

## 3.2 ZONING DISTRICT REGULATIONS

### 3.2.1 Overview

The following sections regulate the uses, dimensional standards, principal building form, landscaping, screening, and off-street parking design. Additional standards related to these items exist throughout the Ordinance and are in effect as applicable.

### 3.2.2 Determinations of Use

If a proposed use is not clearly listed or identified in the Regulated Uses Tables, the Zoning Administrator shall make a determination as to whether or not the proposed use is similar enough to fit within the definition of an existing listed use and should be accommodated. The determination of the Zoning Administrator regarding unclassified uses may be appealed to the Zoning Board of Appeals for a final determination. If a proposed use is found not be similar enough to an existing listed use to be accommodated, a request to add the proposed use through an amendment may be requested subject to the procedures and standards in [Article 13](#).

### 3.2.3 Interpreting District Regulations

- A. The standards provided in the following sections are to be interpreted as the minimal requirements, unless explicitly stated as a maximum.
- B. Regulated uses listed as “By Right” approval type shall require site plan review, where applicable. Regulated uses listed as “Special” approval type shall require a special land use permit, in addition to site plan review.
- C. Regulated uses that have additional supplemental use standards are indicated with the section number where the supplemental use standards can be found. Lack of noted section number or incorrect reference does not waive the requirements of the supplemental standards.
- D. Additional standards applicable to the items regulated for each zoning district, including but not limited to landscaping, fencing, parking, and loading zones, exist within this Ordinance.
- E. Nothing in this Article shall exempt a land use or development from satisfying any additional, applicable standards, or design requirements contained within this Ordinance.
- F. When a parcel is subdivided, it shall follow the regulations in the Township Ordinances regarding Subdivisions and Other Divisions of Land.

## 3.3 RE/F: RURAL ESTATE/FARM DISTRICT

### 3.3.1 Intent & Purpose

The purpose of the rural estate / farm district is to provide open land area for orderly residential growth, continued agricultural use, and residential activities of a rural character that are presently without public water and sewer facilities and are likely to remain without such services into the foreseeable future. It is

further the intent of this district to protect low-density residences, and to maintain and to preserve the rural character of the Township wherever possible.

**3.3.2 Regulated Uses**

RE/F: REGULATED USES	APPROVAL TYPE	SUPPLEMENTAL STANDARDS	MAXIMUM PARKING
<b>Residential / Agricultural Uses</b>			
Agricultural Operations	By Right	<a href="#">Section 6.2</a>	---
Chicken-Keeping	By Right	<a href="#">Section 6.8</a>	---
Forestry Operations	By Right	<a href="#">Section 6.16</a>	---
Horse Stables	By Right	<a href="#">Section 6.21</a>	---
Livery Stables	By Right	<a href="#">Section 6.27</a>	---
Adult Foster Care Family Homes	By Right		0.5 / bed
Family Child Care Homes	By Right		1 / 3 children
Foster Family Group Homes	By Right		---
Foster Family Homes	By Right		---
Home Occupations	By Right	<a href="#">Section 6.20</a>	---
Single-Family Detached Dwellings	By Right	<a href="#">Section 6.41</a>	---
<b>Public / Semi-Public Uses</b>			
Clubhouse Facilities	By Right	<a href="#">Section 6.9</a>	1 / 3 occupancy
Educational Institutions	By Right	<a href="#">Section 6.14</a>	0.5 / occupancy
Golf Courses	Special	<a href="#">Section 6.18</a>	5 / hole + 1 / employee
Public Use – Critical	By Right		---
Public Use – Essential	By Right		---
Public Use – Supporting	By Right		---
Religious Institutions	By Right		0.25 / occupancy
Telecommunication Towers	Special	<a href="#">Section 6.42</a>	---
<b>Industrial Uses</b>			
Extractive Industries	Special	<a href="#">Section 6.15</a>	1 / employee
<b>Other</b>			
Accessory Buildings/Structures	By Right		---
Cemeteries	Special	<a href="#">Section 6.7</a>	0.25 / 1 occupancy
<i>NOTES: Additional parking standards located in <a href="#">Article 5</a>.</i>			

**3.3.3 Dimensional Standards**

RE/F: DIMENSIONAL STANDARDS	
<b>Lot Occupation</b>	
Minimum Lot Width	165 feet
Minimum Lot Area	2.5 acres
Maximum Density	1 dwelling unit / lot
Maximum Lot Coverage	10%
Maximum Impervious Coverage	15%
<b>Principal Structure</b>	
Front Setback	50 feet
Side Setback	40 feet
Rear Setback	50 feet
Maximum Height	25 feet
Minimum Dwelling Size	1,400

RE/F: DIMENSIONAL STANDARDS	
Accessory Structures	
Permitted Locations	Residential Use: Front, side, and rear yards; only one (1) permitted within front yard. Nonresidential Use: Side or rear yard only
Setbacks	Front: Same as principal structure Side & Rear: 50% of principal structure requirements Minimum 10 feet from principal structure
Maximum Height	25 feet
Maximum Number	Square footage of all buildings on the property shall not exceed 10% of total property acreage
Maximum Ground Floor Area*	Less than 2 acres: 1,800 sq. ft. Between 2 acres and 5 acres: 3,200 sq. ft. Greater than 5 acres: 4,000 sq. ft. *If accessory building is located in the front yard, it may only be 50% the square footage of the principal building.
Material	If located in front yard, shall consist of visually comparable material as principal structure
<i>NOTES: Additional accessory building standards located in Article 2.</i>	

