

- Lands are to be rezoned from the R – Rural zoning district to the A – Agricultural zoning district to reflect the Township’s future desired use as well as the current use of the land. A draft zoning map that is based on the changes directed by the Board and Planning Commission is included in the pocket at the back of the ordinance. Existing urban and village growth boundaries are shown on the map. In limited locations, lands zoned A –Agricultural and R – Rural are contained within the growth boundaries which may necessitate a change in the zoning designations for those lands or an adjustment to the growth boundaries.
- The Purpose Statements for the A – Agricultural and R – Rural zoning districts were revised to better reflect the future desired land use type and style within each district.
- Provisions for new uses such as Agritainment (Section 403), Alternative Energy Systems (Section 302.5), and Manure Digesters (Section 201.2.8.A(1)) have been added to address evolving uses.
- Provisions for No-Impact Home Occupations to match those found in the Municipalities Planning Code (MPC) were added.
- Provisions for Farm Occupations were expanded to address impacts beyond the property line, parking requirements, street access, and advertising signs.
- Animal Hospitals, Veterinary Facilities, and Kennels were added as a use permitted by Special Exception in the Agricultural Zoning District.
- Permitted building heights in the Rural Zoning District were expanded to be consistent with the existing provisions in the Agricultural Zoning District.
- Revisions were made to the provisions for Lawn Care Businesses to add them as a permitted use in the A – Agricultural zoning district.
- Non-commercial keeping of livestock was amended to allow two (2) large animals per acre rather than the current one (1) animal.
- Riding stables was amended to allow for up to two (2) horses per acre rather than the current one (1) per acre.
- The allotment of one (1) dwelling unit per twenty-five (25) acres on a farm was modified to apply to not only dwelling units but to count for any non-agricultural principal uses.
- The permitted use of joint parking lots was expanded to three (3) commercial zoning districts as well as commercial uses in the V – Village, MRC – Mixed Residential/Commercial and LTD – Limited Commercial zoning districts.

- A section of Donnerville Road was added to the list of Collector Roads in the Township shown in Section 316 of Article III.
- Section 317, Cluster Development, has been modified to require that significant environmental and cultural features be shown on plans. Required features are now listed in the Ordinance.
- Specific criteria in Article IV have been modified for Airports.
- Landscaping requirements for Cell Site Antennas (Section 414) have been modified.
- Mobile Home Parks (Section 444) have been removed as a conditional use in the R – Rural zone and added as a conditional use in the RH- High Density Residential zone.
- Regulations for Public Schools and Private Schools (Section 455) were modified to apply to both types equally including not allowing them to be located on prime agricultural soils in the A – Agricultural and R – Rural zoning districts.
- Uses listed under the zoning districts of Article II and all of Article IV have been re-alphabetized.