

OFFICIAL SCHEDULE OF PERMITTED USES AND DIMENSIONAL REQUIREMENTS

Zoning District: AC – Accommodation Commercial District

Purpose: The purpose of the AC (Accommodation Commercial) District is to encourage the establishment of areas for highway commercial uses only. This district is specifically designed to service the motoring public. AC Districts are generally associated with interchange areas along the major limited access highways. *PUD's allowed as an overlay district.*

| Permitted Uses | Conditional Uses |
|---|--|
| <ol style="list-style-type: none"> 1. Accessory uses & structures incidental to a permitted use which will not create a nuisance or hazard 2. Agencies or offices rendering specialized services in the professions, real estate & brokerage, including service agencies⁸ 3. Alcoholic beverage package retail sales 4. Antiques and gift retail sales 5. Appliance distributors⁸ 6. Automobile, automatic car wash 7. Automobile (new & used) & accessory sales 8. Automobile repair shops 9. Automobile service station 10. Automobile & truck leasing 11. Bakery shops & confectioneries operating both wholesale & retail business provided such operations are limited to 1500sq.ft. of manufacturing area & to the use of non-smoke-producing types of furnaces 12. Banks, finance & loan companies 13. Beauty, barber equipment sales & supply 14. Beauty, barber & other personal services 15. Bicycle sale & repair 16. Bus repair & storage terminals 17. Catering establishments 18. Clubs & places of entertainment, not including sexually-oriented businesses⁸ 19. Colleges, universities, business colleges, trade schools, music conservatories, dancing schools, & similar organizations offering training in specific fields 20. Dairy bars for retail sales on the premises only 21. Drive-in restaurant⁸ 22. Eating & drinking establishments 23. Food stores (retail only): grocery, delicatessen, meat & fish but excluding the killing & dressing of any flesh or fowl 24. Gases or liquefied petroleum gases in approved portable metal cylinders for storage or sale | <ol style="list-style-type: none"> 1. ...¹ 2. Amusement arcade (see Section 1000.20), accessory use² 3. Amusement enterprises (excluding theater), accessory use² 4. Veterinary Clinic, Kennel, & Animal Shelter³ 5. Auctions⁴ 6. Automobile commercial parking enterprises (see Section 1000.60) 7. ...⁵ 8. Department stores 9. Electrical repair 10. Government buildings: used exclusively by the Federal, State, County, Township Government for public purposes except for garages, repair or storage yard, warehouse & buildings used or intended to be used as correctional or penal institutions 11. Miniature golf 12. Park & ride facilities 13. Parks 14. Physical culture establishments 15. Radio & television studios & towers 16. Self-Service Storage Facilities⁶ 17. Signs, off-premises, 101-1200 sq. ft. 18. Storage warehouses & yards 19. Wind energy systems¹² |

OFFICIAL SCHEDULE OF PERMITTED USES AND DIMENSIONAL REQUIREMENTS

Zoning District: AC – Accommodation Commercial District

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| <ul style="list-style-type: none"> 25. Hospitals & sanitariums located on a major or secondary major street 26. Hotels 27. Jewelry & watch sale & repair 28. Laundries & drycleaners⁸ 29. Lock & gunsmith 30. Medical & diagnostic centers⁸ 31. Motels 32. Motorcycle sales & repairs 33. Musical instrument store, sale of & instruction 34. Office buildings: government, private, & professional offices 35. Office equipment & supplies sales & service 36. Office & secretarial service establishments 37. Pet shops & bird stores⁸ 38. Photographic studios & camera supply stores 39. Postal facilities, private or publicly owned 40. Recreational vehicle sales & service 41. Repair & servicing of office & household equipment 42. Retail accessory uses wholly within the principal building and without exterior advertising display 43. Retail stores conducting incidental light manufacturing or processing of goods above the first floor or in the basement to be sold exclusively on the premises and employing not more than 10 operatives 44. Retail stores including but not limited to antique sales⁷, art supply, book & stationery, camera sales & supplies & services, candy products, clothing, drug, electrical supplies, florists, footwear, furniture & floor covering, furrier, gifts & cards, hardware & appliances, music, optical, paint, sporting goods, upholstery paper hanging & decorator, variety and other similar retail sales 45. Rug & carpet cleaning establishments 46. Satellite dish (see Section 1000.10), accessory use⁸ 47. Schools, public & private 48. Storage, under cover of goods intended for retail sale on the premises 49. Swimming pools, accessory use⁸ 50. Tailors, dressmakers, milliners 51. Taverns, bars & nightclubs, not including sexually-oriented businesses⁸ 52. Taxi stand | |
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OFFICIAL SCHEDULE OF PERMITTED USES AND DIMENSIONAL REQUIREMENTS

