

The Township is divided into the districts set forth by this chapter and as shown by the district boundaries on the Official Zoning District Map. **The zoning districts are:**

- C-D Conservation District**
 - A-1 Rural Residential District**
 - R-1 Suburban Residential District**
 - R-V Village Residential District**
 - B-1 Business District**
 - I-1 Industrial District**
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Part 4, C-D Conservation District

§ 400. Purpose. [Ord. 2007-2, 5/22/2007]

The purpose of the C-D Conservation District is to preserve natural features and resources, particularly State game lands, and to provide for compatible principal and accessory structures.

§ 401. Authorized Uses. [Ord. 2007-2, 5/22/2007; as amended by Ord. 2009-6, 8/20/2009; by Ord. 2010-3, 9/1/2010; and by Ord. 2010-4, 11/8/2010, § 1]

In the C-D Conservation District, only the following uses are authorized:

- A. Permitted uses.
 - (1) **Principal uses.**
 - (a) Agriculture, subject to § 1208.
 - (b) Communications antenna mounted on an existing building, public utility storage or transmission structure or existing communications tower, subject to § 1211.
 - (c) Essential services.
 - (d) Forestry.
 - (e) Oil and gas pipelines, subject to § 1214. [Amended by Ord. 2015-8, 9/21/2015]
 - (f) Reentry drilling, subject to notice provision in § 1103, Subsection 49.
 - (g) Public buildings.
 - (h) Public recreation.
 - (i) Single-family dwellings.
 - (j) Traffic control sites, subject to notice provision in § 1103, Subsection 47. [Added by Ord. 2015-8, 9/21/2015]
 - (k) Certified small temporary water facilities. [Added by Ord. 2015-8, 9/21/2015]
 - (2) **Accessory uses.** The following accessory uses are permitted when accessory to any permitted use, conditional use or use by special exception authorized in this district:
 - (a) Accessory structures, subject to § 1203C.
 - (b) No-impact home-based businesses, subject to § 1212.
 - (c) Off-street parking and loading, subject to Part 13.
 - (d) Private residential swimming pools, subject to § 1203C.
 - (e) Signs, subject to Part 14.
 - (f) Temporary housing for well site workers, subject to § 1215.
 - (g) Other accessory uses customarily incidental to and on the same lot with any permitted use, conditional use or use by special exception authorized in this district.

B. Conditional uses.

- (1) Principal uses.
 - (a) Cemetery, subject to § 1103, Subsection 8.
 - (b) Mineral extraction, subject to § 1103, Subsection 23.
 - (c) Natural gas compressor station, subject to § 1103, Subsection 28.
 - (d) Recreational vehicle park, subject to § 1103, Subsection 44. [Added by Ord. 2013-1, 9/9/2013EN]
 - (e) Shooting range, subject to § 1103, Subsection 35.
 - (f) (Reserved)
 - (g) (Reserved)
 - (h) Oil and gas development, subject to § 1103, Subsection 45. [Added by Ord. 2015-8, 9/21/2015]
 - (i) Certified water storage facilities (small, medium, large and MLVTs), subject to § 1103, Subsection 46. [Added by Ord. 2015-8, 9/21/2015]
 - (j) Storage depot(s) and truck staging area(s), subject to § 1103, Subsection 48. [Added by Ord. 2015-8, 9/21/2015]
 - (k) Reentry-related operations, subject to § 1103, Subsection 50. [Added by Ord. 2015-8, 9/21/2015]
 - (l) Public utility installation/substation, subject to § 1103, Subsection 33. [Added by Ord. 2015-8, 9/21/2015]
- (2) Accessory uses: none.

C. Uses by special exception.

- (1) Principal uses.
 - (a) Communications tower, subject to § 1103, Subsection 9.
 - (b) Noncommercial recreation, subject to § 1103, Subsection 27.

§ 402. Area and Bulk Regulations. [Ord. 2007-2, 5/22/2007]

In the C-D Conservation District, all uses shall be subject to the following regulations, except as they may be modified by the express standards and criteria for the specific conditional uses contained in Part 11:

Type	Requirement
Minimum lot area	
Agriculture	10 acres
Single-family dwelling	2 acres
All other principal uses	2 acres
Minimum lot width	200 feet
Maximum lot coverage	15%
Minimum front yard	50 feet
Minimum rear yard	
Principal structures	50 feet
Accessory structures	20 feet
Minimum side yard	
Single-family dwelling	20 feet
All other principal structures	30 feet
Accessory farm structures	60 feet
All other accessory structures	20 feet
Special yard requirements	See § 1203
Permitted projections into required yards	See § 1204
Maximum height	
Farm structures, other than feed storage	50 feet
Farm feed storage structures	100 feet
All other principal structures	2 1/2 stories, but no more than 50 feet
Accessory structures	1 story, but no more than 20 feet

Height exceptions See § 1205

§ 403. Off-Street Parking and Loading. [Ord. 2007-2, 5/22/2007] See Part 13.

