

Cascade Charter Township Zoning Ordinance Comparison

Comparison between the Zoning Ordinance (last amended through May 9, 2025) and the 2025 Zoning Ordinance Amendments (November 6, 2025). This summary highlights structural and substantive changes across major Articles. The Private Streets and Subdivision Ordinance integration is indicated in italics.

1. Article-by-Article Comparison

Current Zoning Ordinance	2025 Working Draft (Nov 2025)	Key Changes / Notes
Ch. 1 – Title & Legal Basis Ch. 26, 27, & 28	Art. 1 – Title & Legal Basis	Expanded with rules for construction, uses not listed, and repeal provisions.
Ch. 2 – Purpose & Interpretation	Incorporated into Art. 1	Merged and reorganized; adds conflict resolution and minimum requirements.
Ch. 3 – Definitions	Art. 3 – Definitions	Significant expansion and modernization of terms and cross-references.
<i>Subdivision Ordinance</i>		Added definitions
Ch. 4 – General Provisions	Art. 4 – General Provisions	Adds detailed rules for animals, fences, patios, pools, and accessory structures.
Chs. 5–13 – Zoning Districts	Art. 2 – Zone Districts	Adds Form-Based Code (FBC) and Mixed-Use Overlays.
—	Art. 5 – Permitted Uses	New consolidated table for all uses across districts.
Ch. 18 – Height, Area & Placement	Art. 6 – Schedule of Regulations	Integrates lot determination and adds Purchase of Development Rights.
<i>Subdivision Ordinance</i>	Incorporated into Art. 6	land-division standards.

Current Zoning Ordinance	2025 Working Draft (Nov 2025)	Key Changes / Notes
<i>Centennial Park Overlay District</i>	Art. 7 – Overlay Districts	Introduces 6 Mixed-Use Overlays. Integrates Centennial Park Overlay with updated boundary.
Ch. 14	Incorporated into Art. 7	Airport Overlays A–C.
Ch. 8 – B-1 Village Business District	Art. 8 – Form-Based Code	New framework for building form, frontage, and design standards. Provides more tangible, context specific regulation.
Ch. 17 – Special Uses Ch. 15 – Mobile Home Parks	Art. 9 – Specific Use Standards	Combines special and temporary uses in one article.
Ch. 19 – Parking & Loading	Art. 10 – Access, Parking & Loading	Expanded with driveway and pedestrian facility standards.
<i>Private Streets Ordinance</i>	Incorporated into Art. 10	Limits number of residential units; increases minimum width.
Ch. 20 – Landscaping & Greenbelts	Art. 11 – Landscaping & Screening	Adds tree replacement, maintenance, and waiver standards.
—	Art. 12 – Lighting	New article with fixture and illumination performance standards.
Ch. 23–24 – Administration & Enforcement Ch. 8 – Village Design Review Committee	Art. 13 – Authority, Administration & Enforcement	Consolidates and clarifies all duties and responsibilities of authorized Township representatives.
Ch. 21 & 25 – Site Plan & Amendments Ch. 16 Planned Unit Development District	Art. 14 – Application & Review Procedures	Adds review tables, pre-application, rezoning, and tree-removal procedures.
Ch. 22 – Nonconformities	Art. 15 – Nonconformities	Clarifies continuation, enlargement, and lot rules.

2. Substantive Policy & Regulatory Changes

Topic	Current Ordinance	2025 Draft Update
Form-Based Code	B-1 Design Requirements	Introduces 4 FBC districts emphasizing building form and mixed-use.
Mixed-Use Development	Limited in B1, VO zones	Expanded via overlays with density bonuses and design standards.
Accessory Structures	Allowed up to 832 sf with larger structures seeking approval from the Planning Commission.	The number and size of accessory buildings is based on a tiered system determined by the size of your lot.
Agricultural Animals	Allowed on lots larger than 3 acres.	Limited number of animals are allowed in residential lots with regulation for mitigating neighbor impact.
Tree Protection	Basic greenbelt rules	Adds Tree Removal Permit, replacement and maintenance standards for non-residential lots and residential lots over 3 acres that remove over 25% of trees.
Lot Standards	By district only	Decreased the minimum lot size of General Business property to discourage big box stores. Increased parcel size for farmland. Provided more flexibility in the Form Based Code Districts.
Lighting Standards	Disjointed throughout the document. References and applicability were not always clear.	Add comprehensive photometric and fixture rules for non-residential zone districts in one chapter.
Review Procedures	Narrative only. Review procedures had gaps in process and applicability.	Add tables, timelines, and step-by-step processes for all review processes.

3. Overview

The 2025 Working Draft modernizes Cascade Township’s zoning framework with a form-based and overlay-oriented approach for commercial property, streamlining review procedures, clarifying standards, and introducing new design, environmental, and enforcement tools. Changes to residential property are minimal.

4. Feedback

For questions or comments, email zoning@cascadetwp.com.