

**COOPER CHARTER TOWNSHIP
ORDINANCE NO. 257**

**AN ORDINANCE TO ADOPT AMENDMENTS TO THE TOWNSHIP ZONING
ORDINANCE**

The Charter Township of Cooper ordains:

SECTION 1. AMENDMENT OF SECTION 120.14

Sec. 120.14 of the Township’s Zoning Ordinance entitled “Definitions” is hereby amended to add the following definition:

Lot, Parcel or Building Site Coverage: That portion of a lot, parcel, or building site, expressed as a maximum percentage, that is occupied by buildings or structures. This coverage shall not include impervious surfaces four inches in height such as paved driveways and patios.

SECTION 2. AMENDMENT OF SECTION 120.410

Sec. 120.410 of the Township’s Zoning Ordinance entitled Accessory Uses or Building is hereby amended to revise subsection (A)(4) which shall read as follows:

1. May only be established subsequent to the establishment, erection or construction of the principal building on the lot, parcel or building site, except as otherwise permitted and in accordance with the special exception use provisions of the zoning district classification in which the lot, parcel or building site is situated. Where a parcel is 10 or more acres in area, an accessory building may be constructed as the principal building on the parcel without restriction, provided it shall adhere to principal building setbacks.

SECTION 3. AMENDMENT OF SECTION 120.410

Sec. 120.410 of the Township’s Zoning Ordinance entitled Accessory Uses or Building is hereby amended to eliminate subsection (B)(1 - 3) and is replaced with the following language and table:

B. Accessory Buildings.

1. In addition to the requirements under Section 120.600, an accessory building is subject to the following limitations:

Property Size	Maximum for all Accessory Buildings	Maximum Building Height	Maximum Building Length
Less than 1 acre	1,080 sq. ft.	20 ft.	36 ft.
1 acre to 1.99 acres	1,280 sq. ft.	-	40 ft.
2 acres to 2.99 acres	1,680 sq. ft.	-	-

2. Parcels, lots, or building sites of 3 acres or more in size are subject to the lot coverage provisions of Section 120.600 of the Ordinance.
3. Roofs must be sloped with a rise over run pitch between 4/12 and 9/12. Flat roofs are prohibited.

Sec. 120.410 is also amended to eliminate subsection (B)(6) in its entirety.

SECTION 4. AMENDMENT OF SECTION 120.600

Sec. 120.600 of the Township’s Zoning Ordinance entitled Schedule of Lot, Parcel, Building Site, Yard, and Area Requirements is hereby amended to remove “Principal Structure” from the below tables to allow the percentages to be maximum coverage:

120.600 Schedule of Lot, Parcel, Building Site, Yard and Area Requirements

MAXIMUM BUILDING COVERAGE OF LOT, PARCEL OR BUILDING SITE (%)

	“A”	“R-1”	“R-2”	“R-3”	“R-4”	“R-5”	“R-6”
Maximum Coverage	10%	15%	15%	20%	30%	30%	N/A

MAXIMUM BUILDING COVERAGE OF LOT, PARCEL OR BUILDING SITE (%)

	“C-1”	“C-2”	“C-3”	“CBD”	“I-1”	“I-2”	“I-3”
Maximum Coverage	50%	50%	50%	50%	50%	50%	50%

SECTION 5. VALIDITY AND SEVERABILITY.

Should any portion of this Ordinance be found invalid for any reason, such holding shall not be construed as affecting the validity of the remaining portions of this Ordinance.

SECTION 6. REPEALER.

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

SECTION 7. EFFECTIVE DATE.

This Ordinance shall be published and take effect seven days after publication as provided by law.

Approved this ____ day of _____, 2021.