



BACKUS TOWNSHIP ZONING ORDINANCE

TABLE OF CONTENTS

Article 1 Title and Purpose

Section 1.01 Preamble... 1-1
Section 1.02 Enacting Clause... 1-1
Section 1.03 Title ... 1-1
Section 1.04 Short Title ... 1-1
Section 1.05 Scope... 1-2
Section 1.06 Control ... 1-2

Article 2 Definitions

Section 2.01 Construction of Language ... 2-1
Section 2.02 Definitions - A ... 2-1
Section 2.03 Definitions - B ... 2-3
Section 2.04 Definitions - C ... 2-4
Section 2.05 Definitions - D ... 2-5
Section 2.06 Definitions - E ... 2-6
Section 2.07 Definitions - F ... 2-6
Section 2.08 Definitions - G ... 2-7
Section 2.09 Definitions - H ... 2-8
Section 2.10 Definitions - I ... 2-8
Section 2.11 Definitions - J ... 2-9
Section 2.12 Definitions - K ... 2-9
Section 2.13 Definitions - L ... 2-9
Section 2.14 Definitions - M ... 2-11
Section 2.15 Definitions - N ... 2-12
Section 2.16 Definitions - O ... 2-12
Section 2.17 Definitions - P ... 2-12
Section 2.18 Definitions - R ... 2-13
Section 2.19 Definitions - S ... 2-14
Section 2.20 Definitions - T ... 2-16
Section 2.21 Definitions - U ... 2-16
Section 2.22 Definitions - V ... 2-17
Section 2.23 Definitions - W ... 2-17
Section 2.24 Definitions - Y ... 2-17
Section 2.25 Definitions - Z ... 2-18



BACKUS TOWNSHIP ZONING ORDINANCE

**Article 3 General Provisions**

Section 3.01 Essential Public Services..... 3-1

Section 3.02 Main Building or Use..... 3-1

Section 3.03 Required Area or Space ..... 3-1

Section 3.04 Required Access..... 3-1

Section 3.05 Water and Sanitary Sewer Service ..... 3-1

Section 3.06 Illegal Dwellings ..... 3-2

Section 3.07 Regulations Applicable to Single-Family Dwellings Outside  
Manufactured Home Parks..... 3-2

Section 3.08 General Lighting and Screening Requirements ..... 3-3

Section 3.09 Clear Vision ..... 3-3

Section 3.10 State Licensed Residential Adult and Child Care Facilities..... 3-4

Section 3.11 Wind Energy Systems Moratorium..... 3-5

Section 3.12 Landscaping ..... 3-6

Section 3.13 Accessory Buildings, Structures, and Uses..... 3-7

Section 3.14 Fences..... 3-9

Section 3.15 Temporary Dwellings, Structures, or Tents ..... 3-10

Section 3.16 Reserved for Future Use..... 3-11

Section 3.17 Reserved for Future Use..... 3-11

Section 3.18 Reserved for Future Use..... 3-11

Section 3.19 Garage Sales..... 3-11

Section 3.20 Flood Plain ..... 3-11

Section 3.21 Keeping of Animals ..... 3-11

Section 3.22 Condominiums and Site Condominium Projects ..... 3-13

Section 3.23 Non-conforming Lots of Record, Uses, and Buildings and Structures ..... 3-15

Section 3.24 Soil Removal, Filling and Grading ..... 3-18

**Article 4 Zoning Districts - General**

Section 4.01 Districts Established..... 4-1

Section 4.02 District Boundaries..... 4-1

Section 4.03 Zoning of Vacated Areas ..... 4-2

Section 4.04 Bulk and Area Requirements/Schedule of Regulations ..... 4-2

Section 4.04 Footnotes to the Schedule of Regulations ..... 4-4

**Article 5 Single Family Residential Districts**

Section 5.01 Listing of Single Family Residential District..... 5-1

Section 5.02 Purpose..... 5-1

Section 5.03 Permitted Uses ..... 5-1

Section 5.04 Special Land Uses ..... 5-2

Section 5.05 Site Development Requirements..... 5-2



BACKUS TOWNSHIP ZONING ORDINANCE

**Article 6      Manufactured Housing Community District - MHC**

Section 6.01    Purpose..... 6-1  
 Section 6.02    Permitted Uses ..... 6-1  
 Section 6.03    Special Land Uses ..... 6-1  
 Section 6.04    Manufactured Housing Community Review Process ..... 6-1  
 Section 6.05    General Requirements..... 6-2  
 Section 6.06    Manufactured Home Sales ..... 6-2  
 Section 6.07    Site Development Requirements..... 6-3

**Article 7      Public and Private Recreation Facilities District - PPRF**

Section 7.01    Statement of Purpose..... 7-1  
 Section 7.02    Permitted Uses ..... 7-1  
 Section 7.03    Special Land Uses ..... 7-1  
 Section 7.04    Area, Yard and Height Regulations ..... 7-2  
 Section 7.05    Site Development Requirements..... 7-3

**Article 8      Commercial District- C**

Section 8.01    Statement of Purpose..... 8-1  
 Section 8.02    Permitted Uses ..... 8-1  
 Section 8.03    Special Land Uses ..... 8-1  
 Section 8.04    Site Development Requirements..... 8-2