§ 404. Signs. [Ord. 2007-2, 5/22/2007] See Part 14.

§ 405. Screening and Landscaping. [Ord. 2007-2, 5/22/2007]

Part 5, A-1 Rural Residential District

§ 500. Purpose. [Ord. 2007-2, 5/22/2007]

The purpose of the A-1 Rural Residential District is to provide for agriculture and low-density single-family residential development in rural areas of the Township where public sewers are not available and to provide for accessory uses and compatible public and semipublic uses as conditional uses.

§ 501. Authorized Uses. [Ord. 2007-2, 5/22/2007; as amended by Ord. 2009-6, 8/20/2009; by Ord. 20101-3, 9/1/2010 and by Ord. 2010-4, 11/8/2010, § 2]

In the A-1 Rural Residential District, only the following uses are authorized:

A. Permitted uses.

- (1) Principal uses.
 - (a) Agriculture, subject to § 1208.
 - (b) Boarding stable, subject to § 1208.
 - (c) Churches.
 - (d) Communications antenna mounted on an existing building, public utility storage or transmission structure or existing communications tower, subject to § 1211.
 - (e) Essential services.
 - (f) Forestry.
 - (g) Garden nursery or greenhouse, subject to § 1208.
 - (h) Kennel, subject to § 1208.
 - (i) Oil and gas pipelines, subject to § 1214. [Amended by Ord. 2015-8, 9/21/2015]
 - (j) Reentry drilling, subject to notice provision in § 1103, Subsection 49. [Amended by Ord. 2015-8, 9/21/2015]
 - (k) Pet grooming.
 - (l) Public buildings.
 - (m) Public recreation.
 - (n) Schools, public or private.
 - (o) Single-family dwellings.
 - (p) Traffic control sites, subject to notice provision in § 1103, Subsection 47. [Added by Ord. 2015-8, 9/21/2015]
 - (q) Certified small temporary water facilities. [Added by Ord. 2015-8, 9/21/2015]

(2) Accessory uses. The following accessory uses are permitted when accessory to any permitted use, conditional use or use by special exception authorized in this district:

- (a) Accessory structures, subject to § 1203C.
- (b) No-impact home-based business, subject to § 1212.
- (c) Off-street parking and loading, subject to Part 13.
- (d) On-site sales accessory to a farm, subject to § 1210.
- (e) Private residential swimming pools, subject to § 1203C.
- (f) Private stables, subject to § 1208.
- (g) Signs, subject to Part 14.
- (h) Temporary construction trailer, model home or sales office, subject to § 1207.
- (i) Temporary housing for well site workers, subject to § 1215.
- (j) Other accessory uses customarily incidental to and on the same lot with any permitted use, conditional use or use by special exception authorized in this district.

B. Conditional uses.

- (1) Principal uses.
 - (a) Airport, subject to § 1103, Subsection 2.
 - (b) Cemetery, subject to § 1103, Subsection 8.
 - (c) Equestrian center, subject to § 1103, Subsection 13.
 - (d) Mineral extraction, subject to § 1103, Subsection 23.
 - (e) Mobile home park, subject to § 1103, Subsection 25.
 - (f) Compressor stations and processing plants, subject to § 1103, Subsection 28. [Amended by Ord. 2015-3, 5/12/2015; and by Ord. 2015-8, 9/21/2015]
 - (g) Recreational vehicle park, subject to § 1103, Subsection 44. [Added by Ord. 2013-1, 9/9/2013EN]
 - (h) Shooting range, subject to § 1103, Subsection 35.
 - (i) Sportsmen's club, subject to § 1103, Subsection 37.
 - (j) Wind power generating facility, subject to § 1103, Subsection 42.
 - (k) Oil and gas development, subject to § 1103, Subsection 45. [Added by Ord. 2015-8, 9/21/2015]
 - (l) Certified water storage facilities (small, medium, large and MLVTs), subject to § 1103, Subsection 46. [Added by Ord. 2015-8, 9/21/2015]
 - (m) Storage depot(s) and truck staging area(s), subject to § 1103, Subsection 48. [Added by Ord. 2015-8, 9/21/2015]
 - (n) Reentry-related operations, subject to § 1103, Subsection 50. [Added by Ord. 2015-8, 9/21/2015]
 - (o) Public utility installation/substation, subject to § 1103, Subsection 33. [Added by Ord. 2015-8, 9/21/2015]
 - (p) Public utility substation, subject to § 1103, Subsection 33. [Added by Ord. 2015-9, 9/28/2015]
- (2) Accessory uses: none.