Zoning District: AC – Accommodation Commercial District

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| <p>53. Telecommunications towers: Principal & Accessory Uses (see Sections 1000.40-.45)⁸</p> <p>54. Tennis courts, commercial or club-related, accessory use⁸</p> <p>55. Theaters, housed in a permanent indoor structure, exhibition halls and other similar structures</p> <p>56. Tractor or trailer sales or leasing areas</p> <p>57. Volleyball, commercial or club-related, accessory use⁸</p> | |
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| Principal Structure | Max.Bldg Density | Min. Lot Area | | Min. Lot Width | | Min. Principal Bldg Setbacks | | | Min. Accessory Building Setbacks | | | Max. %-age Lot Coverage | | Max. Bldg Height | | Min.Floor Area per Dwelling Unit |
|---------------------|------------------|---------------|----------------------|----------------|----------------------|------------------------------|-----------|----------------------|----------------------------------|----------------------|----------------------|-------------------------|------------------|--------------------|--------------------|----------------------------------|
| | | No Sewer | With Sewer | No Sewer | With Sewer | Front | Each Side | Rear | Front | Each Side | Rear | No Sewer | With Sewer | Principal Building | Accessory Building | Principal Building |
| Highway Commercial | | 1 acre | .5 acre ⁸ | 200 ft. | 100 ft. ⁸ | 50 ft. ^{8,9,10} | 15 ft. | 15 ft. ¹¹ | 80 ft. ⁹ | 15 ft. ¹¹ | 15 ft. ¹¹ | 50% | 70% ⁸ | 35 ft | 35 ft | 1000 sq. ft. |

Footnotes for AC - Accommodation Commercial District

- ¹ Adult Entertainment Conditional Use Deleted 6/16/05
- ² Conditional Uses Amended 2/18/11; deleted entries include Funeral homes, Heliport, Home Occupation
- ³ Veterinary Clinic, Kennel, & Animal Shelter Amended 10/19/11
- ⁴ Auctions Conditional Use Added 8/1/02
- ⁵ Bed & Breakfast Conditional Use Deleted 4/20/06
- ⁶ Self-Service Storage Facilities Conditional Use Added 5/5/99
- ⁷ Retail Stores including...antique sales Permitted Use Added 8/1/02
- ⁸ Permitted Uses Amended 2/18/11; deleted entries include Assembly halls...; Charitable Institutions; Churches...; Dental laboratory; Dwellings; Farm Machinery...; Feed sales & storage; Fertilizer...; Flour...; Food processing...; Fraternity & sorority houses; Frozen food lockers; Fur storage; Grounds & facilities for recreational and community center buildings...; Group Homes...; Home Occupation; Laundries: all hand laundries; Laundries, steam; Laundry pick up stations; Libraries; Lodges...; Lumber Yards...; Museums...; Nursery...; Oil/gas wells; Pavilion; Playgrounds...; Plumbing Shop...; Shoe repair...; Tennis courts...
- ⁹ No parking, loading or maneuvering area less than 15 feet from the road right-of-way line
- ¹⁰ 50 feet without Front Yard parking
- ¹¹ No parking, loading or maneuvering area less than 5 feet from any lot line; and no principal or accessory building, parking or maneuvering area less than 60 ft. from the boundary of a Residential Zone.
- ¹² Wind Energy Systems add 3/6/2013

OFFICIAL SCHEDULE OF PERMITTED USES AND DIMENSIONAL REQUIREMENTS

Zoning District: EC – Educational Campus District

Purpose: The purpose of the EC (Educational Campus) District¹ is to establish appropriate areas for the existence and development of educational campuses. The guidelines for the EC district shall supersede any regulations from other areas of the zoning text if there is a conflict.