**Article 9      Industrial District - I**

Section 9.01    Statement of Purpose..... 9-1  
 Section 9.02    Permitted Uses ..... 9-1  
 Section 9.03    Special Land Uses ..... 9-1  
 Section 9.04    Site Development Requirements..... 9-2

**Article 10     Planned Development District - PD**

Section 10.01   Intent ..... 10-1  
 Section 10.02   Objectives..... 10-1  
 Section 10.03   Qualifying Conditions..... 10-2  
 Section 10.04   Approval Procedure ..... 10-3  
 Section 10.05   Conceptual Submittal Requirements..... 10-4  
 Section 10.06   Standards for Approval of Conceptual PD Site Plan ..... 10-6  
 Section 10.07   Final PD Site Plan Submittal Requirements and Approval Standards ..... 10-8  
 Section 10.08   Permitted Uses ..... 10-9  
 Section 10.09   Development Regulations ..... 10-10  
 Section 10.10   Residential Cluster Development Regulations..... 10-13  
 Section 10.11   Amendments and Deviations form Approved PD Plans ..... 10-15  
 Section 10.12   Limitation on Variances from the Zoning Board of Appeals..... 10-15  
 Section 10.13   Fees ..... 10-15



## BACKUS TOWNSHIP ZONING ORDINANCE

### Article 11 Site Plan Review

Section 11.01	Statement of Purpose.....	11-1
Section 11.02	Uses Subject to Site Plan Review .....	11-1
Section 11.03	Site Plan Review Procedures .....	11-1
Section 11.04	Site Plan Application Requirements .....	11-2
Section 11.05	Site Plan Review Standards .....	11-3
Section 11.06	Validity of Approved Plans.....	11-4
Section 11.07	Amendments to an Approved Site Plan .....	11-4
Section 11.08	Site Plan Required for Reuse of an Existing Site.....	11-5
Section 11.09	Appeals of Site Plan .....	11-5

### Article 12 Special Land Uses

Section 12.01	Statement of Purpose.....	12-1
Section 12.02	Application and Review Procedures .....	12-1
Section 12.03	General Standards for Approval.....	12-2
Section 12.04	Conditions of Approval.....	12-3
Section 12.05	Approval Term and Expiration .....	12-3
Section 12.06	Variances.....	12-3
Section 12.07	Amendments, Expansions or Change in Use .....	12-4
Section 12.08	Special Land Use Specific Design Standards .....	12-5

### Article 13 Off-Street Parking and Loading Provisions

Section 13.01	Statement of Purpose.....	13-1
Section 13.02	General Requirements.....	13-1
Section 13.03	Parking Lot Design Standards.....	13-3
Section 13.04	Off-Street Parking Requirements .....	13-3
	Residential.....	13-4
	Institutional .....	13-4
	Recreation/Entertainment.....	13-5
	Commercial.....	13-5
	Office .....	13-6
	Industrial .....	13-6
Section 13.05	Barrier Free Parking Requirements.....	13-7
Section 13.06	Off- Street Loading Requirements .....	13-7

### Article 14 Access Management and Private Road Standards

Section 14.01	Statement of Purpose.....	14-1
Section 14.02	Definitions.....	14-1
Section 14.03	Standards for Shared Residential Driveways.....	14-2
Section 14.04	Private Road Standards .....	14-2
Section 14.05	Existing Nonconforming Private Roads and Access Easements.....	14-5
Section 14.06	Driveway Location in General.....	14-5
Section 14.07	Driveway Spacing Standards .....	14-6
Section 14.08	Number of Commercial Driveways .....	14-7
Section 14.09	Shared Access .....	14-7



BACKUS TOWNSHIP ZONING ORDINANCE

**Article 15 Sign Standards**

Section 15.01 Statement of Purpose..... 15-1  
Section 15.02 Definitions..... 15-1  
Section 15.03 General Sign Provisions..... 15-3  
Section 15.04 Exempted Signs..... 15-4  
Section 15.05 Non-conforming Signs, Illegal Signs, and  
Signs Accessory to Non-Conforming Uses..... 15-4  
Section 15.06 Units of Measurement..... 15-5  
Section 15.07 Sign Regulations Applicable to All Zoning Districts..... 15-5  
Section 15.08 Sign Regulations by Zoning District..... 15-7  
R-1, R-2, R-3 and MHC Districts ..... 15-7  
PPRF, Commercial and Industrial Districts ..... 15-9

**Article 16 Administration**

Section 16.01 Zoning Administrator..... 16-1  
Section 16.02 Permits ..... 16-1  
Section 16.03 Enforcement and Violations..... 16-2  
Section 16.04 Performance Guarantees ..... 16-2  
Section 16.05 Amendments ..... 16-3  
Section 16.06 Severability ..... 16-5  
Section 16.07 Enactment and Effective Date..... 16-5

**Article 17 Zoning Board of Appeals**

Section 17.01 Creation and Membership ..... 17-1  
Section 17.02 Organization and Procedures ..... 17-1  
Section 17.03 Zoning Board of Appeals Authority..... 17-2  
Section 17.04 Appeals of Administrative Decisions..... 17-3  
Section 17.05 Variances..... 17-4  
Section 17.06 Ordinance Interpretation ..... 17-5  
Section 17.07 Temporary Uses, Buildings and Structures..... 17-5  
Section 17.08 Resubmission ..... 17-7  
Section 17.09 Conditions of Approval..... 17-7  
Section 17.10 Fees ..... 17-7