### 3.3.4 Landscaping & Fencing

RE/F: FENCING STANDARDS	
Item	Maximum Height
Front Yard Fences	4 feet
Rear & Side Yard Fences	8 feet
<i>NOTES: Additional fencing standards located in Article 2.</i>	

### 3.3.5 Off-Street Parking & Loading

RE/F: OFF-STREET PARKING & LOADING STANDARDS			
Item		Residential Uses	All Other Uses
Off-Street Parking Lots	Location	Front, side, or rear yard	Side or rear yard only
	Front Setback	5 feet	5 feet from front façade
	Side Setback	3 feet	5 feet
	Rear Setback	5 feet	10 feet
	Screening	---	Screened from all residential zoning districts or uses and rights-of-way with an obscuring wall or vegetated screen at a minimum height of 4 feet
	Tree Islands	---	1 tree island at the end of each parking row, plus 1 tree island per 10 parking spaces
Loading Zones	Location	---	Side or rear yard only
	Screening	---	Screened from all residential zoning districts or uses and rights-of-ways

	Loading Spaces	---	1 per 20,000 square feet of gross floor area if use regularly receives deliveries or pick ups
<i>NOTES: Additional parking standards located in Article 5.</i>			

### 3.3.6 Signs

RE/F: SIGN STANDARDS						
Sign Type	Use	Max. Area (sq. ft.)	Max. Height (ft.)	Max Quantity (number)	Illumination	Permit Required
Accessory Sign – Freestanding	Any Non-Residential	20	6	1	Prohibited	Yes
	Stables	32	6	1	Prohibited	Yes
	One-family site condominium development	32	6	1	Prohibited	Yes
Accessory sign – Wall	Any	2	--	1	Prohibited	No
Directional Sign	Any	6	4	--	Prohibited	No
Temporary Sign – Small	Any	8	4	--	Prohibited	No
Changeable Sign – Freestanding	Any Non-Residential	8	8	1	Internal illumination permitted if not facing a residential zoning district or use.	Yes
<i>NOTES: Additional sign standards located in Article 5.</i>						

## 3.4 SFR: SINGLE-FAMILY RESIDENTIAL DISTRICT

### 3.4.1 Intent & Purpose

The Single-Family Residential (SFR) District is intended to provide an environment of predominately low-density, one-family detached dwellings along with other residentially related facilities which serve the residents in the district.

### 3.4.2 Regulated Uses

SFR: REGULATED USES	APPROVAL TYPE	SUPPLEMENTAL STANDARDS	MAXIMUM PARKING
<b>Residential Uses</b>			
Adult Foster Care Family Homes	By Right		0.5/bed
Family Child Care Homes	By Right		1 / 3 children
Foster Family Group Homes	By Right		---
Foster Family Homes	By Right		---
Home Occupations	By Right	<u>Section 6.20</u>	---
Single-Family Detached Dwellings	By Right	<u>Section 6.41</u>	---
<b>Public / Semi-Public Uses</b>			
Clubhouse Facilities	By Right	<u>Section 6.9</u>	1 / 3 occupancy
Golf Courses	Special	<u>Section 6.19</u>	5/hole + 1/employee
Educational Institutions	Special	<u>Section 6.14</u>	0.5/occupancy

SFR: REGULATED USES	APPROVAL TYPE	SUPPLEMENTAL STANDARDS	MAXIMUM PARKING
Public Use – Critical	By Right		---
Public Use – Essential	By Right		---
Public Use – Supporting	By Right		---
Religious Institutions	By Right		0.5/occupancy
Telecommunication Towers	Special	<u>Section 6.42</u>	---
<b>Industrial Uses</b>			
Extractive Industries	Special	<u>Section 6.15</u>	1/employee
<b>Other</b>			
Accessory Buildings/Structures	By Right		--
Cemeteries	Special	<u>Section 6.7</u>	0.25 / 1 occupancy
<i>NOTES: Additional parking standards located in <u>Article 5</u>.</i>			

### 3.4.3 Dimensional Standards

SFR: DIMENSIONAL STANDARDS	
<b>Lot Occupation</b>	
Minimum Lot Width	130 feet
Minimum Lot Area	30,000 square feet
Maximum Lot Coverage	30%
Maximum Impervious Coverage	40%
<b>Principal Structure</b>	
Front Setback	50 feet
Side Setback	20 feet
Rear Setback	40 feet
Maximum Height	25 feet
Minimum Ground Floor Area	1,100 square feet
<b>Accessory Structures</b>	
Permitted Locations	Residential Use: Side and rear yards only. Nonresidential Use: Side or rear yard only
Setbacks	Front: Same as principal structure Side & Rear: 50% of principal structure requirements Minimum 10 feet from principal structure
Maximum Height	25 feet
Maximum Number	Square footage of all buildings on the property shall not exceed 10% of total property acreage
Maximum Ground Floor Area	Less than 2 acres: 1,800 sq. ft. Between 2 acres and 5 acres: 3,200 sq ft. Greater than 5 acres: 4,000 sq. ft.
<i>NOTES: Additional accessory building standards located in <u>Article 2</u>.</i>	