1. All required new parking spaces, together with driveways and other circulation areas, shall be improved with such material to provide a durable dust free surface and adequate spaces shall be provided for staff, students and visitors.
2. The distance between buildings in the EC district shall be 30 feet or 1.2 times the height of the tallest building whichever is greater.
3. The prohibition of no more than one principle structure on a building lot is not applicable for EC district.
4. There shall be no development in the EC district including but not limited to buildings, driveways or parking lots within 60 ft of the boundary of the EC district. This does not include the outer boundary that is frontage on a public road.
5. Since the EC district is a non-retail use, typical required loading spaces are waived. The school is responsible for providing suitable loading spaces for service to buildings requiring regular deliveries.
6. Access from drives and public roads is to be provided for all designated dumpster locations.
7. The school occupying the EC District shall be a private, non-profit institution as defined by the IRS.
8. Building setbacks shall be 80ft from the center of the road if there is no road right of way established.
9. Minimum amount of green space shall be 50% of district acreage.

| Permitted Uses | Conditional Uses |
|---|-------------------------|
| 1. Private, Non-Profit Schools; uses that directly support the operation of that school | |

| Main Structure | Minimum district acreage | Max. Building Density | Min. Lot Area | | Min. Lot Width | | Min. Main Building Setbacks from the road right of way | | | Min. Accessory Building Setbacks from the road right of way | | | Max. Percentage Lot Coverage | | Max. Building Height | | |
|--------------------------------|--------------------------|-----------------------|---------------|------------|----------------|------------|--|-----------|------|---|-----------|------|------------------------------|------------|----------------------|------------|-------|
| | | | No Sewer | With Sewer | No Sewer | With Sewer | Front | Each Side | Rear | Front | Each Side | Rear | No Sewer | With Sewer | Main Bldg. | Acc. Bldg. | |
| Educational or support thereof | 20 acres | | | | | | 50 ft | | | | 80 ft | | | | | 60 ft | 35 ft |

Footnotes for the EC – Educational Campus District:

¹ EC District added 9-8-2015.

OFFICIAL SCHEDULE OF PERMITTED USES AND DIMENSIONAL REQUIREMENTS

Zoning District: I/OP – Industrial/Office Park District

Purpose: The purpose of the IOP (Industrial/Office Park) District is to provide a protective zone for a park-like development of industry, warehousing, distributing and office buildings. These regulations have been established so as to provide a healthful operating environment for industrial, distribution and office uses and to protect these uses from encroachment from residential & retail commercial uses. The regulations for this district are intended to minimize the impact of the allowable uses on surrounding non-industrial land uses; to lessen traffic congestion; to protect the health and safety of the residents & workers in the area; to prevent detrimental effects to the use or development of adjacent properties or the general neighborhood.

| Permitted Uses | Conditional Uses |
|--|--|
| <ol style="list-style-type: none"> 1. Accessory uses & structures incidental to a permitted use which will not create a nuisance or hazard 2. Adult Entertainment Businesses, including the retail sale of products located on the premises and associated with the business¹ 3. Agencies or office rendering specialized services in the professions, real estate & brokerage, including service agencies not involving on-premise retail trade nor wholesale trade on-premises, nor maintenance of stock of goods for sale to the general public 4. Appliance distributors for wholesale 5. Assembly of machines & appliances from previously prepared parts 6. Automobile commercial parking enterprises (See Section 1000.60) 7. Automobile & truck assembly 8. Bakeries or baking plants 9. Blueprinting & photostating establishments 10. Bookbindery 11. Bottling works for soft drinks 12. Cold storage plants, food 13. Contractor’s plants/office or storage yards 14. Dairy products processing, bottling & distribution, cream manufacture, all on a wholesale basis 15. Distribution facilities for wholesale basis 16. Electronic unit assembly plant 17. Farm machinery assembly 18. Flammable liquids: handling & storage in bulk plants 19. Flour & other grain products, milling & storage 20. Food processing in wholesale quantities except meat, fish, poultry, vinegar and yeast 21. Frozen food lockers | <ol style="list-style-type: none"> 1. Signs, off-premises, 101-1200 sq. ft. 2. Wind Energy systems² |