C. Uses by special exception.

- (1) Principal uses.
 - (a) Animal hospital, subject to § 1103, Subsection 3.
 - (b) Communications tower, subject to § 1103, Subsection 9.
 - (c) Day-care center or preschool facility in a church or school, subject to § 1103, Subsection 12.
 - (d) Golf course or golf or country club, subject to § 1103, Subsection 17.
 - (e) Noncommercial recreation, subject to § 1103, Subsection 27.
 - (f) Public utility installation, subject to § 1103, Subsection 33.
 - (g) Riding academy, subject to § 1103, Subsection 34.
 - (h) Temporary use or structure, other than a temporary construction trailer, model home or sales office, subject to § 1103, Subsection 38.
- (2) Accessory uses.
 - (a) Bed-and-breakfast, subject to § 1103, Subsection 5.
 - (b) Family day-care home, subject to § 1103, Subsection 14.
 - (c) Home occupation, subject to § 1103, Subsection 18.
 - (d) Private-use helipad or private landing strip, subject to § 1103, Subsection 31.
 - (e) Wind power generating facility, private, subject to § 1103, Subsection 43.

§ 502. Area and Bulk Regulations. [Ord. 2007-2, 5/22/2007]

In the A-1 Rural Residential District, all uses shall be subject to the following regulations, except as they may be modified by the express standards and criteria for the specific conditional uses or uses by special exception contained in Part 11:

Type	Requirement
Minimum lot area	
Agriculture, nursery or greenhouse	10 acres
Boarding stable or riding academy	10 acres
Golf course	30 acres
Kennel	5 acres
Single-family dwelling	

Without public sewers	2 acres	
With public sewers	1 acre	
All other principal uses	2 acres	
Minimum lot width	200 feet	
Maximum lot coverage	30%	
Minimum front yard	50 feet	
Minimum rear yard		
Principal structures	50 feet	
Accessory structures	20 feet	
Minimum side yard		
Single-family dwelling	20 feet	
All other principal structures	30 feet	
Accessory farm structures	60 feet	
All other accessory structures	20 feet	
Special yard requirements	See § 1203	
Permitted projections into required yards		See § 1204
Maximum height		
Farm structures, other than feed storage	50 feet	
Farm feed storage structures	100 feet	
All other principal structures	2 1/2 stories, but no more than 45 feet	
Accessory structures		
Farm structures	50 feet	
All others	1 story, but no more than 20 feet	
Height exceptions	See § 1205	

§ 503. Off-Street Parking and Loading. [Ord. 2007-2, 5/22/2007] See Part 13.

§ 504. Signs. [Ord. 2007-2, 5/22/2007] See Part 14.

§ 505. Screening and Landscaping. [Ord. 2007-2, 5/22/2007] See § 1202.

Part 6, R-1 Suburban Residential District

§ 600. Purpose. [Ord. 2007-2, 5/22/2007]

The purpose of this district is to encourage single-family developments at suburban densities in locations in the Township where public sewers exist or are anticipated in the future and to provide for accessory uses and compatible public and semipublic uses as conditional uses.

§ 601. Authorized Uses. [Ord. 2007-2, 5/22/2007; as amended by Ord. 2009-6, 8/20/2009; and by Ord. 2010-3, 9/1/2010EN]

In the R-1 Suburban Residential District, only the following uses are authorized:

A. Permitted uses.

- (1) Principal uses.
 - (a) Churches.
 - (b) Communications antenna mounted on an existing building or public utility storage or transmission structure, subject to § 1211.
 - (c) Essential services.
 - (d) Forestry.
 - (e) Oil and gas drilling subsurface facilities.
 - (f) Public buildings.
 - (g) Public recreation.
 - (h) Schools, public or private.
 - (i) Single-family dwellings.

