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OLIVER TWP. ORDINANCE
CHANGE IN SECTION 504, DIMENSIONAL REGULATIONS, OF THE
OLIVER TOWNSHIP ORDINANCE APPROVED AT SEPT 3, 2024
AT REGULAR BOARD MEETING

Adam Herford offered the resolution to accept the planning commissions changes of section 504 of the Oliver Township ordinance. It was seconded by Kevin McKenzie. Roll call vote; Tom Ziel – yes, Adam Herford – yes, Kevin McKenzie – yes, Gary Sweeney – yes, Bob Ross – yes. Resolution passed.

SECTION 504. DIMENSIONAL REGULATIONS

1. Lot Area, Minimum – Sixty-five thousand, three hundred and forty (65,340) square feet, or one and a half (1.5) acres.
2. Lot Width, Minimum – Three hundred (300) feet.
3. Front Yard, Minimum – One hundred (100) feet from the centerline of the road.
4. Rear Yard, Minimum – Forty (40) feet for all farm-related development. For a one-family detached dwelling unit, the minimum rear yard is twenty-five (25) feet from the rear lot line.
5. Side Yard, each, Minimum – Seventy-five (75) feet.
6. Corner Yard, Minimum – Seventy-five (75) feet for both the front and side yards.
7. Minimum Floor Area per Dwelling Unit – Each dwelling unit shall have a minimum finished living area of one thousand (1,000) square feet of floor area.
8. Height, Maximum – Thirty-five (35) feet or two (2) stories for principal structure. Maximum height for farm-related accessory structures is one hundred fifty (150) feet. The maximum height for farm-related accessory structures does not include silos, radio towers, and utility-grid wind energy systems.
9. Lot Coverage, Maximum Percent – Thirty-five (35%) percent
10. Accessory Structures – No accessory structure may be located closer than ten (10) feet to the principal structure or in the front yard. Accessory structures shall not be located closer than fifty (50) feet to any property line fronting a public road. Minimum setback from side and rear yards for accessory structures shall be fifteen (15) feet.

Old Ordinance

At the July 18 meeting, the Oliver Township Planning Commission agreed to change the dimensional specifications of section 504 with a unanimous vote.

Item 1: lot area minimum, changed to 1 acre (43,560 ft.²).

Item 2: Lot width minimum, (road frontage), changed to 150 feet.

Item 3: Front yard minimum, 100 feet from centerline of the road.
(No change).

Item 4: Rear yard, changed to 40 feet minimum.

Item 5: Side yard, changed to 40 feet minimum.

Item 6: Corner yard, changed to 40 feet minimum.

Item 7: Minimum floor area per dwelling unit, 1000 ft.² minimum.

No change from existing ordinance.

Item 8: Maximum height, no change from existing ordinance.

(See figures 1 and 2).

Item 9: Lot coverage, no change from existing ordinance.

(See figures 1 and 2).

Item 10: Accessory structures, no change from existing ordinance.

(See figures 1 and 2).

These changes have to be voted on in a public Planning Commission hearing that has been advertised for 15 days prior in a local newspaper. Then the recommendation from the public hearing goes to the Township Board and becomes effective 7 days after the Township Board publishes the new regulations.

Robert Ross
Oliver Township Clerk