OFFICIAL SCHEDULE OF PERMITTED USES AND DIMENSIONAL REQUIREMENTS

Zoning District: I/OP – Industrial/Office Park District

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|---|--|
| <ol style="list-style-type: none">22. Government buildings: used exclusively by the Federal, State, County, Township Government for public purposes except for buildings used or intended to be used as correctional or penal institutions23. Industry not otherwise listed provided the industry is similar to other industries permitted in an industrial district & such industry shall comply with the design control of a similar industry24. Laboratories for research and testing25. Machine shops26. Manufacturing & storage of: abrasives, bedding, carpet & pillow (cleaning & renovating), candy products, canvas & burlap products, clothing, construction materials, cosmetics & perfume, footwear, glass, hosiery, ice, jewelry, watch, clocks, leather goods (tanning prohibited), machine tools, machinery, motor vehicles & equipment, optical, scientific & musical instruments, pharmaceutical products, plastics, pottery, porcelain & vitreous china, signs, stonecutting & monuments, textiles, textile machinery27. Meat processing28. Metal fabrication plants using plate & structural shapes29. Metal stamping plants30. Office buildings: government, private, & professional offices31. Oil/gas wells32. Planing or saw mills (other than temporary)33. Plating works34. Prefabricating buildings & structural members35. Printing, publishing & reproduction establishments36. Repair & servicing of industrial equipment & machinery³37. Retail accessory uses wholly within the principal building and without exterior advertising display38. Satellite Dish (See Section 1000.10)39. Sheet metal shops40. Storage warehouses & yards41. Truck terminals, repair shops, hauling & storage yards42. Wholesale & jobbing establishments including incidental retail43. Woodworking shops, mill work | |
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OFFICIAL SCHEDULE OF PERMITTED USES AND DIMENSIONAL REQUIREMENTS

Zoning District: I/OP – Industrial/Office Park District

| Principal Structure | Max.Bldg Density | Min. Lot Area | | Min. Lot Width | | Min. Principal Bldg Setbacks | | | Min. Accessory Building Setbacks | | | Max. %-age Lot Coverage | | Max. Bldg Height | | Min.Floor Area per Dwelling Unit |
|---------------------------|------------------|---------------|------------|----------------|------------|------------------------------|--------------------|--------------------|----------------------------------|--------------------|--------------------|-------------------------|------------|--------------------|--------------------|----------------------------------|
| | | No Sewer | With Sewer | No Sewer | With Sewer | Front | Each Side | Rear | Front | Each Side | Rear | No Sewer | With Sewer | Principal Building | Accessory Building | Principal Building |
| Light Industrial & Office | | 1 acre | | | 120 ft. | 80 ft ⁴ | 20 ft ⁵ | 20 ft ⁵ | 80 ft ⁴ | 20 ft ⁵ | 20 ft ⁵ | | 30% | 60 ft | 60 ft | 5,000 sq.ft. |

Footnotes for I/OP - Industrial/Office Park District

- 1 Adult Entertainment Conditional Use Deleted 6/16/05
- 2 Wind Energy Systems added 3/6/2013
- 3 Repair & servicing... Amended 2/18/11
- 4 Includes principal & accessory buildings & parking, loading, maneuvering area.
- 5 No parking, loading or maneuvering area less than 5 feet from any lot line and no principal or accessory building, parking, loading, or maneuvering area less than 60 ft. from the boundary of a Residential Zone.

OFFICIAL SCHEDULE OF PERMITTED USES AND DIMENSIONAL REQUIREMENTS

Zoning District: NC – Neighborhood Commercial District

Purpose: The purpose of the NC (Neighborhood Commercial) District is to encourage renewal in the historic core business area of the community by promoting historical character while providing best compliance to modern commercial needs. A mix of single-family residential uses, cultural, public, quasi-public, and commercial uses which tend to meet the daily needs of the residents of the community is encouraged. Marginal strip development shall be prohibited.

PUDs allowed as an overlay district.

| Permitted Uses | Conditional Uses |
|--|---|
| <ol style="list-style-type: none"> 1. Accessory uses & structures incidental to a permitted use which will not create a nuisance or hazard 2. Assembly halls, gymnasiums & similar structures when a part of a school or place of worship 3. Agencies or offices rendering specialized services in the professions, real estate & brokerage, including service agencies not involving on-premises retail trade not wholesale trade on-premises, nor maintenance of stock of goods for sale to the general public 4. Alcoholic beverage package retail sales 5. Bakery shops & confectioneries operating both wholesale & retail business, provided such operations are limited to 1500 sq. ft. of manufacturing area and to the use of non-smoke-producing types of furnaces 6. Banks, finance & loan companies 7. Beauty, barber & other personal services 8. Beauty, barber equipment sales & supply 9. Bicycle sale & repair 10. Charitable institutions 11. Churches & other places of worship 12. Custodial & diagnostic centers 13. Colleges, universities, business colleges, trade schools, music conservatories, dancing schools, & similar organizations offering training in specific fields 14. Dairy bars for retail sales on the premises only 15. Dental laboratory 16. Dwellings, detached single family (see Section 1000.90-96) 17. Existing dwellings, multi-family¹ 18. Eating & drinking establishments 19. Electrical repair 20. Feed sales & storage | <ol style="list-style-type: none"> 1. Airports & landing fields 2. Amusement Arcade (see Section 1000.20) 3. Amusement enterprises (excluding theater) 4. Veterinary Clinic, Kennel, & Animal Shelter² 5. Auctions³ (see Section 1000.200-205) 6. Automobile commercial parking enterprises (see Section 1000.60) 7. Bed & Breakfast 8. Clubs & places of entertainment 9. Convalescent/nursing homes 10. Day nurseries, kindergartens 11. Drive-in food dispensary 12. Firearm ranges 13. Funeral homes 14. Group homes: Class I Type A, Class II Type B (see Section 1000.80) 15. Heliport 16. Home Occupation (see Section 1000.73) 17. Miniature golf, tennis, archery, basketball, baseball/softball, volleyball, football/soccer facilities that are commercial or club-related 18. Pet shops, bird stores, taxidermists 19. Radio & television studios & towers 20. Retail stores conducting incidental light manufacturing or processing of goods above the first floor or in the basement to be sold exclusively on the premises & employing not more than 10 operatives 21. Self-service storage facilities⁴ 22. Signs, off-premises, 101-1200 sq. ft. |