- (2) **Accessory uses.** The following accessory uses are permitted when accessory to any permitted use, conditional use or use by special exception authorized in this district:
- (a) Accessory structures, subject to § 1203C.
 - (b) No-impact home-based business, subject to § 1212.
 - (c) Off-street parking and loading, subject to Part 13.
 - (d) On-site sales accessory to a farm, subject to § 1210.
 - (e) Private residential swimming pools, subject to § 1203C.
 - (f) Signs, subject to Part 14.
 - (g) Temporary construction trailer, model home or sales office, subject to § 1207.
 - (h) Other accessory uses customarily incidental to and on the same lot with any permitted use, conditional use or use by special exception authorized in this district.

B. Conditional uses.

- (1) Principal uses.
 - (a) Cemetery, subject to § 1103, Subsection 8.
 - (b) Hospital, subject to § 1103, Subsection 19.
 - (c) Medical clinic, subject to § 1103, Subsection 19.
 - (d) Nursing home, subject to § 1103, Subsection 19.
 - (e) Planned residential development, subject to Part 10.
 - (f) Public utility substation, subject to § 1103, Subsection 33. [Added by Ord. 2015-9, 9/28/2015]
- (2) Accessory uses: none.

C. Uses by special exception.

- (1) Principal uses.
 - (a) Bed-and-breakfast, subject to § 1103, Subsection 5.
 - (b) Day-care center or preschool facility in a church or school, subject to § 1103, Subsection 12.
 - (c) Noncommercial recreation, subject to § 1103, Subsection 27.
 - (d) Personal-care boarding home, subject to § 1103, Subsection 29.EN
- (2) Accessory uses.
 - (a) Family day-care home, subject to § 1103, Subsection 14.
 - (b) Home occupation, subject to § 1103, Subsection 18.

§ 602. Area and Bulk Regulations. [Ord. 2007-2, 5/22/2007]

In the R-1 Suburban Residential District, all uses shall be subject to the following regulations, except as they may be modified by Part 10 governing planned residential development or by the express standards and criteria for the specific conditional uses or uses by special exception contained in Part 11:

Type	Requirement
Minimum lot area	
Single-family dwelling	
Without public sewers	1 acre
With public sewers	10,890 square feet
All other principal uses	1 acre
Minimum lot width	
Single-family dwelling	100 feet
All other principal uses	150 feet
Maximum lot coverage	35%
Minimum front yard	40 feet
Minimum rear yard	
Principal structures	40 feet
Accessory structures	See § 1203C
Minimum side yard	
Single-family dwelling	20 feet

- All other principal structures 20 feet
- Accessory structures See § 1203C
- Special yard requirements See § 1203
- Permitted projections into required yards See § 1204
- Maximum height
 - All principal structures 2 1/2 stories, but no more than 45 feet
 - All accessory structures 1 story, but no more than 20 feet
- Height exceptions See § 1205

§ 603. Off-Street Parking and Loading. [Ord. 2007-2, 5/22/2007] See Part 13.

§ 604. Signs. [Ord. 2007-2, 5/22/2007] See Part 14.

§ 605. Screening and Landscaping. [Ord. 2007-2, 5/22/2007] See § 1202.

Part 7, R-V Village Residential District

§ 700. Purpose. [Ord. 2007-2, 5/22/2007]

The purpose of this district is to preserve the established neighborhoods in the Township where higher-density housing already exists, to provide additional opportunities for higher-density housing and to allow for limited commercial uses to serve the residents in appropriate locations along main streets in these villages.

§ 701. Authorized Uses. [Ord. 2007-2, 5/22/2007; as amended by Ord. 2009-6, 8/20/2009; and by Ord. 2010-3, 9/1/2010EN]

In the R-V Village Residential District, only the following uses are authorized:

A. Permitted uses.

- (1) Principal uses.
 - (a) Churches.
 - (b) Essential services.
 - (c) Forestry.
 - (d) Oil and gas drilling subsurface facilities.
 - (e) Public buildings.
 - (f) Public recreation.
 - (g) Schools, public or private.
 - (h) Single-family dwellings.
 - (i) Two-family dwellings.
- (2) **Accessory uses.** The following accessory uses are permitted when accessory to any permitted use, conditional use or use by special exception authorized in this district:
 - (a) Accessory structures, subject to § 1203C.
 - (b) No-impact home-based business, subject to § 1212.
 - (c) Off-street parking and loading, subject to Part 13.
 - (d) Private residential swimming pools, subject to § 1203C.
 - (e) Signs, subject to Part 14.
 - (f) Temporary construction trailer, model home or sales office, subject to § 1207.
 - (g) Other accessory uses customarily incidental to and on the same lot with any permitted use, conditional use, or use by special exception authorized in this district.