### 3.4.4 Landscaping & Fencing

SFR: FENCING STANDARDS	
Item	Maximum Height
Front Yard Fences	4 feet
Rear & Side Yard Fences	8 feet
<i>NOTES: Additional fencing standards located in <u>Article 2</u>.</i>	

3.4.5 Off-Street Parking & Loading

SFR: OFF-STREET PARKING & LOADING STANDARDS			
Item		Residential Uses	All Other Uses
Off-Street Parking Lots	Location	Front, side, or rear yard	Side or rear yard only
	Front Setback	5 feet	5 feet from front façade
	Side Setback	3 feet	5 feet
	Rear Setback	5 feet	10 feet
	Screening	---	Screened from all residential zoning districts or uses and rights-of-way with an obscuring wall or vegetated screen at a minimum height of 4 feet
	Tree Islands	---	1 tree island at the end of each parking row, plus 1 tree island per 10 parking spaces
Loading Zones	Location	---	Side or rear yard only
	Screening	---	Screened from all residential zoning districts or uses and rights-of-ways
	Loading Spaces	---	1 per 20,000 square feet of gross floor area if use regularly receives deliveries or pick ups

*NOTES: Additional parking standards located in Article 5.*

3.4.6 Signs

SFR: SIGN STANDARDS						
Sign Type	Use	Max. Area (sq. ft.)	Max. Height (ft.)	Max Quantity (number)	Illumination	Permit Required
Accessory Sign – Freestanding	All Non-Residential	20	6	1	Prohibited	Yes
	Stables	32	6	1	Prohibited	Yes
	One-family site condominium development	32	6	1	Prohibited	Yes
Accessory sign – Wall	Any	2	--	1	Prohibited	No
Direction Sign	Any	6	4	--	Prohibited	No
Temporary Sign – Small	Any	8	4	--	Prohibited	No
Changeable Sign – Freestanding	Any Non-Residential	8	8	1	Internal illumination permitted if not facing a residential zoning district or use.	Yes

*NOTES: Additional sign standards located in Article 5.*

3.5 MFR: MULTIPLE-FAMILY RESIDENTIAL DISTRICT

3.5.1 Intent & Purpose

The Multiple-Family Residential (MFR) district is designed to provide sites for multiple-family dwelling structures and related uses which will generally serve as zones of transition between the nonresidential districts and lower-density one-family districts.

3.5.2 Regulated Uses

MFR: REGULATED USES	APPROVAL TYPE	SUPPLEMENTAL STANDARDS	MAXIMUM PARKING
<b>Residential Uses</b>			
Adult Foster Care Large Homes	By Right		0.5 / bed
Adult Foster Care Small Homes	By Right		0.5 / bed
Adult Foster Congregate Care Facilities	By Right		1.5 / employee
Group Childcare Homes	By Right		1 / employee + 1 / 5 children
Multiple-Family Dwellings	By Right	<a href="#">Section 6.32</a>	1.5 / dwelling unit
Nursing Homes	By Right	<a href="#">Section 6.33</a>	0.5 / bed
Senior Living Facilities	By Right	<a href="#">Section 6.39</a>	0.5 / bed
<b>Public / Semi-Public Uses</b>			
Hospitals	By Right	<a href="#">Section 6.22</a>	---
Public Use – Critical	By Right		---
Public Use – Essential	By Right		---
Public Use – Supporting	By Right		---
Telecommunication Towers	Special	<a href="#">Section 6.42</a>	---
<b>Commercial Uses</b>			
Bed & Breakfast Establishments	Special	<a href="#">Section 6.6</a>	1 / room
Seasonal Outdoor Festivals	Special	<a href="#">Section 6.37</a>	**
<b>Industrial Uses</b>			
Extractive Industries	Special	<a href="#">Section 6.15</a>	1 / employee
<b>Other</b>			
Accessory Buildings/Structures	By Right		
Cemeteries	Special	<a href="#">Section 6.7</a>	0.25 / 1 occupancy
<i>NOTES: Additional parking standards located in <a href="#">Article 5</a>.</i>			

3.5.3 Dimensional Standards

MFR: DIMENSIONAL STANDARDS	
<b>Lot Occupation</b>	
Minimum Lot Width	150 feet
Minimum Lot Area	3 acres
Maximum Lot Coverage	50%
Maximum Impervious Coverage	60%
<b>Principal Structure</b>	
Front Setback	50 feet
Side Setback	20 feet
Rear Setback	30 feet
Maximum Height	25 feet

MFR: DIMENSIONAL STANDARDS	
Minimum Dwelling Size	500 square feet
Accessory Structures	
Permitted Locations	Residential Use: Rear yard only Nonresidential use: Side or rear yard only
Setbacks	Same as the principal structure Minimum 10 feet from principal structure
Maximum Height	25 feet
Maximum Number	Square footage of all buildings on the property shall not exceed 10% of total property acreage.
<i>NOTES: Additional accessory building standards located in <a href="#">Article 2</a>.</i>	

