

ZONING

ARTICLE IV

District Regulations

117.401. Explanation of USE Categories. Four (4) classifications of zoning USES are established in this article which vary in their impact upon the TOWNSHIP and in the procedures by which the USES are AUTHORIZED.

117.401.1. USES BY RIGHT are those USES for which ZONING APPROVAL will be issued by the ZONING ADMINISTRATOR upon his review of the APPLICATION FOR DEVELOPMENT if the APPLICATION FOR DEVELOPMENT indicates compliance with this ORDINANCE.

117.401.2. CONDITIONAL USES are those AUTHORIZED USES which are permitted by approval of the SUPERVISORS in accordance with this ORDINANCE and specifically Article VI.

117.401.3. SPECIAL EXCEPTION USES are those AUTHORIZED USES which are permitted by approval of the BOARD in accordance with this ORDINANCE and specifically Article VII.

117.401.4. PLANNED DEVELOPMENT USES are those AUTHORIZED USES which are permitted by approval of the SUPERVISORS either as a PLANNED RESIDENTIAL DEVELOPMENT in accordance with Article VII of the MPC and this ORDINANCE in Article VIII or as a CONDITIONAL USE using PLANNED DEVELOPMENT procedure in accordance with Article VIII of this ORDINANCE.

117.401.5. USES Not Specifically Listed. USES which are not specifically listed on the Summary Table of Authorized Uses, Section 117.402 or in the Definition of Use Categories, Section 117.401, shall not be permitted in the TOWNSHIP.

117.402. Table of AUTHORIZED USES, ZONING DISTRICTS where USE is AUTHORIZED, and Method of Authorization.

ZONING

117.402.1. PRINCIPAL USES. [Amended 2-12-92 by Ord. No. 209; 1-13-93 by Ord. No. 221; 9-26-94 by Ord. No. 236; 3-12-03 by Ord. No. 311; 6-8-05 by Ord. No. 329; 1-11-06 by Ord. No. 332; 4-11-12 by Ord. No. 375; 8-14-13 by Ord. No. 389]

TABLE OF AUTHORIZED USES ZONING DISTRICTS WHERE USE IS AUTHORIZED, AND METHOD OF AUTHORIZATION

AGRICULTURE

	AG	LDR	MDR	MXU	VLD	BPK	LI	HI
ANIMAL HOSPITAL, LARGE	C	N	N	N	N	N	C	C
ANIMAL HOSPITAL, SMALL	C	N	N	PD	C	N	C	C
Cemetery/Crematorium/Mausoleum	C	N	N	N	N	N	N	N
FARM (and farm residence) (excluding the raising of livestock Or horses)	R	N	N	N	N	N	N	R
Fish hatchery or farm	C	N	N	N	N	N	N	N
GARDEN CENTER	R	N	N	PD	N	N	N	N
Poultry hatchery or farm	C	N	N	N	N	N	N	N
Fur-bearing animal ranch	C	N	N	N	N	N	N	N
KENNEL/Animal Shelter	C	N	N	PD	N	N	C	C
NURSERY/GREENHOUSE	R	N	N	PD	N	N	N	N
Orchard	R	N	N	N	N	N	N	N
Rabbitry	C	N	N	N	N	N	N	C
Raising of livestock or horses (over 2 farm animals or horses)	C	N	N	N	N	N	N	N

CODES:

- R - By Right
- C - Condition
- PD - Planned Development
- SE - Special Exception
- N - Not Permitted

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RESIDENTIAL

	AG	LDR	MDR	MXU	VLD	BPK	LI	HI
SINGLE FAMILY DWELLING [Amended 10-10-18 by Ord. No. 420]	R	R/PD	R/PD	PD	R/PD	N	N	N
APARTMENT BUILDING DWELLING	N	N	N	PD	N	N	N	N
Convent or Monastery	R	R	R	PD	R	N	N	N
GROUP HOME	N	N	R	PD	R	N	N	N
GROUP CARE FACILITY	C	N	C	PD	C	N	N	N
HEALTH CARE FACILITY	C	C	C	PD	C	N	N	N
LOT LINE DWELLING (PRD Only)	N	N	PD	PD	PD	N	N	N
MOBILE HOME PARK	C	N	N	N	N	N	N	N
MULTIPLEX DWELLING	N	N	N	PD	N	N	N	N
NURSING HOME	C	N	C	PD	C	N	N	N
OIL AND GAS DEVELOPMENT [Added 01-12-11 by Ord. No. 370]	C	N	N	N	N	C	C	C
PATIO DWELLING (PRD Only)	N	N	N	PD	PD	N	N	N
BOARDING HOUSE	N	N	N	N	R	N	N	N
TOWN HOUSE DWELLING (PRD Only)	N	N	N	PD	PD	N	N	N
TWIN DWELLING (PRD Only)	N	N	N	PD	PD	N	N	N
VILLAGE DWELLING (PRD Only)	N	N	N	PD	PD	N	N	N
WEAK LINK DWELLING	N	N	N	PD	N	N	N	N

CODES:

- R - By Right
- C - Condition
- PD - Planned Development
- SE - Special Exception
- N - Not Permitted