B. Conditional uses.

- (1) Principal uses.
 - (a) Garden apartments, subject to § 1103, Subsection 16.
 - (b) Medical clinic, subject to § 1103, Subsection 19.
 - (c) Nursing home, subject to § 1103, Subsection 19.
 - (d) Townhouses, subject to § 1103, Subsection 16.

(e) Public utility substation, subject to § 1103, Subsection 33. [Added by Ord. 2015-9, 9/28/2015]

(2) Accessory uses: none.

C. Uses by **special exception**.

(1) Principal uses.

(a) Day-care center, subject to § 1103, Subsection 12.

(b) Personal-care boarding home, subject to § 1103, Subsection 29.

(c) Private club, subject to § 1103, Subsection 30.EN

(2) Accessory uses.

(a) Bed-and-breakfast, subject to § 1103, Subsection 5.

(b) Family day-care home, subject to § 1103, Subsection 14.

(c) Home occupation, subject to § 1103, Subsection 18.

(d) Noncommercial recreation, subject to § 1103, Subsection 27.

§ 702. Area and Bulk Regulations. [Ord. 2007-2, 5/22/2007]

In the R-V Village Residential District, all uses shall be subject to the following regulations, except as they may be modified by the express standards and criteria for the specific conditional uses or uses by special exception contained in Part 11:

Type	Requirement
Minimum lot area	
Garden apartments and townhouses	1 acre
All other uses	8,400 square feet
Minimum lot width	
Garden apartments and townhouses	100 feet
All other uses	60 feet
Maximum lot coverage	40%
Maximum dwelling unit density	6 units per acre
Minimum distance between buildings (where 2 or more buildings exist on the same lot)	20 feet
Minimum front yard	35 feet
Minimum rear yard	
All principal structures	25 feet
Accessory structures	10 feet
Minimum side yard	
All principal structures	10 feet
Accessory structures	10 feet
Special yard requirements	See § 1203
Permitted projections into required yards	See § 1204
Maximum height	
All principal structures	3 stories, but no more than 45 feet
All accessory structures	1 story, but no more than 20 feet
Height exceptions	See § 1205

§ 703. Off-Street Parking and Loading. [Ord. 2007-2, 5/22/2007] See Part 13.

§ 704. Signs. [Ord. 2007-2, 5/22/2007] See Part 14.

§ 705. Screening and Landscaping. [Ord. 2007-2, 5/22/2007] See § 1202.

Part 8, B-1 Business District

§ 800. Purpose. [Ord. 2007-2, 5/22/2007]

The purpose of this district is to provide opportunities along major highways for commercial development that meets the general needs of the population for shopping and services.

§ 801. Authorized Uses. [Ord. 2007-2, 5/22/2007; as amended by Ord. 2009-6, 8/20/2009; and by Ord. 2010-3, 9/1/2010]

In the B-1 Business District, only the following uses are authorized:

A. Permitted uses.

- (1) Principal uses.
 - (a) Automobile service station.
 - (b) Banks and financial institutions.
 - (c) Bar or tavern.
 - (d) Business or professional offices.
 - (e) Business services.
 - (f) Commercial recreation.
 - (g) Commercial school.
 - (h) Communications antenna mounted on an existing building or public utility storage or transmission structure, subject to § 1211.
 - (i) Contracting business.
 - (j) Convenience store.
 - (k) Day-care center.
 - (l) Essential services.
 - (m) Forestry.
 - (n) Garden apartments existing on the date of adoption of this chapter.
 - (o) Garden nursery.
 - (p) Indoor amusement.
 - (q) Laundromat.
 - (r) Motel/hotel.
 - (s) Oil and gas drilling subsurface facilities.
 - (t) Personal services.
 - (u) Pet grooming.
 - (v) Public buildings.
 - (w) Public recreation.
 - (x) Repair shop.
 - (y) Restaurant, including fast-food restaurant.
 - (z) Retail businesses.
 - (aa) Single-family dwellings existing on the date of adoption of this chapter.
 - (bb) Truck and heavy equipment rental, sales and service.
 - (cc) Vehicle accessory sales and installation.
 - (dd) Vehicle rental, sales and service.
- (2) **Accessory uses.** The following accessory uses are permitted when accessory to any permitted use, conditional use or use by special exception authorized in this district:
 - (a) Drive-through facilities, subject to § 1206.
 - (b) Off-street parking and loading, subject to Part 13.
 - (c) Signs, subject to Part 14.
 - (d) Temporary construction trailer, model home or sales office, subject to § 1207.
 - (e) Other accessory uses customarily incidental to and on the same lot with any permitted use, conditional use or use by special exception authorized in this district.

