

NOTICE OF PUBLIC HEARING FOR ROLAND TOWNSHIP

6:30 pm, May 8, 2023, Quilt Inn Meeting Room, to be followed by regularly scheduled board meeting.

To consider proposed amendments to Roland Township Zoning Ordinance as recommended for adoption by the Board of Supervisors at the April 10 meeting. Additions are underlined, deletions are lined out. Full content of the zoning ordinance is available at <rolandtwp.com/zoning>.

SECTION II

E. SHORELAND AREAS

1. **SETBACKS:** SETBACKS FROM WATER in shoreland areas for all buildings, structures, and recreational vehicles (with or without a conditional use permit), except piers, hoist, and boathouses, shall be not less than fifty feet (50') from the normal high water line.

5. **FILLING & GRADING-NOT DETRIMENTAL:** Where filling and grading for the purpose of lakefront development is not deemed detrimental to the scenic beauty and water quality, a Variance Permit to grade and fill not to exceed one thousand square feet (1,000 sf) of a lot/s area may be granted, provided that such grade and fill conforms to adjacent topography and does not cause drainage issues to adjacent properties.

9. EROSION CONTROL: Any disturbance of shoreland areas pursuant to Section II.E. Items 2-5 shall require straw barriers or similar device placed in a manner to reduce effluent and nutrient flow and prevent erosion from the property washing into the lake.

E.8.e.i. Fences shall be a minimum of ~~ten feet (10')~~ twelve feet (12') from the edge of the road where no defined right-of-way exists or is known; where right of way is defined the fence can be on the right of way line, but in no case shall the fence be closer than ~~10'~~ 12' from the edge of the road. (Per County request.)

S. TOWNSHIP GUIDELINE FOR INSTALLATION OF APPROACHES ON ASPHALT PAVEMENT ROADS

~~The maximum approach width shall be twenty-four feet (24').~~

SECTION III:

D. RE-RECREATIONAL DISTRICT:

1. RE-1 Permitted Uses:

c. Temporary use of an RV in other than Lake Metigoshe RE-Recreational Districts ~~is limited to fourteen (14) days in any one calendar year~~ is permitted, provided that adequate provisions for storage and/or disposal of wastewater and/or sewage effluent has been made.

d. No more than one RV per land parcel is allowed under RE-1 zoning, ~~in keeping with the principle of RE-1 being Single-Family. Instances grandfathered in prior to the adoption of the May 2019 revision to the Roland Township Zoning Ordinance shall be allowed to continue in existence as long as they have a current RV Conditional Use Permit, or until property is transferred by deed or contract for deed. (See also Section II General Provisions C.2).~~

f. A landowner may, without the purchase of an RV Conditional Use Permit, place an RV in storage on said landowner's property if said RV is also titled in the name of the landowner and if RV meets applicable setbacks. The RV may not then be used for guest accommodations beyond five days or said RV will not be considered in storage and the landowner shall be required to obtain an RV CUP as provided in RE-1 Conditionally Permitted Uses below. <2023>

2. RE-1 Conditionally Permitted Uses:

- b. ~~Temporary use of an RV in other RE-Recreational Districts greater than fourteen (14) days in any one calendar year may require the purchase of an RV-CUP. [Reserved for future use.]~~

SECTION III ZONING DISTRICTS

C - Commercial District

C-1 = Principally for Sale, Lease, Rental or Trade of Products, Goods or Services

C-2 = High Density Plat Developments for Off-lake Parcels Only

6. C-2 Permitted Uses:

- a. New off-lake plats for commercial uses as permitted in C-1 plus personal use storage sheds, hobby shops, man cave quarters and the like, which may or may not include living quarters.
- b. Temporary parking areas for recreation vehicles.

7. C-2 Area and Density Requirements:

- a. Where a public sewer collection system is (or will be) available, the minimum lot area shall be fifteen thousand square feet (15,000 sf) with a minimum front lot width of seventy-five feet (75'). **Permit not to be approved until sewer system is constructed.**
- b. Where a public sewer collection system is not available, the minimum lot area shall be one acre (43,500 ft) or meet the requirements of the governing Public Health Agency, whichever is greater.
- c. The principal and accessory buildings shall occupy not more than sixty percent (60%) of the lot area.

8. C-2 Building Height Limits:

- a. Buildings shall not exceed forty feet (40') in height with sidewalls not to exceed twenty feet (20') in height.
- b. Building must blend with the surroundings in the area, i.e., neutral colors and no galvanized steel roofs, a steel roof must be of colored steel.

9. C-2 Setback Requirements:

- a. The minimum setback from the eaves to the road shall be thirty feet (30').
- b. The minimum setback from the eaves to the side lot lines shall be seven and a half feet (7-1/2').
- c. The minimum setback from the eaves to the rear lot line shall be twenty feet (20').

SECTION IV:

B. ZONING BOARD

The Zoning Board shall consist of ~~three~~ a minimum of three township supervisors.

Glenore Gross, Clerk

Roland Township <rolandtwp@srt.com>