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NON-RESIDENTIAL

	AG	LDR	MDR	MXU	VLD	BPK	LI	HI
AMPHITHEATER	N	N	N	PD	R	N	N	N
AMUSEMENT ARCADE	N	N	N	PD	N	C	N	N
AMUSEMENT PARK, WATER PARK	N	N	N	PD	N	N	N	N
Auto Rental	N	N	N	PD	N	C	C	C
AUTOMOTIVE REPAIR	N	N	N	PD	C	N	C	C
AUTO SALVAGE/JUNKYARD	N	N	N	N	N	N	N	C
AVIATION-RELATED INDUSTRY (such as air cargo, cargo aircraft maintenance, cargo handling)	N	N	N	N	N	N	N	PD
BAR	N	N	N	PD	C	PD	N	N
Beverage Distributor	N	N	N	PD	C	N	C	N
BILLBOARD	N	N	N	N	N	N	C	N
Bio-Medical Operation	N	N	N	N	N	C	C	C
Blacksmith Shop/Ornamental Iron Workshop	N	N	N	N	N	N	R	R
Boatworks (custom building and repair)	N	N	N	N	N	N	R	R
Building materials sales or storage yard (excluding asphalt or concrete mixing)	N	N	N	PD	SE	N	R	R
BULK FUEL STORAGE	N	N	N	N	N	N	N	C
BULK MATERIALS OR MACHINERY STORAGE	R	N	N	N	N	N	N	R
BUS TERMINAL [Amended 01-09-02 by Ord. No. 302]	N	N	N	C	N	N	N	C
BUSINESS OR PROFESSIONAL OFFICE [Amended 03-12-08 by Ord. No. 351]	N	N	N	PD	R	R	C	C
Camp or campground with overnight camping, vacation cottages or rental cabins	C	N	N	N	N	N	N	N
Carpet and rug cleaning plant	N	N	N	N	N	N	N	R
Car Wash	N	N	N	C	N	N	N	C
Cemetery [Amended 06-08-05 by Ord. No. 329]	N	N	N	R	PD	N	N	N

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	AG	LDR	MDR	MXU	VLD	BPK	LI	HI
CHURCH	R	R	R	PD	R	N	N	N
Chemical Plant	N	N	N	N	N	N	N	C
CLINIC	N	N	N	PD	R	PD	N	N
COLLECTION AND RECYCLING FACILITY	N	N	N	N	N	N	SE	SE
Commercial Parking Lot	N	N	N	C	N	N	N	C
Community Garage	N	N	R	R	R	N	N	N
Concrete or Asphalt Batch Plant	N	N	N	N	N	N	N	C
CONSTRUCTION SHEDS or TRAILERS	R	R	R	R	R	R	R	R
CONVENIENCE STORE	N	N	C	PD	C	N	C	N
Convention Center	N	N	N	N	N	N	N	N
COMMERCIAL or TRADE SCHOOL	N	N	N	PD	N	C	C	N
DAY CAMP	C	N	N	PD	N	N	N	N
DAY CARE CENTER, ADULT and CHILD/NURSERY SCHOOL/PRE-SCHOOL	C	N	C	PD	C	C	C	N
DAY CARE HOME, ADULT and CHILD	N	C	C	PD	C	N	N	N
DISPENSARY [Added 04-13-17 by Ord. No. 369]	N	N	N	N	N	C	C	C
Drive-in Theater	N	N	N	PD	N	N	N	N
Dry Cleaning Plant serving more than one (1) outlet	N	N	N	N	N	N	R	R
Dyeing Plant	N	N	N	N	N	N	N	R
EMERGENCY SERVICES, PRIVATE	N	N	N	PD	N	N	N	N
ESSENTIAL SERVICES	R	R	R	R	R	R	R	R
EXTERMINATOR	N	N	N	N	N	N	R	R
EXTRACTION OF MINERALS	C	C	C	C	C	C	C	C
Fairground	R	N	N	PD	N	N	N	N
FINANCIAL INSTITUTION	N	N	N	PD	R	R	N	N
Food processing and packing plant	N	N	N	N	N	N	R	R

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	AG	LDR	MDR	MXU	VLD	BPK	LI	HI
FUEL GENERATION PLANT	N	N	N	N	N	N	N	C
Furniture Refinishing Plant	N	N	N	N	N	N	R	R
GASOLINE SERVICE STATION	N	N	N	PD	C	N	C	C
GOLF COURSE AND COUNTRY CLUB	C	PD	PD	N	PD	PD	N	N
Golf Driving Range [Amended 2-14-96 by Ord. No. 242]	C	PD	PD	PD	N	PD	C	C
Miniature Golf [Amended 2-14-96 by Ord. No. 242]	C	N	N	PD	N	N	C	C
GROWER/PROCESSOR [Amended 04-13-17 by Ord. No. 409]	N	N	N	N	N	C	C	N
HEALTH AND FITNESS RELATED ESTABLISHMENT	N	N	N	PD	R	PD	N	N
HEAVY MANUFACTURING	N	N	N	N	N	N	N	PD
HOTEL/MOTEL [Amended 4-11-12 by Ord. No. 375]	N	N	N	PD/C	C	PD/C	N	N
HOSPITAL	N	N	N	PD	N	PD	N	N
INCINERATORS/LANDFILL	N	N	N	N	N	N	N	C
Large Mechanical Repair [Amended 8-9-95 by Ord. No. 243]	N	N	N	N	N	N	R	R
LARGE RETAIL	N	N	N	PD	N	PD	N	N
LAUNDRY AND DRYCLEANING ESTABLISHMENT	N	N	N	PD	R	R	R	R
LIGHT MANUFACTURING	N	N	N	PD	N	C	R	R
Light Mechanical Repair (e.g. bicycle, TV)	N	N	N	PD	R	R	R	N
Lodge for Fraternal Order	N	N	N	PD	N	N	N	N
MINI-WAREHOUSE	N	N	N	PD	N	N	C	C
Monument Works	N	N	N	N	N	N	R	R
Mortuary/Funeral Home	N	N	N	PD	R	N	N	N
NATURAL GAS COMPRESSOR STATIONS [Added 12-10-14 by Ord. No. 397]	N	N	N	N	N	N	N	C
NEWS AND MAGAZINE STORE	N	N	N	PD	N	C	N	N
NIGHTCLUB	N	N	N	PD	C	PD	N	N
NIGHTCLUB (ADULT ENTERTAINMENT)	N	N	N	N	N	N	N	C