B. Conditional uses.

- (1) Principal uses.
 - (a) Apartment in combination with business, subject to § 1103, Subsection 4.
 - (b) Contractor's yard, subject to § 1103, Subsection 11.
 - (c) Light manufacturing, subject to § 1103, Subsection 22.
 - (d) Medical clinic, subject to § 1103, Subsection 19.
 - (e) Nursing home, subject to § 1103, Subsection 19.
 - (f) Public parking garage, subject to § 1103, Subsection 32.
 - (g) Public parking lot, subject to § 1103, Subsection 32.
 - (h) Shopping center, subject to § 1103, Subsection 36.
 - (i) Wholesale business, subject to § 1103, Subsection 41.
 - (j) Public utility substation, subject to § 1103, Subsection 33. [Added by Ord. 2015-9, 9/28/2015]
- (2) Accessory uses: none.

C. Uses by special exception.

- (1) Principal uses.
 - (a) Animal hospital, subject to § 1103, Subsection 3.
 - (b) Car wash, subject to § 1103, Subsection 7.
 - (c) Comparable uses not specifically listed, subject to § 1103, Subsection 10.
 - (d) Funeral home, subject to § 1103, Subsection 15.
 - (e) Mini-warehouse/self-storage facility, subject to § 1103, Subsection 24.
 - (f) Mobile home sales, service and storage, subject to § 1103, Subsection 25.
 - (g) Private club, subject to § 1103, Subsection 30.
 - (h) (Reserved)EN
 - (i) Temporary use or structure, other than a temporary construction trailer, model home or sales office, subject to § 1103, Subsection 38.
- (j) Vehicle repair garage, subject to § 1103, Subsection 40.
- (2) Accessory uses: none.

§ 802. Area and Bulk Regulations. [Ord. 2007-2, 5/22/2007]

In the B-1 Business District, all uses shall be subject to the following regulations, except as they may be modified by the express standards and criteria for the specific conditional uses and uses by special exception contained in Part 11:

Type	Requirement
Minimum lot area	
Without public sewers	43,560 square feet
With public sewers	10,890 square feet
Minimum lot width	100 feet
Maximum lot coverage	50%
Minimum front yard	35 feet
Minimum rear yard	
All principal structures	
Adjoining any C-D, A-1, R-1 or R-V District	40 feet
All others	20 feet
Accessory structures	10 feet
Minimum side yard	
All principal structures	
Adjoining any C-D, A-1, R-1 or R-V District	40 feet
All others	15 feet
Accessory structures	15 feet
Special yard requirements	See § 1203
Permitted projections into required yards	See § 1204

Maximum height

All principal structures 3 stories, but no more than 45 feet

All accessory structures 1 story, but no more than 20 feet

Height exceptions See § 1205

§ 803. Off-Street Parking and Loading. [Ord. 2007-2, 5/22/2007] See Part 13.

§ 804. Signs. [Ord. 2007-2, 5/22/2007] See Part 14.

§ 805. Screening and Landscaping. [Ord. 2007-2, 5/22/2007] See § 1202.

Part 9, I-1 Industrial District

§ 900. Purpose. [Ord. 2007-2, 5/22/2007]

The purpose of this district is to provide for a mix of heavy commercial and light industrial uses in appropriate locations in the Township on sites that have adequate area to accommodate the uses and that can be reasonably buffered from adjoining zoning classifications.

§ 901. Authorized Uses. [Ord. 2007-2, 5/22/2007; as amended by Ord. 2009-6, 8/20/2009; Ord. 2010-3, 9/1/2010; and by Ord. 2010-4, 11/8/2010, § 3]

In the I-1 Industrial District, only the following uses are authorized:

