

WHITEWATER TOWNSHIP ZONING ORDINANCE AMENDMENT LIST

Updated 6/5/2024

AMENDMENT #	EFFECTIVE DATE	SECTIONS AMENDED	DESCRIPTION
Original Adoption			
1	10/23/1973	5.10, 5.11, 5.13	Corrected 3 Legal Descriptions for Zoning Districts (R-1, A-1, N)
2	11/20/1973	6.11, 7.11 , 10.10	Single Family Lot Size Requirements
3	3/18/1975	3.27,5.12, 6.10, 12.10, 18.12	Domestic pets, ZBA, Mobile Homes, Legal Description
4	10/30/1978	5.00,5.13,5.16,19.10,19.11,24.10,24.11	Amendment Process, Create R-3, Rezone N to R-3.
5	6/11/1979	Home Occupations Have Board Minutes indicating adoption	Add Special Admin Review Process, Amend ZBA Standards for Decisions
6	6/11/1979	18.10	ZBA Creation
7	10/21/1980	3.14	Mobile Home Def.
8	10/21/1980	3.23	Travel Trailers/ Rec Units
9	7/7/1981	Preamble, 2.10, 3.27, 5.10(23), 5.10(24), 6.11, 6.13, 12.11, 15.11	Preamble, vegetative strip, legal descriptions, boardman river, lot area, yard requirements
10	4/20/1982	3.12,3.13,3.14,6.10,17.14	Mobile Home Park & Dwelling Related Definitions, Land Use Permits
11	8/31/1985	2.10,2.12, 6.10, 6.12, 8.10,9.11 , 10.10,11.10,12.10, 12.12,24.10,25.10	Purposes, Interpretation, Lot Splits, Permitted Uses, artificial bodies of water, Morals, retail uses, special uses, setbacks, migrant workers, junk yards, dwelling sizes, building sizes, variances, hardship, administrative review process
12	5/19/1987	3.29,3.30,3.31,6.14,19.10, 25.12,25.13	Definitions, R-1 Special Uses, Amendments, Special Use Requirements, Bed and Breakfasts
13	11/24/1987	12.11	Building Sizes and Yard Requirements
14	5/31/1988	25.13	Sanitary Landfills
15	12/20/1988	2.12,3.30,3.31,8.12,9.13,11.10,17.14, 19.10, 25.00, 25.10,25.11,25.12,25.13,25.14,25.20	Site Plan, Special Uses, Off Street Parking, Uses Permitted, Land Use Permits, Amendments, Site Plan Review, Standards for Decisions, Site Plan Review Requirements and Procedures, Site Plan Amendments.
16	3/21/1989	8.10,9.10,25.15	Commercial C Permitted Uses, Landscaping
17	8/15/1989	26.00	Sound Regulations
18	2/20/1990	5.12,5.13	Zoning District Boundaries, RC and N
19	9/28/1990	2.10,3.19, 3.32,3.33, 17.14(A), 25.11, 25.12, 25.13, 25.14(1), 25. 14(4)(a), 25. 14(5)(f)(3)	Standards for Decisions, Interpretation, Site Plan, Condos, Site Plan Review Requirements, Plot Plan
20	9/28/1990	3.34, 9.10, 25.20(2), 27.00, 28.00	Condos Regulations, Sign Definitions, Billboards, Environmentally Sensitive Areas, Steep Slopes, Ground Water Recharge, Natural Hazards, Historical Resources
20	10/1/1990	3.34, 9.10 (these two articles have different effective dates)	****

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21	4/12/1991	3.34,25.11,25.14,25.20	Ground Water Protection, Underground Storage Tanks, Site Plan Review Standards,
22	7/5/1991	30.00	Sign Regulations
23	1/1/1992	Recodify Zoning Ordinance	Recodify Zoning Ordinance / Readopted
24	5/7/1992 (Readopted 12/24/1992)	3.19, 10.10(f), 25.11, 25.14, 29.00	Exterior Lighting, Site Plan Review, Standards for Decisions, Agricultural Dumps
25	6/5/1992	5.13, 5.16	Rezoning N District
26	12/24/1992	31.00	PUD
27	5/28/1993	5.17	Rezone Property to PUD
28	6/23/1993	6.11, 7.11, 7.13, 8.11, 9.12, 11.10, 12.00, 12.11, rezoning of a parcel in Section 33	Chart with lot sizes, setbacks, etc. Rezoned Land from RC-1 to C-1
29	7/6/1993	5.17	PUD Rezoning
30	6/1/1994	5.17	PUD Rezoning
31	6/1/1994	17.14, 27.12	Land Use Permits, Wetland Regulation/Definition
32	9/13/1996	3.36,3.37,3.38,8.10,8.12, 8.13, 9.11,9.13,12.11, 25. 13 (A), 31. 13(G)(a), 32.00, 33.00, 34.00	Housekeeping Amendments, N District Updates, Definitions, M-72, C-1 R-3 and N Zones Building Sizes and Setbacks, C-1 updates, Hotel/Motel sizes, COPUD, Landscape Standards, Off Street Parking Requirements
33	9/13/1996	6.11	Special Use in R-1 - Schools
34	10/1/1997	3.10	Accessory Buildings
35	10/16/1997	35.00	Telecommunication Towers, Wireless Antennas
36	10/5/1998	8.10,8.14,8.15	Village District Created
37	10/5/1998	5.12,5.13,5.16	Village District and C-1 Legal
38	10/5/1998	5.12,5.13	Several Rezonings- C-1 and N Legals
39	3/6/1999	5.18	Rezoning - COPUD
40	6/9/1999	8.13, 25.20(B)	Sexually-Oriented Businesses
41	10/8/1999	5.13(2)	Rezoning N District
42	7/31/2000	5.18(2)	Rezoning - COPUD
43	6/1/2001	5.18(3)	Rezoning - COPUD
44	2/16/2002	5.17(4)	Rezoning R-3 to PUD Rezoning Whitewater Inn Legal
45	3/4/2003	3.39,5.15,5.19, 11.10(G), 12.11,36.00	Mobile Home Park Definitions, Mobile Home Park District, Remove MHP from R-3, Create Mobile/manufactured Home Park District