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	AG	LDR	MDR	MXU	VLD	BPK	LI	HI
OIL & GAS DEVELOPMENT *on parcel of land that exceeds thirty (30) acres [Added 01-12-11 by Ord. No. 370] [Revised 12-12-12 by Ord. No. 384]	C	C*	N	N	N	C	C	C
OIL & GAS IMPOUNDMENTS (including fresh water and waste water impoundments) [Added 10-12-14 by Ord. No. 395]	N	N	N	N	N	N	N	C
PERSONAL SERVICES	N	N	PD	PD	R	N	N	N
PHARMACY	N	N	N	PD	R	R	N	N
PILOT PLANT, (HIGH IMPACT)	N	N	N	N	N	N	N	C
PILOT PLANT, (LOW IMPACT)	N	N	N	PD	N	SE	SE	R
Printing/Publishing Plant	N	N	PD	N	C	C	R	N
PRIVATE RECREATION FACILITY	N	N	N	PD	C	C	N	N
Public Garage	N	N	N	R	R	R	R	R
Public Office	N	N	N	PD	R	R	N	N
PUBLIC or SEMI-PUBLIC Park or Recreation Facility	C	C	C	PD	C	C	C	C
Public Service Building or Garage (e.g. ambulance, fire, police, rescue)	SE	SE	SE	PD	SE	SE	SE	SE
Race Track (e.g. auto, dog, go-kart, harness, horse, motorcycle)	N	N	N	PD	N	N	N	N
RESTAURANT, DRIVE-IN	N	N	N	PD	N	C	C	N
RESTAURANT, FAST FOOD	N	N	N	C	R	R	R	N
RESTAURANT (STANDARD)	N	N	N	PD	C	PD	N	N
Scientific laboratory (Indoor) [Renamed 9-26-19 by Ord. 428]	N	N	N	PD	N	C	C	N
Scientific laboratory (Outdoor) [Added 9-26-19 by Ord. 428]	N	N	N	N	N	C	C	C
School - PUBLIC or PRIVATE	SE	SE	SE	PD	SE	SE	SE	SE
SHOPPING CENTER: REGIONAL - Over 500,000 s.f. NEIGHBORHOOD - less than 150,000 s.f. COMMUNITY - 150,000 to 500,000 s.f.	N N N	N N N	N N N	PD PD PD	PD PD PD	PD PD PD	N N N	N N N
SMALL RETAIL	N	N	N	PD	R	N	N	N

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	AG	LDR	MDR	MXU	VLD	BPK	LI	HI
SOLAR ENERGY FACILITY [Added 4-10-19 by Ord. No. 424]	C	N	N	C	N	C	C	C
Sports Arena	N	N	N	PD	N	N	N	N
Theater (indoor)	N	N	N	PD	PD	PD	N	N
Trade Shop (including cabinet, carpentry, planing, plumbing, refinishing and paneling) [Amended 8-9-95 by Ord. No. 243]	N	N	N	PD	SE	N	R	N
TRUCK TERMINAL	N	N	N	N	N	N	C	R
Utility or Broadcasting Stations or Towers [Added 7-9-97 by Ord. No. 260]	N	N	N	N	N	N	N	C
VEHICLE SALES [Added 8-9-95 by Ord. No. 243]	N	N	N	PD	N	C	C	N
WAREHOUSE [Amended 3-12-03 by Ord. No. 311]	N	N	N	PD	N	R	R	R
Wholesale Business and Storage [Amended 3-12-03 by Ord. No. 311]	N	N	N	PD	N	R	R	R
Wind Energy System [Added 06-11-08 by Ord. No. 354]	C	C	C	C	C	C	C	C
Utility Grid Wind Energy System [Added 06-11-08 by Ord. No. 354]	N	N	N	N	N	N	N	C

CODES:

- R - By Right
- C - Condition
- PD - Planned Development
- SE - Special Exception
- N - Not Permitted

117.402.2. ACCESSORY USES. [Amended 1-13-93 by Ord. No. 221; 6-8-05 Ord. No. 329; 1-11-06 Ord. No. 332; 6-13-07 Ord. No. 343]

TABLE OF ACCESSORY USES

	AG	LDR	MDR	MXU	VLD	BPK	LI	HI
Administration BUILDING (D)	R	N	N	C	C	C	C	C
Air-Conditioning Unit	R	R	R	R	R	R	R	R
AMUSEMENT ARCADE	N	N	N	C	C	N	N	N
Radio and TV Antenna	C	C	C	C	C	C	C	C
BED AND BREAKFAST	R	R	R	N	R	N	N	N
CARETAKER'S RESIDENCE	SE	N	N	SE	SE	N	SE	SE

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	AG	LDR	MDR	MXU	VLD	BPK	LI	HI
CHILD DAY CARE CENTER Accessory to Business or Professional Office	N	N	N	PD	C	C	C	N
Accessory Commercial Use in Conjunction with a Residential Use	N	SE	SE	SE	SE	N	N	N
Conversion Apartment (E)	N	N	N	R	R	N	N	N
CREMATORIUM [Added 7-11-18 by Ord. No. 419]	N	N	N	PD	R	N	N	N
DRIVE-IN SERVICE	N	N	N	C	C	C	C	C
Dumpster	R	N	R	R	R	R	R	R
EMPLOYEE DINING FACILITY	R	N	N	R	R	R	R	R
FENCE	R	R	R	R	R	R	R	R
Freestanding Chimney	N	N	N	N	N	N	R	R
FUNERAL HOME [Added 7-11-18 by Ord. No. 419]	N	N	N	PD	R	N	N	N
GARAGE and CARPORT (A)	R	R	R	R	R	N	N	N
GREENHOUSE	R	R	R	R	R	N	N	N
HOME OCCUPATION	R	R	R	R	R	N	N	N
Keeping of Bees	R	R	R	R	R	N	N	N
Keeping of Chickens	R	R	R	R	R	N	N	N
Keeping of Ferrets [Added 4-10-19 by Ord. No. 423]	R	R	R	R	R	N	N	N
Keeping of Poultry, Other than Chickens	R	R	R	N	N	N	N	N
Keeping of Rabbits	R	R	R	R	R	N	N	N
Keeping of Vietnamese Pot-Bellied Pigs [Added 4-10-19 by ord. No. 423]	R	R	R	R	R	N	N	N
Oil and Gas Development *on parcel of land that exceeds thirty (30) acres. [Amended 01-12-11 by Ord. No. 370] [Revised 12-12-12 by Ord. No. 384]	C	C*	N	N	N	C	C	C
Outdoor Storage, Sales or Display Areas	R	N	N	SE	SE	N	SE	R
Public Garages	N	N	N	R	R	R	R	R