A. **Permitted uses.**

- (1) Principal uses.
 - (a) Bar or tavern.
 - (b) Business or professional offices.
 - (c) Business services.
 - (d) Commercial recreation.
 - (e) Commercial school.
 - (f) Communications antenna mounted on an existing building, public utility storage or transmission structure or an existing communications tower, subject to § 1211.
 - (g) Contracting business.
 - (h) Contractor's yard.
 - (i) Essential services.
 - (j) Garden nursery.
 - (k) Heavy manufacturing.
 - (l) Light manufacturing.
 - (m) Mini-warehouse/self-storage facility.
 - (n) Oil and gas pipelines, subject to § 1214. [Amended by Ord. 2015-8, 9/21/2015]
 - (o) Reentry drilling, subject to notice provision in § 1103, Subsection 49.EN [Amended by Ord. 2015-8, 9/21/2015]
 - (p) Repair shop.
 - (q) Research and development.
 - (r) Restaurant, including fast-food restaurant.
 - (s) Supply yard.
 - (t) Truck and heavy equipment rental, sales and service.
 - (u) Vehicle rental, sales and service.
 - (v) Vehicle repair garage.
 - (w) Warehousing and distribution.
 - (x) Wholesale business.
 - (y) Traffic control sites, subject to notice provision in § 1103, Subsection 47. [Added by Ord. 2015-8, 9/21/2015]
 - (z) Certified small temporary water facilities. [Added by Ord. 2015-8, 9/21/2015]

(2) **Accessory uses.** The following accessory uses are permitted when accessory to any permitted use, conditional use or use by special exception authorized in this district:

- (a) Off-street parking and loading, subject to Part 13.
- (b) Signs, subject to Part 14.

- (c) Temporary construction trailer, model home or sales office, subject to § 1207.
- (d) Temporary housing for well site workers, subject to § 1215.
- (e) Other accessory uses customarily incidental to and on the same lot with any permitted use, conditional use or use by special exception authorized in this district.

B. Conditional uses.

- (1) Principal uses.
 - (a) Adult businesses, subject to § 1103, Subsection 1.
 - (b) Junkyard or salvage yard, subject to § 1103, Subsection 20.
 - (c) Landfill, subject to § 1103, Subsection 21.
 - (d) Mineral extraction, subject to § 1103, Subsection 23.
 - (e) Natural gas compressor station; natural gas processing facility, subject to § 1103, Subsection 28.
 - (f) Truck terminal, subject to § 1103, Subsection 39.
 - (g) Oil and gas development, subject to § 1103, Subsection 45. [Added by Ord. 2015-8, 9/21/2015]
 - (h) Certified water storage facilities (small, medium, large and MLVTs), subject to § 1103, Subsection 46. [Added by Ord. 2015-8, 9/21/2015]
 - (i) Storage depot(s) and truck staging area(s), subject to § 1103, Subsection 48. [Added by Ord. 2015-8, 9/21/2015]
 - (j) Reentry-related operations, subject to § 1103, Subsection 49. [Added by Ord. 2015-8, 9/21/2015]
 - (k) Public utility installation/substation, subject to § 1103, Subsection 33. [Added by Ord. 2015-8, 9/21/2015; and by Ord. 2015-9, 9/28/2015]
- (2) Accessory uses: none.

C. Uses by special exception.

- (1) Principal uses.
 - (a) Billboards, subject to § 1103, Subsection 6.
 - (b) Communications tower, subject to § 1103, Subsection 9.
 - (c) Comparable uses not specifically listed, subject to § 1103, Subsection 10.
 - (d) Temporary use or structure, other than a temporary construction trailer, model home or sales office, subject to § 1103, Subsection 38.
 - (2) Accessory uses: none.
- § 902. Area and Bulk Regulations. [Ord. 2007-2, 5/22/2007]

In the I-1 Industrial District, all uses shall be subject to the following regulations, except as they may be modified by the express standards and criteria for the specific conditional uses and uses by special exception contained in Part 11:

Type	Requirement	
Minimum lot area		
	Without public sewers	43,560 square feet
	With public sewers	21,780 square feet
Minimum lot width		150 feet
Maximum lot coverage		65%
Minimum front yard		35 feet
Minimum rear yard		
	All principal structures	
	Adjoining any C-D, A-1, R-1 or R-V District	50 feet
	All others	30 feet
	Accessory structures	15 feet
Minimum side yard		
	All principal structures	
	Adjoining any C-D, A-1, R-1 or R-V District	50 feet
	All others	15 feet
	Accessory structures	15 feet

Special yard requirements See § 1203
Permitted projections into required yards See § 1204
Maximum height
 All principal structures 60 feet
 All accessory structures 25 feet
Height exceptions See § 1205

§ 903. Off-Street Parking and Loading. [Ord. 2007-2, 5/22/2007] See Part 13.

§ 904. Signs. [Ord. 2007-2, 5/22/2007] See Part 14.

§ 905. Screening and Landscaping. [Ord. 2007-2, 5/22/2007] See § 1202.

