

**South Branch Township
Ordinance Number ____ of 2012**

An Ordinance to amend Article 2, Article 3, Article 5, and Article 9 of the South Branch Township Zoning Ordinance.

The Township of South Branch Ordains:

Section 1. Amendment of Section 2.01

Section 2.01 of the South Branch Township Zoning Ordinance is hereby amended to add the following definition to be inserted in its alphabetical location; the new definition shall read in its entirety as follows:

Livestock: Any cattle, sheep, goat, swine, poultry, captive cervidae (wild animal like deer), ratites, or equine animals used for food, fiber, feed or other agricultural based consumer products, wild or domesticated game or other non-plant live including fish or bees.

Section 2. Amendment of Section 2.01

Section 2.01 of the South Branch Township Zoning Ordinance is hereby amended to amend the definition of 'Structure' to read in its entirety as follows:

Structure: Anything constructed or erected, the use of which requires location on the ground or attachment to something having permanent location on the ground. The following are excluded from this definition: driveways, sidewalks, parking areas; and the following if less than six (6) feet in height: septic systems and tanks, air conditioners, well covers (of minimum size to protect well head), raised bed gardens, outdoor barbeques, ordinary lawn and garden accessories, dog or cat houses, and outdoor storage cabinets.

Section 3. Amendment of Section 3.20 Outdoor Advertising Signs, subsection 2

Section 3.20, Subsection 2 introductory paragraph of the South Branch Township Zoning Ordinance is hereby amended to read in its entirety as follows:

No sign, except residential name plates, and those specifically identified in **Section 3.20.1**, shall be erected or altered until authorization permit is issued by the Zoning Administrator, following site plan approval by the Planning Commission, when required. The use and erection of all outdoor advertising signs shall be subject to the following provisions:

Section 4. Amendment to add Section 3.28 Garage Sales

Article 3, General Provisions of the South Branch Township Zoning Ordinance is hereby amended to add 3.28 Garage Sales in its entirety as follows:

Section 3.28 Garage Sales

Garage sales, rummage sales, yard sales, estate sales, or other sales of personal property shall be considered a temporary accessory use and allowed within any residential zoning district subject to the following conditions:

1. A maximum number of 4 sales per calendar year is allowed
2. The maximum duration for any sale is seven (7) consecutive days
3. The minimum break between sales is seven (7) consecutive days

Section 5. Amendment of Section 5.03.3 to add subsection M

Section 5.03.3 of the South Branch Township Zoning Ordinance is hereby amended to add subsection M read in its entirety as follows:

M. Hobby Farm (10 acres or more)

Section 6. Amendment of Section 9.07 Variances, subsection 5.

Section 9.07, subsection 5 of the South Branch Township Zoning Ordinance is hereby amended to read in its entirety as follows:

5. That the requested variance will not cause an unreasonable and/or increased adverse impact on surrounding property, property values, or the use and enjoyment of property in the neighborhood or Zoning District.

Section 7. Severability.

If any section, clause, or provision of this Ordinance be declared unconstitutional or otherwise invalid by a court of competent jurisdiction, said declaration shall not affect the remainder of the Ordinance. The Township Board hereby declares that it would have passed each part, section, subsection, phrase, sentence, and clause irrespective of the fact that any one or more parts, sections, subsections, phrases, sentences, or clauses be declared invalid.

Section 8. Conflicts.

If any provision of the South Branch Township Zoning Ordinance conflicts with this Zoning Ordinance Amendment, then the provisions of this Zoning Ordinance Amendment shall control.

Section 9. Effective Date.

This Ordinance shall become effective eight (8) days after being published in a newspaper of general circulation within the Township.

Township of South Branch

By:

Laurie Luck, Supervisor

Adoption date: _____

By:

Lynn George, Clerk

Effective date: _____