



Planning Commission
App. No. 014-2021-TA

Zoning Text Amendment

Sharon Township

Meeting: March 3, 2021
Applicant: Sharon Township Zoning Commission (ZC)
Hearing: TBD
Amendments: Revise the minimum lot size (Section (§) 502-2(A)) and increase the rear yard setback (§ 502-2(D)) in the R-2 Residential District
Reviewer: Rob Henwood
Recommendation: **APPROVAL**

Proposal: In an email dated February 1, 2021, Melissa Hydell, Sharon Township Zoning, requested a review of two changes to the Sharon Township Zoning Resolution.

New text is underlined, text to be deleted is shown as ~~strike through~~. Staff comments are shown as ***bold and italics***.

502 R-2 Residential District

502-2 Provisions:

A. Lot Area:

No single-family residence shall be erected on any parcel of land smaller than ~~three-quarter (3/4) acres in area~~ one (1) acre in area.

No two-family residences shall be erected on any parcel of land smaller than ~~one (1) acre in area~~ one and one half (1 ½) acres in area.

D. Rear Yards:

Every lot shall have a rear yard at least ~~twenty five (25)~~ fifty (50) feet in depth, which space shall remain open and unoccupied by any building or structure.

The proposed changes appear reasonable and they are consistent with the following two Comprehensive Plan goals:

- *Preserve the “rural residential” small-town atmosphere of Sharon Township.*
- *Maintain the Township’s low-density residential development.*

Recommendation: Planning Services staff recommends the Planning Commission **APPROVE** the proposed amendments to the Sharon Township Zoning Resolution.