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	AG	LDR	MDR	MXU	VLD	BPK	LI	HI
Private Automobile Collection [Amended 6-8-05 by Ord. No. 329]	R	R	R	R	N	N	N	N
PRIVATE KENNEL	R	SE	N	N	N	N	N	N
Restaurants in conjunction with Non-Residential USES	N	N	N	SE	N	SE	N	N
Satellite Dish Antenna	R	R	R	R	R	R	R	R
Second Floor Apartment (B)	N	N	N	R	R	N	N	N
SIGN (Except for BILLBOARD)	R	R	R	R	R	R	R	R
Stabling of Horses	R	C	C	N	N	N	N	N
STORAGE SHED	R	R	R	R	R	R	R	R
STORAGE STRUCTURE	R	N	N	N	N	N	N	N
Swimming Pool (A)	R	R	R	R	R	N	N	N
Swimming Pool (C)	C	C	C	C	C	C	C	C
Tennis Court (A)	R	R	R	R	R	N	N	N
Tennis Court (C)	R	R	R	R	R	R	R	R
Wind Energy System	C	C	C	C	C	C	C	C
Wireless Communication Facilities [Added 12-10-14 by Ord. No. 396]								
- Primary Tower Based	N	N	N	N	N	N	N	C
- Secondary Tower Based (out right-of-way)	C	C	C	C	C	C	C	C
- Secondary Tower Based (in right-of-way)	C	C	C	C	C	C	C	C
- Non-Tower Based (out right-of-way)	C	C	C	C	C	C	C	C
- Non-Tower Based (in right-of-way)	C	C	C	C	C	C	C	C

(A) Accessory to SINGLE-FAMILY DWELLING.

(B) Apartment where the first floor is devoted to a commercial use.

(C) Accessory to PUBLIC or SEMI-PUBLIC USE.

(D) Associated with a principal permitted use.

(E) Conversion Apartment Floor Area Requirements. Minimum floor area per dwelling unit shall be as shown below in determining floor area. Only areas used for living quarters shall be counted; utility rooms, garages, carports, porches, halls stairway and basements are to be excluded.

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<u>Number of Bedrooms</u>	<u>Minimum Floor Area</u>
0	500 square feet
1	650 square feet
2	750 square feet
3	850 square feet
4	950 square feet
5	1050 square feet

117.403. Agricultural District (AG)

117.403.1. Intent. This ZONING DISTRICT is intended to accommodate agricultural and open land USES. The creation of this district recognizes the lack of infrastructure facilities in this ZONING DISTRICT and the need to preserve active farming within the TOWNSHIP.

117.403.2. AUTHORIZED USES BY RIGHT. See Section 117.402, Table of AUTHORIZED USES, to determine which AUTHORIZED USES are AUTHORIZED by Right in the Agricultural District.

117.403.3. AUTHORIZED USES by CONDITIONAL USE. See Section 117.402, Table of AUTHORIZED USES, to determine which AUTHORIZED USES are AUTHORIZED by CONDITIONAL USE in the Agricultural District.

117.403.4. AUTHORIZED USE BY SPECIAL EXCEPTION. See Section 117.402, Table of AUTHORIZED USES, to determine which AUTHORIZED USES are AUTHORIZED by SPECIAL EXCEPTION in the Agricultural District.

117.403.5. Dimensional Standards for Residential USES. **[Amended 2-12-92 by Ord. No. 209]**

	LOT
Minimum LOT size	5 AC
Minimum LOT WIDTH	150'
Maximum IMPERVIOUS SURFACE RATIO	.15 on LOT
Minimum required YARDS:	
Front	35'
Rear	60'
Side	25'

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Direct ACCESS to COLLECTOR ROAD	No
MINIMUM OPEN SPACE RATIO	60%

117.403.6. **[Added 2-12-92 by Ord. No. 209]**
Requirements for CONSTRUCTION SHEDS or CONSTRUCTION TRAILERS.
The use of CONSTRUCTION SHEDS and CONSTRUCTION TRAILERS in connection with site CONSTRUCTION shall be permitted by right, subject to the following regulations and restrictions:

117.403.6.1. Such CONSTRUCTION SHEDS and CONSTRUCTION TRAILERS shall be located on the LOT on which CONSTRUCTION is progressing and shall not be located within twenty-five (25) feet of the boundary line of any ABUTTING residential LOT.

117.403.6.2. Such CONSTRUCTION SHEDS and CONSTRUCTION TRAILERS shall be used only as temporary field offices and for storage of incidental equipment and supplies, and not for any DWELLING whatsoever.

117.403.6.3. Such CONSTRUCTION TRAILERS shall not be moved to or CONSTRUCTION SHEDS erected on a CONSTRUCTION site until the date on or after which CONSTRUCTION actually commences and shall be removed from such site within thirty (30) days after completion of CONSTRUCTION. If CONSTRUCTION is interrupted and ceases for more than sixty (60) days, the CONSTRUCTION TRAILER shall be removed until actual CONSTRUCTION commences again.

117.403.6.4. Prior to moving a CONSTRUCTION TRAILER to a construction site or erecting a CONSTRUCTION SHED, the owner of said LOT shall first apply for and obtain a permit from the ZONING ADMINISTRATOR allowing such USE. Such permit shall automatically expire thirty (30) days after the completion of CONSTRUCTION or upon

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cessation of CONSTRUCTION for more than sixty (60) days or one year after issuance, whichever first occurs.

117.403.6.5. No flammable materials as defined by the Fire Code in Chapter 63 of the Findlay Township Code shall be stored in the CONSTRUCTION TRAILER or CONSTRUCTION SHED.

117.403.6.6. All CONSTRUCTION TRAILERS or CONSTRUCTION SHED shall have at least ten (10) feet on all sides for clearance. Two or more CONSTRUCTION TRAILERS can be joined for passage from trailer to trailer.

117.403.6.7. All CONSTRUCTION TRAILERS or CONSTRUCTION SHEDS shall contain solid floors, electric lights, heat and doors with locks.