### 3.5.4 Landscaping & Fencing

MFR: LANDSCAPING & FENCING STANDARDS	
Item	All Uses
Lot Landscaping	1 tree per lot + 1 tree per 4,000 square feet for the first 24,000 square feet + 1 tree per 6,000 square feet for additional lot area over 24,000 square feet.
Right-of-way Landscaping	1 tree and 6 shrubs per 30 lineal feet of ROW
Buffering & Screening	Side & rear property lines adjacent to residential zoning districts: vegetated screen, obscuring wall/fence, berms, or combination thereof at a minimum height of 6 feet
Front Yard Fences	Maximum height of 4 feet
Rear & Side Yard Fences	Maximum height of 8 feet
<i>NOTES: Additional fencing standards located in <a href="#">Article 2</a>. Additional landscaping standards in <a href="#">Article 5</a>.</i>	

### 3.5.5 Off-Street Parking & Loading

MFR: OFF-STREET PARKING & LOADING STANDARDS		
	Item	All Uses
Off-Street Parking Lots	Location	Side or rear yard only
	Front Setback	5 feet from front façade
	Side Setback	5 feet
	Rear Setback	10 feet
	Screening	--
	Tree Islands	1 tree island at the end of each parking row, plus 1 tree island per 10 parking spaces
Loading Zones	Location	Side or rear yard only
	Screening	Screened from all residential zoning districts or uses and rights-of-ways
	Loading Spaces	1 per 20,000 square feet of gross floor area if use regularly receives deliveries or pick ups
<i>NOTES: Additional parking standards located in <a href="#">Article 5</a>.</i>		

3.5.6 Signs

MFR: SIGN STANDARDS						
Sign Type	Use	Max. Area (sq. ft.)	Max. Height (ft.)	Max Quantity (number)	Illumination	Permit Required
Accessory Sign – Freestanding	All Non-Residential	20	6	1	Prohibited	Yes
	Stables	32	6	1	Prohibited	Yes
	One-family site condominium development, Multi-family residential	32	6	1	Prohibited	Yes
Accessory sign – Wall	Any	2	--	1	Prohibited	No
Directional Sign	Any	6	4	--	Prohibited	No
Temporary Sign – Small	Any	8	4	--	Prohibited	No
Changeable Sign – Freestanding	Any Non-Residential	8	8	1	Internal illumination permitted if not facing a residential zoning district or use.	Yes

*NOTES: Additional sign standards located in Article 5.*

3.6 MHR: MOBILE HOME RESIDENTIAL

3.6.1 Intent & Purpose

The MHR residential manufactured housing districts are intended to provide a suitable environment for the placement of manufactured one-family detached homes with adequate space for each dwelling unit and with proper supporting facilities. All manufactured home developments shall comply with the regulations set forth in the Mobile Home Commission Act, Public Act 96 of 1987, as amended.

3.6.2 Regulated Uses

MHR: REGULATED USES	APPROVAL TYPE	SUPPLEMENTAL STANDARDS	MAXIMUM PARKING
<b>Residential Uses</b>			
Adult Foster Care Family Homes	By Right		0.5 / bed
Family Childcare Homes	By Right		1 / 3 children
Foster Family Group Homes	By Right		---
Foster Family Homes	By Right		---
Home Occupations	By Right	<u>Section 6.20</u>	---
Manufactured One-Family Detached Homes	By Right	<u>Section 6.28</u>	---
<b>Public / Semi-Public Uses</b>			
Public Use – Critical	By Right		---
Public Use – Essential	By Right		---
Public Use – Supporting	By Right		---
Telecommunication Towers	Special	<u>Section 6.42</u>	---

MHR: REGULATED USES	APPROVAL TYPE	SUPPLEMENTAL STANDARDS	MAXIMUM PARKING
<b>Commercial Uses</b>			
Assembly Facilities	By Right		0.5 / occupancy
Manufactured Housing/Mobile Home Sales	By Right	<u>Section 6.29</u>	
Office	By Right		1.5 / employee
Seasonal Outdoor Festivals	Special	<u>Section 6.37</u>	**
<b>Industrial Uses</b>			
Extractive Industries	Special	<u>Section 6.15</u>	1 / employee
<b>Other</b>			
Accessory Buildings/Structures	By Right		
<i>NOTES: Additional parking standards located in Article 5.</i>			

### 3.6.3 Signs

MHR: SIGN STANDARDS						
Sign Type	Use	Max. Area (sq. ft.)	Max. Height (ft.)	Max Quantity (number)	Illumination	Permit Required
Accessory Sign – Freestanding	All Non-Residential	20	6	1	Prohibited	Yes
	Stables	32	6	1	Prohibited	Yes
	One-family site condominium development, Multi-family residential	32	6	1	Prohibited	Yes
Accessory sign – Wall	Any	2	--	1	Prohibited	No
Directional Sign	Any	6	4	--	Prohibited	No
Temporary Sign – Small	Any	8	4	--	Prohibited	No
Changeable Sign – Freestanding	Any Non-Residential	8	8	1	Internal illumination permitted if not facing a residential zoning district or use.	Yes
<i>NOTES: Additional sign standards located in Article 5.</i>						

## 3.7 CC: CORRIDOR COMMERCIAL DISTRICT

### 3.7.1 Intent & Purpose

The intent of the Corridor Commercial (CC) District is to provide for intensive commercial development offering a broad range of goods and services, marketed to the community and residents in surrounding communities. The development pattern is more auto-centric than other districts that allow commercial uses. Accordingly, developments should be compatible in design with adjacent development, buffered or located away from residential areas, focused on site layout, building design and circulation patterns, and accessed off a major thoroughfare or through a cross access easement from a development served by a major thoroughfare.