OFFICIAL SCHEDULE OF PERMITTED USES AND DIMENSIONAL REQUIREMENTS

Zoning District: NC – Neighborhood Commercial District

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| <ul style="list-style-type: none"> 21. Fertilizer, wholesale & retail sales & blending 22. Fire & police stations 23. Flour & other grain products, milling & storage 24. Food processing: for sale at retail on-premises, but excluding the killing & dressing of any flesh or fowl 25. Food stores (retail only): grocery, delicatessen, meat & fish but excluding the killing & dressing of any flesh or fowl 26. Fraternity & sorority houses 27. Fur storage 28. Grounds & facilities for recreational & community center buildings, country clubs, lakes, & other similar facilities operated on a nonprofit basis 29. Government buildings: used exclusively by the Federal, State, County, Township Government for public purposes except for garages, repair or storage yard, warehouse & buildings uses or intended to be used as correctional or penal institutions 30. Group homes, Class I Type B (see Section 1000.80) 31. Home Occupation (see Section 1000.72) 32. Jewelry & watch sale & repair 33. Laundry pick up stations 34. Libraries 35. Lock & gunsmith 36. Lodges, fraternal & social organizations 37. Lumber yards, building materials storage & sales 38. Museums & art galleries 39. Musical instrument store, sale of & instruction 40. Nursery (plants) 41. Office buildings: government & private, including professional, office buildings 42. Office equipment & supplies sales & service 43. Oil/gas wells 44. Parks 45. Pavilion 46. Playgrounds, principal use 47. Playgrounds, Tot-lot 48. Plumbing shop & yard 49. Postal facilities private or publicly owned | <ul style="list-style-type: none"> 23. Storage warehouses & yard |
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OFFICIAL SCHEDULE OF PERMITTED USES AND DIMENSIONAL REQUIREMENTS

Zoning District: NC – Neighborhood Commercial District

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| <p>50. Repair & servicing of office & household equipment 51. Retail accessory uses wholly within the principal building and without exterior advertising display 52. Retail stores including but not limited to antique sales⁵, art supply, book & stationery, camera sales & supplies & services, candy products, clothing, drug, electrical supplies, florists, footwear, furniture & floor covering, furrier, gifts & cards, hardware & appliances, music, optical, paint, sporting goods, upholstery paper hanging & decorator, variety and other similar retail sales 53. Satellite Dish (see Section 1000.10) 54. Schools, public & private 55. Shoe repair 56. Storage, under cover of goods intended for retail sale on the premises but not including combustibles 57. Swimming pools, accessory use (private residence only: see Section 1000.52) 58. Tailors, dressmakers, milliners 59. Taverns, bars & nightclubs 60. Taxi stand 61. Tennis courts, private 62. Theaters, housed in a permanent indoor structure, exhibition halls and other similar structures</p> | |
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| Principal Structure | Max.Bldg Density | Min. Lot Area | | Min. Lot Width | | Min. Principal Bldg Setbacks | | | Min. Accessory Building Setbacks | | | Max. %-age Lot Coverage | | Max. Bldg Height | | Min.Floor Area per Dwelling Unit |
|--------------------------------|------------------|----------------------|------------|---------------------|------------|------------------------------|-------------------------|------------------------|----------------------------------|----------------------|----------------------|-------------------------|------------|-----------------------|-----------------------|---|
| | | No Sewer | With Sewer | No Sewer | With Sewer | Front | Each Side | Rear | Front | Each Side | Rear | No Sewer | With Sewer | Principal Building | Accessory Building | Principal Building |
| Mixed Commercial & Residential | | 2 acres ⁷ | 1 acre | 200 ft ⁶ | 120 ft | 80 ft ^{6,8,9} | 15 ft ^{6,8,10} | 15 ft ^{6,8,9} | 80 ft ^{6,7} | 15 ft ^{6,9} | 15 ft ^{6,9} | 35% ⁶ | 50% | 35 ft ^{6,11} | 35 ft ^{6,10} | Min floor area per dwelling unit for multifamily structure: 700 sq ft – 1 bedroom 850 sq ft – 2 bedroom 1000 sq ft – 3 bedroom |

