**General Comments**

* The Brown Township Zoning Commission conducts periodic review and proposes updates and modifications to the Brown Township Trustees. These changes reflect consideration of ongoing and emerging zoning issues as well as corrections to the previous version of the Zoning Resolution.
* This document discusses all proposed changes to selected Articles from the Brown Township Zoning Resolution as well as the proposed Article 7A.

**Article by Article Changes**

* Article 7 – Farm Residence District (FR-1)
	+ Under §7.02 Permitted Uses, Limited Home Occupations reference to Article 21 corrected to 21.13 (previously 21.14).
	+ Under §7.03 Conditional Uses, Expanded Home Occupations reference to Article 21 corrected to 21.14 (previously 21.15).
	+ Under §7.03 Conditional Uses, language is added to provide for signage for developers with Model Homes (7.03 F) and those without models (7.03 O).
	+ Under §7.05 Development Standards, 7.05 J is reformatted to make details of the section more distinct by using an outline format.
	+ Under §7.05 Development Standards, a new 7.05 K is added, reflecting United States Postal Service recent requirements for centralized mail/delivery/collection sites for subdivisions.
	+ §7.06 Planned Conservation Farm Residence Subdivision is removed from Article 7. The BTZC determined to continue this type of subdivision but to move it to a separate Article.
* Article 7A is the new Article created by moving the language addressing Planned Conservation Farm Residence Subdivision. This language has been used to create a type of overlay opportunity for developers and owners. This is type of overlay can be used with FR-1 District properties but does not apply to all FR-1 properties, so a separate Article was deemed appropriate. There are no substantive changes made in the language.
* Article 8 – Low Density Residential District (R-2)
	+ Under §8.02 Permitted Uses, reference to Article 21 is corrected to 21.13 (previously 21.14).
	+ Under §8.03 Conditional Uses, reference to Article 21 is corrected to 21.14 (previously 21.15).
	+ Under §8.03 Conditional Uses, language is added to provide for signage for Developers with Model Homes (8.03 F) and those without models (8.03 O).
	+ Under §8.02 Permitted Uses, reference to Article 7 is corrected to 7.03 J (previously 7.04 J).
	+ Under §8.03 Conditional Uses, reference to Article 7 is corrected to 7.03 K (previously 7.04 K).
	+ Under §8.03 Conditional Uses, reference to Article 7 is corrected to 7.03 L (previously 7.04 L).
	+ Under §8.03 Conditional Uses, reference to Article 7 is corrected to 7.03 M (previously 7.04 M).
	+ Under §8.04 Prohibited Uses, a new 8.04 G is added prohibiting flag lots. This is consistent with the policy prohibiting flag lots throughout the Resolution.
	+ Under §8.05 Development Standards, 8.05 J is reformatted to make details of the section more distinct by using an outline format.
	+ Under §8.05 Development Standards, an 8.05 K. is added, reflecting United States Postal Service recent requirements for centralized mail delivery/collection sites for subdivisions.
* Article 13 – Neighborhood Commercial District (C-2) has been deleted. This language was originally included the Zoning Resolution to provide a provision for the many non-conforming properties in the village of Kilbourne when zoning was first enacted in Brown Township. With recent changes that have been made in the village, the BTZC deemed this article was obsolete. Article 13 is now reserved for possible future use.