3.7.2 Regulated Uses

CC: REGULATED USES	APPROVAL TYPE	SUPPLEMENTAL STANDARDS	MAXIMUM PARKING
<b>Public / Semi-Public Uses</b>			
Public Use – Critical	By Right		---
Public Use – Essential	By Right		---
Public Use – Supporting	By Right		---
Telecommunication Towers	Special	<u>Section 6.42</u>	---
<b>Commercial Uses</b>			
Assembly Facilities	By Right		0.5 / 1 occupancy
Automobile Sales and Rentals	By Right	<u>Section 6.4</u>	1 / 5,000 square feet outdoor display area + 1 / 150 square feet indoor area
Automobile Service Stations	Special	<u>Section 6.5</u>	2 / pump + 1 / stall
Bed & Breakfast Establishments	Special	<u>Section 6.6</u>	1 / room
Bars and Lounges	By Right		1 / 3 occupancy
Commercial Kennels	By Right	<u>Section 6.10</u>	0.5 / 1 occupancy
Drive in or Drive Through Services	Special	<u>Section 6.13</u>	2 / window
For-Profit Educational Institutions	By Right	<u>Section 6.14</u>	1 / student + 1 / employee
Funeral Homes	Special	<u>Section 6.17</u>	1 / 3 occupancy
Golf Driving Range and Miniature Golf Courses	By Right	<u>Section 6.19</u>	1 / 1,000 square feet outdoor recreation area
Manufactured Housing/Mobile Home Sales	By Right	<u>Section 6.29</u>	1 / 5,000 square feet outdoor display area + 1 / 150 square feet indoor area
Motels	By Right		1 / guest room
Motor Vehicle Repair Facilities – Major	Special	<u>Section 6.31</u>	3 / stall
Motor Vehicle Repair Facilities – Minor	Special	<u>Section 6.30</u>	3 / stall
Office	By Right		4 / 1,000 square feet
Outdoor Sales and Displays	By Right	<u>Section 6.35</u>	1 / 1,000 square feet
Personal Services	By Right		1 / 150 square feet
Professional Services	By Right		2.5 / employee
Recreational Facilities	By Right		1 / 3 occupancy
Restaurants	By Right		1 / 3 occupancy
Retail Sales Establishments	By Right		3 / 1,000 square feet
Seasonal Outdoor Festivals	Special	<u>Section 6.37</u>	**
<b>Transportation &amp; Utility Uses</b>			
Off-Site Public or Private Parking Facilities	Special		---
Bus Transit Stations	By Right		1.5 / employee
<b>Industrial Uses</b>			
Extractive Industries	Special	<u>Section 6.15</u>	1 / employee
<b>Other</b>			
Accessory Buildings/Structures	By Right		--
<i>NOTES: Additional parking standards located in Article 5.</i>			

### 3.7.3 Dimensional Standards

CC: DIMENSIONAL STANDARDS	
Lot Occupation	
Minimum Lot Width	--
Minimum Lot Area	--
Maximum Lot Coverage	70%
Maximum Impervious Coverage	85%
Principal Structure	
Front Setback	25 feet
Side Setback	Adjacent to commercial zone: 10 feet Adjacent to residential zone: 20 feet
Rear Setback	Adjacent to CC zoning district: 10 feet Adjacent to all other zoning districts: 20 feet
Maximum Height	2 stories and/or 30 feet
Accessory Structures	
Permitted Locations	Side or rear yard
Setbacks	Same as principal structure Minimum 10 feet from principal structure
Maximum Height	30 feet
Maximum Number	No limit
Maximum Ground Floor Area	--
<i>NOTES: Additional accessory building standards located in Article 2.</i>	

### 3.7.4 Landscaping & Fencing

CC: LANDSCAPING & FENCING STANDARDS	
Item	All Uses
Lot Landscaping	1 tree per lot + 1 tree per 4,000 square feet for the first 24,000 square feet + 1 tree per 6,000 square feet for additional lot area over 24,000 square feet.
Right-of-Way Landscaping	1 tree and 6 shrubs per 30 lineal feet of ROW
Screening & Buffering	Side & rear property lines adjacent to residential zoning districts: vegetated screen, obscuring wall/fence, berm, or combination thereof at a minimum height of 6 feet
Front Yard Fences	Not permitted
Rear & Side Yard Fences	Maximum height of 6 feet
<i>NOTES: Additional fencing standards located in Article 2. Additional landscaping standards located in Article 5.</i>	

### 3.7.5 Off-Street Parking & Loading

CC: OFF-STREET PARKING & LOADING STANDARDS		
Item	All Uses	
Off-Street Parking Lots	Location	Side or rear yard only
	Front Setback	5 feet from front façade
	Side Setback	5 feet
	Rear Setback	5 feet
	Screening	Screened from all residential zoning districts or uses and rights-of-way with an obscuring wall or vegetated screen at a minimum height of 4 feet