117.403.6.8. The steps leading to CONSTRUCTION TRAILERS or CONSTRUCTION SHEDS shall be at least as wide but no more than three (3) feet wider than the entrance door. Maximum riser shall be seven and one-half (7 1/2) inches. Minimum tread shall be eleven inches. A stairway guard and handrail shall be located on each set of steps.

117.403.6.9. Every CONSTRUCTION TRAILER or CONSTRUCTION SHED shall be maintained in clean and orderly condition, with rubbish barrels for waste materials.

117.403.7. Requirements for LOGGING (under 10 acres). LOGGING (under 10 acres) shall be permitted by right, subject to the specific criteria of Chapter 77 of the TOWNSHIP Code, "Logging and Forest Management." **[Added 2-12-92 by Ord. No. 209]**

117.404. Low DENSITY Residential District (LDR).

117.404.1. Intent. This ZONING DISTRICT is intended to accommodate low DENSITY residential and open space USES.

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117.404.2. AUTHORIZED USES by Right. See Section 117.402, Table of AUTHORIZED USES, to determine which AUTHORIZED USES are AUTHORIZED by Right in the Low DENSITY Residential District.

117.404.3. AUTHORIZED USES by CONDITIONAL USE. See Section 117.402, Table of AUTHORIZED USES, to determine which AUTHORIZED USES are AUTHORIZED by CONDITIONAL USE in the Low DENSITY Residential District.

117.404.4. AUTHORIZED USE by SPECIAL EXCEPTION. See Section 117.402, Table of AUTHORIZED USES, to determine which AUTHORIZED USES are AUTHORIZED by SPECIAL EXCEPTION in the Low DENSITY Residential District.

117.404.5. USES Permitted by PLANNED RESIDENTIAL DEVELOPMENT. All USES permitted by right, as CONDITIONAL USES or SPECIAL EXCEPTIONS shall be permitted USES in PLANNED RESIDENTIAL DEVELOPMENTS, subject to any criteria and standards established in this ORDINANCE. See Section 117.402, Table of AUTHORIZED USES, to determine which AUTHORIZED USES are AUTHORIZED by PLANNED RESIDENTIAL DEVELOPMENT in the Low DENSITY Residential District.

RESIDENTIAL SUBDIVISIONS

117.404.6. Dimensional Standards for Residential USES.

	Single LOT
Minimum LOT size	1 AC
Minimum LOT WIDTH	100'
Maximum IMPERVIOUS SURFACE RATIO	.14 on LOT
	Single LOT
Minimum required SETBACK LINES:	
STREET side	25'
Rear	30'
Side	15'
Maximum height	35'
Direct ACCESS to COLLECTOR ROAD	No
MINIMUM OPEN SPACE RATIO	.60

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117.404.7. Dimensional Standards for PLANNED DEVELOPMENT See Section 117.804.7.

117.404.8. Dimensional Standards for CHURCHES.
[Added 2-12-92 by Ord. No. 209]

Minimum LOT Size	2 acres
Minimum LOT Width	200'
Minimum Required YARDS	
STREET Side	50'
Rear	50'
Side	50'
Maximum Height	45'

117.404.9. Requirements for CONSTRUCTION SHEDS and CONSTRUCTION TRAILERS. See Section 117.403.6. **[Added 2-12-92 by Ord. No. 209]**

117.404.10. Requirements for LOGGING (under 10 acres). LOGGING (under 10 acres) shall be permitted by right, subject to the specific criteria of Chapter 77 of the TOWNSHIP Code, "Logging and Forest Management." **[Added 2-12-92 by Ord. No. 209]**

117.405. Medium Density Residential District (MDR).

117.405.1. Intent. This ZONING DISTRICT is intended to accommodate medium DENSITY residential USES.

117.405.2. AUTHORIZED USES BY RIGHT. See Section 117.402, Table of AUTHORIZED USES, to determine which AUTHORIZED USES are AUTHORIZED by Right in the Medium DENSITY Residential District.

117.405.3. AUTHORIZED USES by CONDITIONAL USE. See Section 117.402, Table of AUTHORIZED USES, to determine which AUTHORIZED USES are AUTHORIZED by CONDITIONAL USE in the Medium DENSITY Residential District.

117.405.4. AUTHORIZED USE BY SPECIAL EXCEPTION. See Section 117.402, Table of AUTHORIZED USES, to determine which

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AUTHORIZED USES are AUTHORIZED by SPECIAL EXCEPTION in the Medium DENSITY Residential District.

117.405.5. USES permitted by PLANNED RESIDENTIAL DEVELOPMENT. All USES permitted by right, as CONDITIONAL USES or SPECIAL EXCEPTIONS shall be permitted USES in PLANNED RESIDENTIAL DEVELOPMENTS, subject to any criteria and standards established in this ORDINANCE. See Section 117.402, Table of AUTHORIZED USES, to determine which AUTHORIZED USES are AUTHORIZED by PLANNED RESIDENTIAL DEVELOPMENT in the Medium DENSITY Residential District.

117.405.6. Dimensional Standards for Residential USES.

	Single LOT
Minimum LOT size	12,000 SF
Minimum LOT WIDTH	100'
Maximum IMPERVIOUS SURFACE RATIO	.30 on LOT
Minimum required SETBACK LINES:	
STREET side	25'
Rear	30'
Side	15'
Maximum height	35'
Direct ACCESS to COLLECTOR ROAD	No
Minimum open space ratio	

117.405.7. Dimensional Standards for PLANNED DEVELOPMENT. See Section 117.804.7.

117.405.8. Dimensional Standards for CHURCHES. See Section 117.404.8. **[Added 2-12-92 by Ord. 209]**

117.405.9. Requirements for CONSTRUCTION SHEDS and CONSTRUCTION TRAILERS. See Section 117.403.6. **[Added 2-12-92 by Ord. No. 209]**

117.405.10. Requirements for LOGGING (under 10 acres). LOGGING (under 10 acres) shall be permitted by right, subject to the specific criteria of Chapter 77 of the TOWNSHIP Code, "Logging and Forest Management." **[Added 2-12-92 by Ord. 209]**

117.406. Village District (VLD).

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117.406.1. Intent. This ZONING DISTRICT is intended to accommodate existing DEVELOPMENT and expanded DEVELOPMENT in the "Imperial" and "Clinton" areas. The creation of this district recognizes their historical importance to the TOWNSHIP, their central locations and anticipated improved ACCESS to new highway systems, and their function in the political, social, and economic life of the TOWNSHIP.

