

## **REQUEST**

**Consider allowing the creation of lots in a commercial district, that are a part of a larger development, to be exempt from the requirement of having frontage on a public or private street if there is access to a public or private street through easements or other legal means.**

### **Sec. 2.55 LOT.**

A parcel of land occupied or intended for occupancy by a use permitted in this Ordinance, including one (1) main building with its accessory buildings, and providing the open spaces, parking spaces, and loading spaces required by this Ordinance. The word "lot" shall include plot or parcel. A lot need not be a "lot of record". A lot may also mean a portion of a condominium project, as regulated by Public Act 59 of 1978, as amended, designed and intended for separate ownership and use. **All lots shall abut upon and have**

**permanent access to a public or private street, except as follows:**

**a. If provided for otherwise in the ordinance; or**

**b. If a parcel in a commercial zoning district is part of a larger development, it may be exempt from abutting a public or private street contingent upon access to a public or private street being provided through an easement or other legal means.**

### **Sec. 3.19 STREET ACCESS.**

Any lot of record created after the effective date of this Ordinance **shall have frontage as required by this Ordinance upon a public street right-of-way or approved private street, except as may be otherwise provided for otherwise in a Planned Unit Development (Chap. XXII) or created in accordance with all the other applicable provisions of this Ordinance.**

**For information only:**

### **Sec. 3.29 LAND DIVISION ORDINANCE**

(G) Standards for Approval of Land Divisions. (revised 4/24/17)

A proposed land division or property line adjustment reviewable by the Township shall be approved if the following criteria are met:

(1) All parcels created by the proposed division(s) or adjustment(s) have a minimum width as stipulated in Chapter 24 in the Georgetown Township Zoning Ordinance for the district in which it is located, to be measured as provided for in the applicable zoning ordinance.

(4) The proposed land division(s) or adjustment(s) comply with all requirements of this Ordinance, the Georgetown Township Zoning Ordinance and the Land Division Act.

**If the decision is to initiate a Zoning Ordinance amendment, the motion is as follows:**

**Motion: To initiate a Zoning Ordinance amendment as follows.**