CC: OFF-STREET PARKING & LOADING STANDARDS		
Item		All Uses
	Tree Islands	1 tree island at the end of each parking row, plus 1 tree island per 10 parking spaces
	Bicycle Parking	2 spaces per use + 1 per 10 parking spaces
Loading Zones	Location	Side or rear yard only
	Screening	Screened from all residential zoning districts or uses and rights-of-ways
	Loading Spaces	1 per 20,000 square feet of gross floor area if use regularly receives deliveries or pick ups
<i>NOTES: Additional parking standards located in Article 5.</i>		

3.7.6 Signs

CC: SIGN STANDARDS						
Sign Type	Use	Max. Area (sq. ft.)	Max. Height (ft.)	Max Quantity (number)	Illumination	Permit Required
Accessory Sign – Freestanding	Any	100	20	1	External illumination permitted	Yes
Accessory Sign – Wall	Any	100 or less than 10% of the total area of wall to which it is to be attached including all openings, whichever is the lesser.	-	1 / wall with customer entry	External illumination permitted; Internal illumination permitted if not facing a residential zoning district or use.	Yes
Non-accessory Sign – Freestanding	N/A	672	40	--	External illumination permitted	Yes
Directional Sign	Any	6	4	--	Prohibited	No
Temporary Sign – Small	Any	12	6	--	Prohibited	No
Temporary Sign – Large	Any	24	6	--	Prohibited	Yes
Changeable Sign – Freestanding	Any Non-residential	16	8	1	Internal illumination permitted if not facing a residential zoning district or use.	Yes
Awnings and canopies	Any Non-residential	50% of awning area	1 <sup>st</sup> floor	--	Prohibited	No
<i>NOTES: Additional sign standards located in Article 5.</i>						

### 3.8 FC: FLEXIBLE CORRIDOR

#### 3.8.1 Intent & Purpose

The intent of this district is to allow a greater degree of flexibility in order to accommodate the rapidly changing range of new land uses that can locate and thrive in Groveland Township. A higher of level of flexibility in dimensional, land use, and design standards is not meant to conflict with the greater planning and development goals or the Township’s charge to protect its residents’ health, safety, and welfare. Instead, this zone’s design standards and coordinated uses aim to ensure that development is attractive along the highly visible corridors and productive on the zone’s interior land.

#### 3.8.2 Subzones

The Township’s property lends itself to two district zones: Grange Hall Commercial (GHC) a customer-serving commercial area along Grange Hall Road and Innovation/Tech (IT) the interior of the property to be dedicated to industrial uses to remain compatible with the adjacent extractive uses.

#### 3.8.3 Grange Hall Commercial Regulated Uses

Uses allowed in the GHC subzone shall be the same as permitted in the CC district and shall follow the same approval process. Due to the unique characteristics of this district, uses that are similar in look and function to uses listed in the CC district shall be allowed with special land use approval on a case-by-case basis.

#### 3.8.4 Grange Hall Commercial Dimensional Standards

GHC: DIMENSIONAL STANDARDS	
<b>Lot Occupation</b>	
Minimum Lot Width	150 ft
Minimum Lot Area	--
Maximum Lot Coverage	70%
Maximum Impervious Coverage	75%*
<b>Principal Structure</b>	
Front Setback	25 feet
Side Setback	--
Rear Setback	--
Maximum Height	35 feet
Minimum Floor Area/Unit	--
<b>Accessory Structures</b>	
Permitted Locations	Rear yard
Setbacks	Same as the principal structure At least 10 feet from the principal structure
Maximum Height	35 feet
Maximum Number	No limit, but must meet the impervious surface requirement
Maximum Ground Floor Area	Less than or equal to 50% of principal building
Building Materials	The design of the accessory building shall have comparable construction, design, and exterior finish as the principal structure, including the roof
<i>*All parking areas, regardless of surface materials, are to be used in this calculation</i>	

### 3.8.5 Grange Hall Commercial Design Standards

The parcels in the Grange Hall Commercial subzone shall comply with the design standards in the Dixie Highway Overlay.

### 3.8.6 Innovation Tech Regulated Uses

Uses allowed in the IT subzone shall be the same as permitted in the LI and GI districts and shall follow the same approval process. Due to the unique characteristics of this district, uses that are similar in look and function to uses listed in the LI and GI districts shall be allowed with special land use approval on a case-by-case basis. The following exceptions apply:

Permitted in Addition to Industrial Uses	Prohibited
Vehicle Test Facility*	Salvage yard
	Landfills
	Refuse and garbage incinerators
<i>*This use shall not be open for public or private events.</i>	

### 3.8.7 Innovation Tech Dimensional Standards

IT: DIMENSIONAL STANDARDS	
Lot Occupation	
Minimum Lot Width	--
Minimum Lot Area	--
Maximum Lot Coverage	70%
Maximum Impervious Coverage	75%
Principal Structure	
Front Setback	100 feet
Side Setback	50 feet
Rear Setback	50 feet
Maximum Height	40 feet
Minimum Floor Area/Unit	--
Accessory Structures	
Permitted Locations	Rear yard
Setbacks	Same as the principal structure Minimum 10 feet from the principal structure
Maximum Height	40 feet
Maximum Number	No limit
Maximum Ground Floor Area	Less than or equal to 50% of principal building
<i>NOTES: Additional accessory building standards located in <a href="#">Article 2</a>.</i>	