117.406.2. AUTHORIZED USES BY RIGHT. See Section 117.402, Table of AUTHORIZED USES, to determine which AUTHORIZED USES are AUTHORIZED by Right in the Village District.

117.406.3. AUTHORIZED USES by CONDITIONAL USE. See Section 117.402, Table of AUTHORIZED USES, to determine which AUTHORIZED USES are AUTHORIZED by CONDITIONAL USE in the Village District.

117.406.4. AUTHORIZED USE BY SPECIAL EXCEPTION. See Section 117.402, Table of AUTHORIZED USES, to determine which AUTHORIZED USES are AUTHORIZED by SPECIAL EXCEPTION in the Village District.

117.406.5. USES BY PLANNED DEVELOPMENTS, PD-VLD. See Section 117.402, Table of AUTHORIZED USES, to determine which AUTHORIZED USES are AUTHORIZED by PLANNED DEVELOPMENTS in the Village District.

All USES permitted by right, as CONDITIONAL USES or SPECIAL EXCEPTION shall be permitted USES in PLANNED RESIDENTIAL DEVELOPMENTS, subject to any criteria and standards, established in this ORDINANCE.

117.406.5.1. Residential USES in PLANNED RESIDENTIAL DEVELOPMENT: SINGLE FAMILY DWELLING, LOT LINE DWELLING, TWIN DWELLING and PATIO DWELLING.

117.406.6. Dimensional Standards for RESIDENTIAL USES (VLD).

	Single LOT
Minimum LOT size	10,000 SF
Minimum LOT WIDTH	75'
Maximum IMPERVIOUS SURFACE RATIO	.35

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Minimum required YARDS	
STREET side	20'
Rear	30'
Side	10'
Required Ag/buffer	B or C
Maximum height	35'
	Single LOT
Direct ACCESS to COLLECTOR ROAD	No
MINIMUM OPEN SPACE RATIO	.25

117.406.7. Dimensional Standards for NONRESIDENTIAL USES (VLD). **[Amended 2-12-92 by Ord. No. 209; Amended 12-9-92 by Ord. No. 214]**

	LOT	PRD
Minimum PARCEL size	20,000 SF	20,000
Minimum PARCEL width	100'	100'
Minimum required SETBACK LINES:		
STREET side	25'	25'
Rear	30'	30'
Side	15'	15'
	LOT	PRD
Maximum height	45'	45'
Required Ag. BUFFERYARD	B - C	B - C
Direct ACCESS to COLLECTOR ROAD	No	Possible for common ACCESS road
MINIMUM OPEN SPACE RATIO	.20	

117.406.8. Dimensional Standards for PLANNED DEVELOPMENTS. See Section 117.804.7.

117.406.9. Requirements for CONSTRUCTION SHEDS and CONSTRUCTION TRAILERS. See Section 117.403.6. **[Added 2-12-92 by Ord. No. 209]**

117.406.10. MIXED USES. A BUSINESS OR PROFESSIONAL OFFICE, or a SMALL RETAIL store may be conducted on the

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first floor of a SINGLE FAMILY DWELLING. **[Added 2-12-92 by Ord. No. 209]**

117.406.11. Requirements for LOGGING (under 10 acres). LOGGING (under 10 acres) shall be permitted by right, subject to the specific criteria of Chapter 77 of the TOWNSHIP Code, "Logging and Forest Management." **[Added 2-12-92 by Ord. No. 209]**

117.407. MIXED USE District (MXU).

117.407.1. Intent. This ZONING DISTRICT is intended to accommodate both business and high DENSITY residential land USES within the ZONING DISTRICT. The creation of this district recognizes that certain areas of the TOWNSHIP are suited for both business and high DENSITY residential USES.

117.407.2. AUTHORIZED USES BY RIGHT. See Section 117.402, Table of AUTHORIZED USES, to determine which AUTHORIZED USES are AUTHORIZED BY RIGHT in the MIXED USE DISTRICT. ²⁻¹²⁻⁹²**[Amended 2-12-92 by Ord. No. 209]**

117.407.3. AUTHORIZED USES by CONDITIONAL USE. See Section 117.402, Table of AUTHORIZED USES, to determine which AUTHORIZED USES are AUTHORIZED by CONDITIONAL USE in the MIXED USE DISTRICT. **[Amended 2-12-92 by Ord. No. 209]**

117.407.4. AUTHORIZED USE BY SPECIAL EXCEPTION. See Section 117.402, Table of AUTHORIZED USES, to determine which AUTHORIZED USES are AUTHORIZED BY SPECIAL EXCEPTION in the MIXED USE DISTRICT. **[Amended 2-12-92 by Ord. No. 209]**

117.407.5. USES PERMITTED BY PLANNED DEVELOPMENT. See Section 117.402, Table of AUTHORIZED USES, to determine which AUTHORIZED USES are AUTHORIZED by PLANNED DEVELOPMENT in the MIXED USE District.

117.407.6. Dimensional Standards for RESIDENTIAL USES, See Section 117.804.

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117.407.7. Dimensional Standards for NONRESIDENTIAL USES, PD-MXU.

USE	Min. LOT Area	Min. LOT WIDTH	DISTRICT	DISTRICT	Minimum Required		
			IMPERV. SURFACE RATIO	FLOOR AREA RATIO	SETBACK LINES		
					Front	Rear	Side
RETAIL	2 AC	200'	0.7	0.6	30'	30'	15'
BUSINESS OR PROFESSIONAL OFFICE	2 AC	200'	0.7	2.0	50'	50'	50'
MANUFACTURING	5 AC	500'	0.7	0.5	50'	50'	50'
PUBLIC and SEMI-PUBLIC USES	1 AC	100'	0.7	1.0	50'	50'	50'
OTHER AUTHORIZED USES	2 AC	200'	0.7	0.6	30'	30'	15'

117.407.8. FLOOR AREA Bonus. The SUPERVISORS, on the recommendation of the PLANNING COMMISSION, may grant a FLOOR AREA RATIO bonus to a maximum FAR of 4.0. Said bonus shall be based upon the APPLICANT providing a parking STRUCTURE to meet area parking demands. The maximum bonus shall be granted only when PARKING SPACES provided in the STRUCTURE include parking for adjacent properties and when the parking STRUCTURE includes PUBLIC spaces and commercial or business uses along its STREET facade.

