

**BEAVER CREEK TOWNSHIP ORDINANCE #42  
AN AMENDMENT TO ZONING ORDINANCE #22  
ADOPTED APRIL 8, 2014  
EFFECTIVE APRIL 25, 2014**

**1. SQUARE FOOTAGE:**

ARTICLE IV-RD RESOURCE DEVELOPMENT DISTRICT,

Sec. 4.06 – Dimensional Requirements

D. First Floor Area: The minimum floor area of a one (1) story Single Family Dwelling or a two (2) story Single Family Dwelling shall be seven hundred twenty (720) square feet.

ARTICLE V-AR AGRICULTURAL RESIDENTIAL DISTRICT, Sec. 5.06 – Dimensional Requirements

D. First Floor Area: The minimum floor area of a one (1) story Single Family Dwelling or a two (2) story Single Family Dwelling shall be seven hundred twenty (720) square feet.

ARTICLE VI-LDR LOW DENSITY RESIDENTIAL DISTRICT,

Sec. 6.06 – Dimensional Requirements

E. First Floor Area: The minimum floor area of a one (1) story Single Family Dwelling or a two (2) story Single Family Dwelling shall be seven hundred twenty (720) square feet.

ARTICLE VIIA-MDR MEDIUM DENSITY RESIDENTIAL DISTRICT, Sec. 7.06A – Dimensional Requirements

E. First Floor Area: The minimum floor area of a one (1) story Single Family Dwelling or a two (2) story Single Family Dwelling shall be seven hundred twenty (720) square feet.

**2. HOME OCCUPATION SIGN SIZE:**

ARTICLE XIV-SUPPLEMENTAL REGULATIONS,

Sec. 14.21 – Home Occupations

G. There shall be no external evidence of such occupations, except a small announcement sign not to exceed 16 square feet in area per face, tastefully done in all LDR, MDR, RD and AR Districts.

**3. GARAGE/POLE BARN:**

ARTICLE XIV-SUPPLEMENTAL REGULATIONS.

Sec 14.06-Accessory Building Provisions

*G. No accessory building shall be built on a vacant piece of property.*

*H. The residence has to pass rough-in inspection prior to the accessory building being constructed. Except for agriculture and farming uses, the maximum size for any accessory building, including an accessory building built after the residence is constructed, shall be as follows: on less than one (1) acre, one accessory building not exceeding eight hundred sixty-four (864) square feet shall be allowed; on property of one (1) acre and up to five (5) acres one (1) accessory building not to exceed more than eight hundred sixty-four (864) square feet, accessory building with up to two thousand (2,000) square feet shall be allowed; on property of five (5) acres or more not having an existing garage of more than eight hundred sixty-four (864) square feet, one (1) accessory building with up to three thousand (3,000) square feet shall be allowed. There shall be no additional accessory buildings on property of any size except within the AR (Agricultural Residential) District. There shall be no housing of animals until a primary residence meeting all building and zoning requirements is on the property except in the AR District.*

*Change the H. to I.*

*Change the I. to J.*

Motion by Van Nuck and seconded by Little to adopt Ordinance #42 as presented. Roll call vote with all ayes, motion carried.

Sharon K. Hartman, Clerk