### 3.8.8 Innovation Tech Landscaping & Fencing

IT: LANDSCAPING & FENCING STANDARDS	
Item	All Uses
Screening & Buffering	Side & rear property lines adjacent to residential zoning districts: vegetated screen, obscuring wall/fence, berm, or combination thereof at a minimum height of 6 feet

IT: LANDSCAPING & FENCING STANDARDS	
Item	All Uses
Front Yard Fences	Not permitted
Rear & Side Yard Fences	Maximum height of 6 feet
<i>NOTES: Additional fencing standards located in Article 2. Additional landscaping standards located in Article 5.</i>	

### 3.8.9 Innovation Tech Design Standards

- A. **Façade:** A minimum of twenty five percent (25%) of building materials shall be natural products, conveying permanence, such as brick, decorative masonry block, stone, or beveled wood siding. Seventy-five (75%) of the building facades may contain the following materials: reflective glass, exterior insulation finish systems (EIFS); vinyl, aluminum, pre-cast concrete, or plain masonry block. Natural colors shall be used for the main portions of the building facades and roof forms.
- B. **Roofs:** Roofing materials may include asphalt, wood shingles, or metal.
- C. **Windows:** To ensure adequate natural lighting in the building, at least 25% of the front façade shall be dedicated to window space.
- D. The Planning Commission shall have discretion to modify the above-listed design standards if deemed necessary or if a practical difficulty has been presented.

### 3.8.10 Signs (Grange Hall Commercial & Innovation Tech)

GH & IT: SIGN STANDARDS						
Sign Type	Use	Max. Area (sq. ft.)	Max. Height (ft.)	Max Quantity (number)	Illumination	Permit Required
Accessory Sign – Freestanding	Any	100	20	1	External illumination permitted	Yes
Accessory Sign – Wall	Any	100 or less than 10% of the total area of wall to which it is to be attached including all openings, whichever is the lesser.	--	1 / wall with customer entry	External illumination permitted; Internal illumination permitted if not facing a residential zoning district or use.	Yes
Non-accessory Sign – Freestanding	N/A	672	40	--	External illumination permitted	No
Directional Sign	Any	6	4	--	Prohibited	No
Temporary Sign – Small	Any	12	6	--	Prohibited	No
Temporary Sign – Large	Any	24	6	--	Prohibited	Yes
Changeable Sign – Freestanding	Any Non-residential	16	8	1	Internal illumination permitted if not facing a	Yes

GH & IT: SIGN STANDARDS						
Sign Type	Use	Max. Area (sq. ft.)	Max. Height (ft.)	Max Quantity (number)	Illumination	Permit Required
					residential zoning district or use.	
Awnings and canopies	Any Non-residential	50% of awning area	1 <sup>st</sup> floor	--	Prohibited	No
<i>NOTES: Additional sign standards located in Article 5.</i>						

3.9 LI: LIGHT INDUSTRIAL

3.9.1 Intent & Purpose

The industrial district is intended to accommodate certain industrial activities whose external effects are minimal and in no way detrimental to surrounding districts. All uses permitted in the district are intended to be compatible with one another. Since limited industrial-zoned land is available for industrial use in the Township, it is the Township's intent to carefully conserve the land for manufacturing, those uses directly related to manufacturing, and for only certain limited commercial service uses designed to serve the needs of persons working in the light industrial districts.

All uses permitted in this section shall comply with the strict performance standards of this section; therefore, all uses permitted in the district shall be so designed and operated as to produce no discernible glare, heat, odor, vibration, or toxic fumes including acute concentrations of radioactive or nuclear materials of any kind beyond the walls of the building or buildings on the property or, in the case of any outdoor operations permitted in this section, beyond the property lines of the premises on which the operation is located. Any sound generated by any use permitted in the district shall not exceed the recorded ambient pressure level of sound generated by land use on surrounding properties. It is further the intent of the industrial district that any form of manufacturing, compounding, processing, packaging, assembly, or treatment involve only finished or semi-finished products from previously prepared materials. The manufacture, compounding, assembly, or treatment of any product that requires the processing of raw materials for shipment in bulk form for use in an industrial operation at another location is therefore specifically prohibited.

3.9.2 Regulated Uses

LI: REGULATED USES	APPROVAL TYPE	SUPPLEMENTAL STANDARDS	MAXIMUM PARKING
<b>Public / Semi-Public Uses</b>			
Public Use – Critical	By Right		---
Public Use – Essential	By Right		---
Public Use – Supporting	By Right		---
Telecommunication Towers	Special	<u>Section 6.42</u>	---
<b>Commercial Uses</b>			
Automobile Sales and Rentals	By Right	<u>Section 6.4</u>	1 / 5,000 square feet outdoor display area + 1 / 150 square feet indoor area
Building and construction materials wholesalers and contractors	By Right		4 / 1,000 square feet