117.407.9. Requirements for CONSTRUCTION SHEDS and CONSTRUCTION TRAILERS. See Section 117.403.6. **[Added 2-12-92 by Ord. No. 209]**

117.407.10. Requirements for LOGGING (under 10 acres). LOGGING (under 10 acres) shall be permitted by right, subject to the specific criteria of Chapter 77 of the TOWNSHIP Code, "Logging and Forest Management." **[Added 2-12-92 by Ord. No. 209]**

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117.408. Business Park District (BPK).

117.408.1. Intent. This ZONING DISTRICT is intended to accommodate office and light industrial DEVELOPMENT. It is the purpose of this ZONING DISTRICT to prevent the uncontrolled DEVELOPMENT of business uses along the TOWNSHIP'S expressways and ARTERIAL ROADS.

117.408.2. AUTHORIZED USES BY RIGHT. See Section 117.402, Table of AUTHORIZED USES, to determine which AUTHORIZED USES are AUTHORIZED by Right in the Business Park District.

117.408.3. AUTHORIZED USES by CONDITIONAL USE. See Section 117.402, Table of AUTHORIZED USES, to determine which AUTHORIZED USES are AUTHORIZED by CONDITIONAL USE in the Business Park District.

117.408.4. AUTHORIZED USE BY SPECIAL EXCEPTION. See Section 117.402, Table of AUTHORIZED USES, to determine which AUTHORIZED USES are AUTHORIZED by SPECIAL EXCEPTION in the Business Park District.

117.408.5. USE Permitted by PLANNED RESIDENTIAL DEVELOPMENTS, PIB-PD. All USES permitted by right, as CONDITIONAL USES or SPECIAL EXCEPTION. See Section 117.402, Table of AUTHORIZED USES, to determine which AUTHORIZED USES are AUTHORIZED by PLANNED RESIDENTIAL DEVELOPMENTS in the Business Park District.

117.408.6. Dimensional Standards.

	LOT	PIB-PD
Minimum LOT size	3 AC	1 AC
Minimum LOT WIDTH	250'	100'
Minimum required setbacks:		
STREET side	50'	50'
Rear	50'	10-100'
Side	25'	10-100'
Required Ag. BUFFERYARD	B - C	B - C

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AUTHORIZED USES are AUTHORIZED by SPECIAL EXCEPTION in the Light Industrial District.

117.409.5. USES Permitted by PLANNED DEVELOPMENTS, PLID. All USES permitted by right, as CONDITIONAL USES or SPECIAL EXCEPTION shall be permitted USES in PLANNED UNIT DEVELOPMENTS, subject to any criteria and standards established in this ORDINANCE. See Section 117.402, Table of AUTHORIZED USES, to determine which AUTHORIZED USES are AUTHORIZED by PLANNED DEVELOPMENTS in the Light Industrial District.

117.409.6. Dimensional Standards.

	LOT	PD-LI
Minimum LOT size	1AC	1AC
Minimum LOT WIDTH	100'	100'
Minimum required SETBACK LINES:		
STREET side	50'	50'
Rear	50'	10'-100'
Side	25'	10'-100'
Required Ag. BUFFERYARD	B - C	B - C
Direct ACCESS to COLLECTOR ROAD	No	Yes

117.409.7. Industrial Standards. The following standards shall apply to all research, DEVELOPMENT and industrial CONSTRUCTION or DEVELOPMENT, whether new facilities or expansion of existing operations proposed after the enactment of this ORDINANCE:

117.409.7.1. The proposed plan of the DEVELOPMENT of the SITE, as indicated by the location, height and bulk of the BUILDINGS or BUILDINGS and SIGNS, the arrangement of vehicular entrances and interior road network, the layout of the parking lots and truck servicing areas, the extent of SITE GRADING, landscaping and tree planting, and the existing DEVELOPMENT on adjacent PARCELS shall be shown on a rendered architectural drawing which also mentions the proposed exterior materials of the BUILDING or BUILDINGS.

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117.409.7.2. ACCESS to the SITE shall be directly from an ARTERIAL ROAD, except for an optional controlled exit for emergency use only.

117.409.7.3. Materials used in or produced by an AUTHORIZED USE in the LI District, including waste and residual products, may be stored outside the BUILDING or BUILDINGS as an ACCESSORY USE by SPECIAL EXCEPTION provided the requirements of this ORDINANCE and of the applicable COUNTY, State and Federal regulatory agencies are met.

117.409.7.4. The constituents of process stack emissions, such as particulates, sulfur dioxide, noxious gases and volatile organic compounds, shall be identified by the operator as to the chemical compounds and mass emission rates (such as pounds per day, etc.) and shall meet the requirements of COUNTY, State, and Federal law.

117.409.8. Requirements for CONSTRUCTION SHEDS and CONSTRUCTION TRAILERS. See Section 117.403.6. **[Added 2-12-92 by Ord. No. 209]**

117.409.9. Requirements for LOGGING (under 10 acres). LOGGING (under 10 acres) shall be permitted by right, subject to the specific criteria of Chapter 77 of the TOWNSHIP Code, "Logging and Forest Management." **[Added 2-12-92 by Ord. No. 209]**

117.410. Heavy Industrial District (HI).

117.410.1. Intent. This ZONING DISTRICT is intended to accommodate industrial and MANUFACTURING USES which are characterized by high volumes of vehicular traffic, odors, vibrations or glare. It is also the purpose of this district to insure the appropriate USE and DEVELOPMENT of each SITE and to minimize or eliminate the impact of the undesirable aspects of industrial operations on current and future land USES of adjacent PARCELS and upon residents of the TOWNSHIP.