Part 10, Planned Residential Development (please notify Township)

§ 1203. Special Yard Requirements. [Ord. 2007-2, 5/22/2007]

In addition to the yard requirements specified in each zoning district, the following yard requirements shall apply in all zoning districts to the applicable circumstances described below:

- A. Corner lots. Corner lots shall provide front yards on each street frontage. The remaining two yards shall constitute side yards. There shall be no rear yard required.
- B. Nonconforming lots of record: See § 1503.
- C. Accessory structures. In all zoning districts, the following regulations shall apply to accessory structures:
- (1) Private swimming pools accessory to a dwelling.
- (a) Swimming pools accessory to a dwelling shall be located at least 10 feet from the dwelling or any property line. Swimming pools shall not be permitted in the front yard. All swimming pools and the equipment necessary for maintaining the pool shall be completely enclosed by a fence that is at least four feet in height and that has a self-closing and self-latching gate. The dwelling may constitute a part of the required enclosure.
- (b) For an aboveground swimming pool that is completely enclosed by a railing around the entire perimeter, where the combined height of the pool and railing is at least four feet above the adjacent ground level at all points, and that has a self-latching retractable ladder, the pool shall not be required to be fenced. All other aboveground swimming pools shall be fenced in accordance with the requirements of this Subsection C(1).
- (2) Structures accessory to business and industrial uses.
- (a) In the I-1 Industrial and B-1 Business Districts, no accessory structure to a business, industrial or warehousing use shall be permitted in a front yard. Accessory structures shall be permitted in a side or rear yard, provided that they shall be located at least 20 feet from the side or rear lot line.
- (b) In no case shall any motorized vehicle, whether immobilized or not, nor any trailer or mobile home be utilized as an accessory storage structure, except for construction trailers authorized by § 1207 of this chapter. Any such structure that is a legal nonconforming use, once removed, shall not be replaced.
- (3) Canopies and similar structures. Canopies and similar permanent freestanding roofed structures without walls shall be permitted to cover outdoor seasonal display and sales areas or fuel dispensing areas accessory to authorized uses in the C-1 Highway Commercial and I-1 Industrial and B-1 Business Districts, provided that:
- (a) Such structure may be located in the required front yard.
- (b) Such structure shall be located at least 10 feet from any property line or street right-of-way.
- (c) Such structure shall not be enclosed.
- (d) Such structure shall be removed immediately once the principal use or the use of the accessory structure is discontinued.

(4) Accessory storage structures and detached garages.

(a) On residential lots in the R-V District that have a lot area of less than one acre, storage structures accessory to a single-family dwelling, having a total floor area of 180 square feet or less, shall be located at least five feet from the rear property line and shall be located at least 10 feet from a side property line but shall not be located in any front yard. On lots of one acre or more in the R-V District or in the case of any storage structure having more than 180 square feet of total floor area, the structure shall not be located in the minimum required front yard or side yard setbacks and shall be located at least 10 feet from the rear property line.

(b) In all other districts, all storage structures accessory to a dwelling and all detached garages shall not be located in the minimum required front yard or side yard setbacks and shall be located at least 10 feet from the rear property line.

(c) In no case shall any motorized vehicle, whether immobilized or not, nor any trailer or mobile home be utilized as an accessory storage structure, except for construction trailers authorized by § 1207 of this chapter.

D. Visibility at intersections.

(1) In all zoning districts, no object, including, without limitation, fences, hedges, trees and other plantings, buildings, structures, walls, signs and motor vehicles, exceeding a height of three feet, as measured from the lowest elevation of the center line of any abutting street, shall be temporarily or permanently placed, erected, installed or parked within the clear sight triangle required on a corner lot. The required clear sight triangle on a corner lot shall be determined as follows.

(2) The street lines abutting the corner lot shall form the legs of the clear sight triangle. Each of the legs shall extend a distance of 30 feet from the point of intersection of the street lines abutting the corner lot. The hypotenuse of the clear sight triangle shall be formed by drawing a straight line joining the legs at their farthest point from the vertex of the triangle. (See Illustration in Appendix A.EN)

§ 1204. Permitted Projections into Required Yards. [Ord. 2007-2, 5/22/2007]

The following shall be permitted to project into the minimum required yard in any zoning district as follows:

A. Typical architectural features, including but not limited to bay windows, windowsills, chimneys, cornices and eaves, shall be permitted to project into any required yard no more than 18 inches.

B. Decks and their stairs and unenclosed porches without enclosed habitable foundation and without a roof shall be permitted to project into required front and side yards no more than three feet and shall be no closer to the rear property line than 20 feet.

C. Steps attached to the principal building and open fire escapes shall be permitted to project into any required yard no more than three feet.