

**GUN PLAIN CHARTER TOWNSHIP  
ORDINANCE NO. 142**

The following text amendments were added to Chapter X, C-1 Neighborhood Commercial District, Section 10.02, Item R. and to Chapter XI, C-2 General Business District, Section 11.02, Item K.

Single family homes erected prior to Jan 1, 2009 are subject to the following provisions:

- a. Additions to or the repair or reconstruction of such structures shall be governed by all general regulations pertaining to single family dwellings and to the following:
  - Height - 35 feet or 2 ½ stories
  - Front yard – not less than 25 feet
  - Side yard – total side yard shall have not less than twenty (20) feet; provided, however that no side yard shall be less than seven (7) feet
  - Rear yard – there shall be a rear yard of not less than twenty five (25) feet.
  - Single Family Residential Driveways – All driveways providing access for single family dwellings shall be constructed in such a manner as to provide a year-round access from public or private roads so that emergency vehicles and services can reach such structures readily, conveniently and safely. At a minimum, driveway construction shall consist of the removal of all unsuitable soil and placement of six inches of suitable road gravel. Driveways shall be a minimum of eight (8) feet wide with sufficient clearance of vegetation and other obstructions so as to provide for the access of all types of emergency vehicles providing services in the Township. No more than one driveway shall be permitted per residential parcel. No more than two (2) residences may share a single driveway.
  - These are single family requirements in the R-3 District.
- b. Any lot or parcel being used for a single family dwelling as of January 1, 2009 which by fire, wind, act of God or the public enemy, is made vacant, or which dwelling is destroyed or damaged, shall remain eligible to be used for a single family dwelling which is repaired or rebuilt within one (1) year of destruction with the ability to appeal to the Township Board for an extension of time based on hardship.
- c. Must comply with the Tall Grass/Weed Ordinance 137 as amended.