



Planning Commission  
App. No. 018-2015-TA

## Zoning Text Amendment Brunswick Hills Township

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<b>Meeting:</b>	April 1, 2015
<b>Applicant:</b>	Brunswick Hills Township Zoning Commission
<b>Hearing:</b>	April 4, 2015 (Zoning Commission)
<b>Amendments:</b>	Add a definition for “Garage Sale” to Article II Definitions
<b>Reviewer:</b>	Rob Henwood

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**Proposed Amendments:** The amendment proposed by the Brunswick Hills Township Zoning Commission, is to add a definition for “Garage Sale” Section 303-13 Garage/Yard Sales. New text is underlined.

### ARTICLE II DEFINITIONS

**Garage Sale:** The sale or offering for sale to the general public of items of personal property by the owner or tenant, on any portion of a lot in a residential zoning district, whether within or outside any building.

#### Comments

1. Staff questions the value of defining something that will not be regulated by the zoning resolution. If the township wishes to regulate garage sales, then specific regulations need to be drafted.
2. The proposed definition effectively imposes regulations upon garage sales by embedding rules that pertain to garage sales in the definition. The proposed definition restricts what type of goods may be sold, who may conduct the sale, where the sale may occur, and whether the sale may occur inside or outside of a building.
3. The definition indicates garage sales may occur on any lot in a residential zoning district and also indicates that the sale may be conducted on any portion of a lot. The proposed language also implies garage sales are permitted on vacant lots. This may be more permissive than is desirable.
4. If the township insists on utilizing a definition, staff suggests including language that garage sales may be conducted on a lot in a residential zoning district containing a primary structure.

**Recommendation:** Staff recommends **APPROVAL WITH MODIFICATIONS** for Article II Definitions subject to staff comments.