the beginning of the regulations.
- Section 10.90, which regulates signs, is replaced with new language to align with recent court cases. The sections name is changed from “Advertising Signs” to “Signs.”
- Section 10.104, which limits residential driveway length, has been removed.
- Section 10.111 has been removed and its contents, with changes, relocated to Article 12.

Article 12

- The name of the article is changed from “Subdivision Development Design Standards’ to “Development Design Standards.”
- This article is rewritten to apply subdivision design standards to condominium subdivision developments.
- A *Purpose* section is added to the beginning of the regulations.
- A *Scope* section is added to describe what kinds of developments are regulated under this article.
- The single-family cluster provisions are moved from 10.111 to 12.03.
- The word “subdivision” in titles for sections 12.04, 12.05, 12.06, 12.07, 12.08, 12.09, 12.10, 12.11, 12.12, 12.13, 12.14, 12.15 has been replaced with the word “development.”

Article 18

- The Table of Land Uses in Section 18.06 has been amendment to identify permitted and special uses in the Forest Recreation (FR) district.

Article 80

- Section 80.04 is renamed to “Abandonment of Non-Conforming Use, Building, or Structure.”
- Section 80.04 is rewritten to specify and define a time period required to trigger the loss of non-conforming status.
- Section 80.06 is renamed to “Non-Conforming Lots” and item C of that section, which prevents legal non-conforming lots of less than 10 acres from being developed, is eliminated.

March 11, 2022