OFFICIAL SCHEDULE OF PERMITTED USES AND DIMENSIONAL REQUIREMENTS

Zoning District: NC – Neighborhood Commercial District

Footnotes for NC – Neighborhood Commercial District

- 1** *Changed on 6/14/14*
- 2** *Conditional Uses Veterinary Clinic, Kennel, & Animal Shelter Amended 10/19/11*
- 3** *Conditional Uses Auctions Added 8/1/02; Antique sales deleted*
- 4** *Conditional Uses Self-service storage facilities Added 5/5/99*
- 5** *Permitted Uses #51 “antique sales” Added 8/1/02*
- 6** *Changed to per dwelling unit 6/14/14*
- 7** *Mixed Commercial & Residential Amended 7/21/04*
- 8** *No parking, loading or maneuvering area less than 15 feet from the road right-of-way line*
- 9** *See also Section 1000.206*
- 10** *No parking, loading or maneuvering area less than 5 feet from any lot line*
- 11** *Existing buildings exempt from 7/21/04 amendment*

OFFICIAL SCHEDULE OF PERMITTED USES AND DIMENSIONAL REQUIREMENTS

Zoning District: PUD – Planned Unit Development District

Purpose: The purpose of the Planned Unit Development (PUD) District shall be to provide sites in which a variety of uses of land and buildings may be located in supportive and compatible arrangements subject to a flexible design and approval process and responsive to the natural, locational and man-made resources and opportunities of such sites (see also Article 15).

| Permitted Uses | Conditional Uses |
|--|---|
| 1. All uses permitted in the R-1 District 2. All uses permitted in the R-2 District 3. All uses permitted in the NC District 4. All uses permitted in the RC District 5. All uses permitted in the AC District | 1. All uses conditionally permitted in the R-1, R-2, NC, RC, AC Districts |

| Principal Structure | Min. Site Area | Min. Lot Area Per Dwelling Unit | Min. Lot Width | Min. Principal Building Setbacks | Min. Accessory Building Setbacks | Max. Percentage Lot Coverage | Max. Building Height | Min. Floor Area Per Dwelling Unit | | | | |
|---------------------|----------------|--|----------------|----------------------------------|----------------------------------|------------------------------|----------------------|-----------------------------------|--------------------|--------------------|------------|--|
| | | | | | | | | 1 Bdrm MultiFamily | 2 Bdrm MultiFamily | 3 Bdrm MultiFamily | 1&2 Family | |
| Use | | | | | | | | | | | | |
| Mixed | 20 acres | All dimensions to be established by the development plan | | | | | 800 sq. ft. | 900 sq. ft. | 1000 sq. ft. | 1000 sq. ft. | | |

Footnotes for the PUD – Planned Unit Development District:

None

OFFICIAL SCHEDULE OF PERMITTED USES AND DIMENSIONAL REQUIREMENTS

Zoning District: R-1 – Single- and Two-Family District

Purpose: The purpose of the R-1 (Single- and Two-Family District) is to permit development of rural and near-rural areas which may not have public facilities in the near future.

This district allows single-family dwelling units and two-family dwelling units which may be site-built, modular, or manufactured housing conforming to Sections 1000.90-96.

PUD's allowed as an overlay district.

| Permitted Uses | Conditional Uses |
|---|---|
| <ol style="list-style-type: none"> 1. Accessory uses & structures 2. Home Occupation (see Section 1000.72) 3. Assembly halls, gymnasiums & similar structures when part of a school or place of worship 4. Church & other places of worship 5. Dwellings, detached single-family (see Sections 1000.90-96) 6. Dwellings, two-family 7. Fire & police stations 8. Group home, Class I Type B (see Section 1000.80-84) 9. Libraries 10. Oil/Gas Wells 11. Pavilion 12. Parks 13. Playground (principal use) 14. Playground, Tot-Lot 15. Satellite Dish (see Section 1000.10-15) 16. Schools, public & private 17. Swimming pools, accessory use (private res. only; see Section 1000.52) 18. Tennis courts, private | <ol style="list-style-type: none"> 1. Beauty/Barber shops (see Section 1000.70) 2. Bed & Breakfast¹ 3. Canoe Livery (see Section 1000.70) 4. Cemetery 5. Day Care Center (Type A) 6. Home Occupation (see Section 1000.73) 7. Veterinary Clinic, Kennel, & Animal Shelter² 8. Recreation & Community Center Building 9. Signs, off-premise 101-1200 sq. ft. 10. Wind Energy Systems³ |