117.410.2. AUTHORIZED USES BY RIGHT. See Section 117.402, Table of AUTHORIZED USES, to determine which

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AUTHORIZED USES are AUTHORIZED by Right in the Heavy Industrial District.

117.410.3. AUTHORIZED USES by CONDITIONAL USE. See Section 117.402, Table of AUTHORIZED USES, to determine which AUTHORIZED USES are AUTHORIZED by CONDITIONAL USE in the Heavy Industrial District.

117.410.4. AUTHORIZED USE BY SPECIAL EXCEPTION. See Section 117.402, Table of AUTHORIZED USES, to determine which AUTHORIZED USES are AUTHORIZED by SPECIAL EXCEPTION in the Heavy Industrial District.

117.410.5. USES Permitted by PLANNED DEVELOPMENTS, PHID. All USES permitted by right, as CONDITIONAL USES or SPECIAL EXCEPTION shall be permitted USES in PLANNED DEVELOPMENTS, subject to any criteria and standards established in this ORDINANCE. See Section 117.402, Table of AUTHORIZED USES, to determine which AUTHORIZED USES are AUTHORIZED by PLANNED DEVELOPMENTS in the Heavy Industrial District.

117.410.6. Dimensional Standards.

	LOT	PHID
Minimum LOT size	10 AC	10 AC
Minimum LOT width	500'	500'
Minimum required SETBACK LINES:		
STREET side	50'	50'
Rear	50'	10'-100'
Side	25'	10'-100'
Required Ag. BUFFERYARD		
Direct ACCESS to COLLECTOR ROAD	Yes	Yes

117.410.7. Industrial Standards. The following standards shall apply to all research, DEVELOPMENT, WAREHOUSE and industrial CONSTRUCTION or DEVELOPMENT, whether new facilities or expansion of existing operations proposed after the enactment of this ORDINANCE:

117.410.7.1. The proposed plan of the DEVELOPMENT of the property, as indicated by the location, height and bulk of the BUILDINGS or BUILDINGS and SIGNS, the

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arrangement of vehicular entrances and interior road network, the layout of the parking lots, lighting, and truck delivery and servicing areas, the extent of SITE GRADING, landscaping and tree planting, and the existing DEVELOPMENT on adjacent PARCELS must be shown on a rendered architectural drawing which also mentions the proposed exterior materials of the BUILDING or BUILDINGS.

117.410.7.2. ACCESS to the SITE shall be directly from an ARTERIAL ROAD or COLLECTOR ROAD, except for an optional controlled exit for emergency use only.

117.410.7.3. Materials used in or produced by an AUTHORIZED USE in the HI District, including waste and residual products, may be stored outside the BUILDING or BUILDINGS as an ACCESSORY USE by SPECIAL EXCEPTION provided the requirements of this ORDINANCE and of the applicable COUNTY, State and Federal regulatory agencies are met.

117.410.7.4. The constituents of process stack emissions, such as particulates, sulfur dioxide, noxious gases and volatile organic compounds, shall be identified by the operator as to the chemical compounds and mass emission rates (such as pounds per day, etc.) and shall meet the requirements of COUNTY, State, and Federal law.

117.410.8. Requirements for CONSTRUCTION SHEDS and CONSTRUCTION TRAILERS. See Section 117.403.6. **[Added 2-12-92 by Ord. No. 209]**

117.410.9. Requirements for LOGGING (under 10 acres). LOGGING (under 10 acres) shall be permitted by right, subject to the specific criteria of Chapter 77 of the TOWNSHIP Code, "Logging and Forest Management." **[Added 2-12-92 by Ord. No. 209]**

117.410.10. MIXED USES. A COMMUNICATION FACILITY may share a site or lot with any USE permitted in the HI District subject to the express standards and criteria of Section 117.604.52 "Utility or Broadcasting Stations or Towers." **[Added 7-9-97 by Ord. No. 260]**

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117.411. Urban Core District (UC). [Deleted 1-11-06 by Ord. No. 332]

117.412. Urban Development District (UD). [Deleted 1-11-06 by Ord. No. 332]

117.413. Medium Density Residential-Special District (MDR-S). [Added 1-13-93 by Ord. No. 220A]

117.413.1. Intent. This ZONING DISTRICT is intended to accommodate medium DENSITY residential USES in addition to TOWNHOUSE DWELLINGS.

117.413.2. AUTHORIZED USES BY RIGHT. TOWNHOUSE DWELLINGS, in addition to all AUTHORIZED USES which are AUTHORIZED by Right in the Medium DENSITY Residential District. See Section 117.402, Table of AUTHORIZED USES.

117.413.3. AUTHORIZED USES by CONDITIONAL USE. All AUTHORIZED USES which are AUTHORIZED by CONDITIONAL USE in the Medium DENSITY Residential District. See Section 117.402, Table of AUTHORIZED USES.

117.413.4. AUTHORIZED USES by SPECIAL EXCEPTION. All AUTHORIZED USES which are AUTHORIZED by SPECIAL EXCEPTION in the Medium DENSITY Residential District.

117.413.5. Dimensional Standards for Residential USES.

Minimum LOT AREA	1500 sq. ft. per unit
Maximum number of attached TOWNHOUSE DWELLINGS	10 units
Minimum required YARDS;	
Front	25 ft.
Rear	30 ft.
Side	30 ft.
Maximum on-LOT IMPERVIOUS SURFACE RATIO	.60
Minimum on-LOT PARKING SPACES	2 per unit, GARAGE required

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Maximum height 35 ft.

117.413.6. Dimensional Standards for CHURCHES. See Section 117.404.8.

117.413.7. Requirements for CONSTRUCTION SHEDS and CONSTRUCTION TRAILERS. See Section 117.403.6.

117.413.8. Requirements for LOGGING (under 10 acres). LOGGING (under 10 acres) shall be permitted by right, subject to the specific criteria of Chapter 77 of the TOWNSHIP CODE, "Logging and Forest Management."