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46	6/28/2004	10.10(EJ) 10.10(G)	A-1 Permitted Uses,
47	12/7/2004	3.40,3.41	Residential Fences, Outdoor Display Area, Outdoor Inventory Area
48	12/30/2004	5.10	R-1 Zoning District Boundaries - Rezoning
49	4/2/2005	5.10(13)	R-1 Zoning District Boundaries - Rezoning
50	5/20/2005	5.13,5.18	Rezoning N District and COPUD District
51	5/30/2005	14.10	Minimum Area and Frontage Water Frontage
52	8/12/2005	31.00	Planned Unit Development -Rewrite/Update
53	9/10/2005	7.10,7.14,10.11,11.10,11.11 (Article 31 attached)	A1 Permitted Uses, R-2 Special Use, R-3 Special Uses RC-1 Uses Permitted RC-1 Special uses, PUD
54	7/7/2006	4.15	Extension of Non-conforming uses
55	7/7/2006	25.12(B)	Site Plan Public Hearing Notice
56	1/3/2009	12.11	4:1 width to depth ratio and variance provision reference
57	7/7/2009	30.14,30.20 through 30.27	temp signs, off premises signs
58	12/17/2009	18.00	New Article 18 - ZBA
59	12/17/2009	3	New Article 3 Definitions
60	2/13/2010	25.10,25.11,25.12,25.13,25.14,25.15,25.16,25.17,25.18, 25.19,25.20	New Site Plan Review and Special Use
61	7/17/2010	30.14,30.15,30.17,30.18,30.19,30.21,30.24,30.25,	Sign Regulations
62	11/25/2010	30.26, 30.27	Amends Administration Section, Zoning Admin.,
63	2/21/2011	17.10,17.12,17.14,17.15,17.1	Temp Buildings, Uses,
64	7/22/2011	3.00,6.10,6.14,25.19,37.20,37.30	Outdoor Wood Furnace, R-1 Uses Permitted and Special Uses, Plot Plan, Raising and Keeping of Animals, Dog Kennels
65	11/26/2012	3.00, 25.21(C), 37.40	Home Occupations
66	10/4/2011	30.19(c)	Temporary Signs and Approval
67	5/25/2012	3.00,6.14, 10.10, 10.11, 11.10, 11.11,12.10,25.20,25.21, 37.50	Cabin/campground definitions, R-1Special Use, A-1 Permitted Uses, RC-1 Permitted Uses, building sizes, Site plan, commercial campgrounds, private family campgrounds
68	4/9/2017	8.13, 12.11	C-1 side Yard, and remove 25 feet from special circumstances
69	7/28/2017	8.11, 12.10, 12.10A, 12.10D, Article 15, Article 26 (elimination of Sound Regulations; article number reserved for future use), Article 36	C-1 and V building sizes and yards, building sizes and yards applicable to all districts, min dwelling size, setbacks, Sanitation Requirements, Repeal sound regs., Mobile Home park standards,
70	7/28/2017	2.10,2.11,2.12,2.13	Purpose, Scope, Interpretation

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71	9/15/2017	Article 8, Article 9	Updated Article 8 and 9
72	1/26/2018	Article 3,17.10,17.11,17.12,17.13,17.14,17.15,17.16, 17.17,19.10,19.11,19.12,19.13	Updated Definitions, Update Administration Provisions, Amendment Procedures, Costs
73	6/28/2019	6.10, 6.11, 6.12,6.13, 7.01, 7.10, 7.11, 7.12, 7.13, 7.14 (deleted), 7.50, 7.51,7.61, 7.62, 7.63, Article 14 heading, 14.10, 14.11	R-1 Intent, Permitted Uses in R-1, R-2 Permitted Uses and Special Uses, Lot Sizes, Water Front Property, Boardman River Valley,
74	6/28/2019	6.01,6.10,6.11,6.12,6.13,6.14 (deleted)	R-1 Permitted Uses, Special Uses, Building Sizes, Supplementary Standards
75	Not Adopted	Accessory Dwelling Units-	No Evidence of Adoption
76	Not Adopted	Event Barns-	No Evidence of Adoption
77	11/27/2019	Article 3, Article 27.	3.00 (add definition of Accessory Building), 27.00 (elimination of Environmentally Sensitive Areas regulations; article number reserved for future use)
78	3/28/2021	Article 3, Article 28	Definitions of Condo Conversion and Revised Article 28.
79	Not Adopted	Marihuana-	Marihuana-
80	Not Adopted	Marihuana-	Marihuana-
81	11/11/2021	Section 25.22C.	Home Occupations Have Board Minutes indicating adoption
82	Not Adopted	Article 25 Site Plan Review / Special Use-	Article 25 Site Plan Review/Special Use Permit
83	Not Adopted	Preamble, Article 12, Article 14	Preamble, Article 12, Article 14
84	9/21/2022	25.10, 25. 11 (A), 25.21	Site Plan Review, Special Use Requirements and Standards
85	Not Adopted	NA	Medical Marihuana – Articles 3, 6, 9, 10, 25.22E, 37
86	4/2/2023	Article 3 and 28	Article 3 revisions (new/revised definitions), Article 28 (revised in its entirety)