OFFICIAL SCHEDULE OF PERMITTED USES AND DIMENSIONAL REQUIREMENTS

Zoning District: R-1 – Single- and Two-Family District

| Principal Structure | Max. Building Density | Min. Lot Area | | Min. Lot Width | | Min. Principal Building Setbacks | | | Min. Accessory Building Setbacks | | | Max. Percentage Lot Coverage | | Max. Building Height | | Min. Floor Area per Dwelling Unit |
|---------------------|-----------------------|--------------------------|---------------|-------------------------|------------|----------------------------------|---------------------|---------------------|----------------------------------|-----------|--------|------------------------------|------------|----------------------|--------------------|-----------------------------------|
| | | No Sewer | With Sewer | No Sewer | With Sewer | Front | Each Side | Rear | Front | Each Side | Rear | No Sewer | With Sewer | Principal Building | Accessory Building | |
| 1-family | | 2 sq. acres ¹ | 20,000 sq.ft. | 250 sq.ft. ⁴ | 100 sq.ft. | 50 ft. ⁵ | 15 ft. ⁵ | 40 ft. ⁵ | 50 ft. | 15 ft. | 15 ft. | 16% ⁴ | 20% | 35 ft. | 35 ft. | 1400 sq. ft. ⁴ |
| 2-family | | 4 sq. acres ⁴ | 80,000 sq.ft. | 500 sq.ft. ⁴ | 200 sq.ft. | 50 ft. ⁵ | 15 ft. ⁵ | 40 ft. ⁵ | 50 ft. | 15 ft. | 15 ft. | 20% ^{1,4} | 20% | 35 ft. | 35 ft. | 1200 sq. ft. ⁴ |

Footnotes for R-1 – Single- and Two-Family District

- 1 Bed & Breakfast Conditional Use Added 4/20/06*
- 2 Veterinary Clinic, Kennel, & Animal Shelter Amended 10/19/11*
- 3 Wind Energy Systems added 3/6/2013*
- 4 Principal Structure 1-Family & 2-Family Amended 7/21/04*
- 5 See also Section 1000.206*

OFFICIAL SCHEDULE OF PERMITTED USES AND DIMENSIONAL REQUIREMENTS

Zoning District: R-2 – Multi-Family District

Purpose: The purpose of the R-2 (Multi-Family) District is to permit development of multi-family residences in groups of not less than 3 or more than 12 dwelling units per building in areas which have the necessary public utilities.

Single- and two-family housing is permitted, but not encouraged, unless part of a PUD as described in Article 15.

PUDs allowed as an overlay district.

| Permitted Uses | Conditional Uses |
|---|---|
| <ol style="list-style-type: none"> 1. Accessory uses and structures incidental to a permitted use which will not create a nuisance or hazard 2. Assembly halls, gymnasiums & similar structures when part of a school or place of worship 3. Churches & other places of worship 4. Dwellings, detached single family (see Section 1000.90-96) 5. Dwellings, two family 6. Dwellings, attached single family such as apartment buildings, row or town houses in groups of not less than 3 nor more than 12 units 7. Fire & police stations 8. Group home, Class I Type B (see Section 1000.80-84) 9. Libraries 10. Oil/Gas Wells 11. Parks 12. Pavilion 13. Playground (principal use) 14. Playground (Tot-lot) 15. Satellite Dish (see Section 1000.10-15) 16. School, public & private 17. Swimming pool, accessory use (private residence, see Section 1000.52) 18. Tennis courts, private 19. Home Occupation (see Section 1000.72) | <ol style="list-style-type: none"> 1. Beauty/Barber shops (see Section 1000.70) 2. Bed & Breakfast¹ 3. Day Care Center 4. Group Homes: Class I, Type A; Class II, Type A, B (see Section 1000.80-85) 5. Home Occupation (see Section 1000.73) 6. Recreation & Community Center Building 7. Nursing Home |

OFFICIAL SCHEDULE OF PERMITTED USES AND DIMENSIONAL REQUIREMENTS

Zoning District: R-2 – Multi-Family District

| Principal Structure | Max. Building Density | Min. Lot Area | | Min. Lot Width | | Min. Principal Bldg Setbacks | | | Min. Accessory Bldg Setbacks | | | Max. Percentage Lot Coverage | | Max. Bldg Height | | Min. Floor Area Per Dwelling Unit | | |
|---------------------|-----------------------|---------------|------------|----------------|------------|------------------------------|-----------|--------|------------------------------|-----------|--------|------------------------------|------------|--------------------|--------------------|-----------------------------------|------------|-------------|
| | | No Sewer | With Sewer | No Sewer | With Sewer | Front | Each Side | Rear | Front | Each Side | Rear | No Sewer | With Sewer | Principal Building | Accessory Building | 1 Bdrm | 2 Bdrm | 3 Bdrm |
| Multi-family | 12 units net acre | | 1 acre | | 200 ft. | 50 ft. | 15 ft. | 15 ft. | 50 ft. | 15 ft. | 15 ft. | | 30% | 35 ft. | 35 ft. | 800 sq.ft. | 900 sq.ft. | 1000 sq.ft. |

Footnotes for R-2 – Multi-Family District:

1 Bed & Breakfast Conditional Use Added 4/20/06

OFFICIAL SCHEDULE OF PERMITTED USES AND DIMENSIONAL REQUIREMENTS

Zoning District: RC – Recreation Commercial District

Purpose: The RC (Recreation Commercial) District allows the development of commercial and club-related recreational land uses that will contribute to the local economy without significantly diminishing the rural character of the Township.

| Permitted Uses | Conditional Uses |
|--|---|
| <ol style="list-style-type: none"> 1. Accessory uses and structures incidental to a permitted use which will not create a nuisance or hazard 2. Campground, recreation 3. Canoe livery 4. Commercial or club-related recreational facilities for sports such as archery, basketball, football/soccer, miniature golf, softball/baseball, tennis, volleyball 5. Dwellings, detached single family 6. Firearm ranges and/or target shooting buildings 7. Gases or liquefied petroleum gases in approved portable metal cylinders for storage or sale 8. Golf courses, driving ranges, pitch & putt, par 3 courses 9. Grounds & facilities for recreational & community center buildings, country clubs, lakes, & other similar facilities operated on a nonprofit basis 10. Group homes, Class I Type B (see Section 1000.80) 11. Horse riding club, riding stables 12. Oil/Gas Wells 13. Parks 14. Pavilion 15. Picnic area 16. Playgrounds (principal use) 17. Playgrounds (Tot-lot) 18. Retail accessory uses wholly within the principal building & without exterior advertising display 19. Satellite Dish (see Section 1000.10) 20. Swimming pools, public & private (see Section 1000.52-.53) 21. Tennis courts, private | <ol style="list-style-type: none"> 1. Amusement Arcade (see Section 1000.20) 2. Wind Energy Systems¹ |

OFFICIAL SCHEDULE OF PERMITTED USES AND DIMENSIONAL REQUIREMENTS

Zoning District: RC – Recreation Commercial District

| Principal Structure | Max. Building Density | Min. Lot Area | Min. Lot Width | | | Min. Principal Building Setbacks ² | | | Min. Accessory Building Setbacks | | | Max. Percentage Lot Coverage | | Max. Building Height | | Min.Floor Area/Dwelling Unit |
|---------------------|-----------------------|---------------|----------------|----------|------------|---|-----------------------|-----------------------|----------------------------------|---------------------|---------------------|------------------------------|------------|----------------------|--------------------|------------------------------|
| | | | With Sewer | No Sewer | With Sewer | Front | Each Side | Rear | Front | Each Side | Rear | No Sewer | With Sewer | Principal Building | Accessory Building | Principal Building |
| Recreation | | 50 acres | 50 acres | 200 ft. | 200 ft. | 100 ft. ^{1,3} | 50 Ft. ^{1,2} | 50 ft. ^{1,2} | 100 ft. ¹ | 50 ft. ¹ | 50 ft. ¹ | 30% | 30% | 35 ft. | 35 ft. | 1400 ⁴ sq. ft. |

Footnotes for R-C – Recreation Commercial District:

- 1 Wind Energy Systems added 3/6/13*
- 2 No parking, loading or maneuvering area shall be located in the required yard areas.*
- 3 See also Section 1000.206*
- 4 Changed from 1200 to 1400 6/14/14*