LI: REGULATED USES	APPROVAL TYPE	SUPPLEMENTAL STANDARDS	MAXIMUM PARKING
Commercial Kennels	Special	<u>Section 6.10</u>	1 / 2 occupancy
Motor Vehicle Repair Facilities - Major	Special	<u>Section 6.31</u>	3 / stall
Indoor Recreational Facilities	Special	<u>Section 6.24</u>	1 / 3 occupancy
Printing, Publishing, or Allied Facilities	By Right		1.25 / employee
Sexually Oriented Business	Special	<u>Section 6.40</u>	3 / 1,000 square feet
<b>Industrial Uses</b>			
Central Dry Cleaning Plants	By Right		1 /employee
Contractor Storage Yard	Special	<u>Section 6.12</u>	0.5 / 1,000 square feet
Extractive Industries	Special		1 / employee
Licensed Marihuana Facility	Special	<u>Section 6.26</u>	1.5 / employee
Manufacturing – Food	By Right		1.5 / employee
Manufacturing – Light	By Right		1.5 / employee
Outdoor Storage	By Right	<u>Section 6.35</u>	0.5 / 1,000 square feet
Research and Development Facilities	By Right		5 / 1,000 square feet
Warehouse and Wholesale Establishments	By Right		1.25 / employee
Water Supply and Disposal Plants	By Right		1.5 / employee
<b>Other</b>			
Accessory Buildings/Structures	By Right		--
<i>NOTES: Additional parking standards located in <u>Article 5.</u></i>			

### 3.9.3 Dimensional Standards

LI: DIMENSIONAL STANDARDS	
<b>Lot Occupation</b>	
Minimum Lot Width	--
Minimum Lot Area	--
Maximum Lot Coverage	80%
Maximum Impervious Coverage	90%
<b>Principal Structure</b>	
Front Setback	20 feet, or even with existing buildings
Side Setback	10 feet
Rear Setback	Adjacent to residential zoning districts: 100 feet Adjacent to all other zoning districts: 30 feet
Maximum Height	40 feet
<b>Accessory Structures</b>	
Permitted Locations	Side or rear yard
Setbacks	Same as the principal building Minimum 10 feet from principal structure
Maximum Height	40 feet
Maximum Number	No limit
Maximum Ground Floor Area	--
<i>NOTES: Additional accessory building standards located in <u>Article 2.</u></i>	

### 3.9.4 Landscaping & Fencing

LI: LANDSCAPING & FENCING STANDARDS	
Item	Residential Uses

Lot Landscaping	1 tree per lot + 1 tree per 4,000 square feet for the first 24,000 square feet + 1 tree per 6,000 square feet for additional lot area over 24,000 square feet.
Screening & Buffering	Side & rear property lines adjacent to residential zoning districts: vegetated screen, obscuring wall/fence, berm, or combination thereof at a minimum height of 6 feet
Front Yard Fences	---
Rear & Side Yard Fences	Maximum height of 8 feet
<i>NOTES: Additional fencing standards located in Article 2. Additional landscaping standards located in Article 5.</i>	

### 3.9.5 Signs

LI: SIGN STANDARDS						
Sign Type	Use	Max. Area (sq. ft.)	Max. Height (ft.)	Max Quantity (number)	Illumination	Permit Required
Accessory Sign – Freestanding	Any	100	20	1	External illumination permitted	Yes
Accessory Sign – Wall	Any	100	--	1 on wall with principal entrance	External illumination permitted; Internal illumination permitted if not facing a residential zoning district or use.	Yes
Non-accessory Sign – Freestanding	Any	300	40	--	External illumination permitted	Yes
Directional Sign	Any	6	4	--	Prohibited	No
Temporary Sign – Small	Any	12	6	--	Prohibited	No
Temporary Sign – Large	Any	24	6	--	Prohibited	Yes
Changeable Sign – Freestanding	Any Non-residential	16	8	1	Internal illumination permitted if not facing a residential zoning district or use.	Yes
<i>NOTES: Additional sign standards located in Article 5.</i>						

## 3.10 GI: GENERAL INDUSTRIAL

### 3.10.1 Intent & Purpose

The general industrial districts are intended to provide land for larger scale and more intense industrial land use which includes manufacturing, fabricating and assembling operations. While such uses may occasionally produce external physical effects noticeable to a limited degree beyond the boundaries of the site, nevertheless, every possible effort shall be made to minimize such effects.

**3.10.2 Regulated Uses**

GI: REGULATED USES	APPROVAL TYPE	SUPPLEMENTAL STANDARDS	MAXIMUM PARKING
<b>Public / Semi-Public Uses</b>			
Public Use – Critical	By Right		---
Public Use – Essential	By Right		---
Public Use – Supporting	By Right		---
Telecommunication Towers	Special	<a href="#">Section 6.42</a>	---
<b>Commercial Uses</b>			
Automobile Sales and Rentals	By Right	<a href="#">Section 6.4</a>	1 / 5,000 square feet outdoor display area + 1 / 150 square feet indoor area
Building and construction materials wholesalers and contractors	By Right		4 / 1,000 square feet
Commercial Kennels	Special	<a href="#">Section 6.10</a>	1 / 2 occupancy
Motor Vehicle Repair Facilities - Major	Special	<a href="#">Section 6.31</a>	3 / stall
Indoor Recreational Facilities	Special		1 / 3 occupancy
Printing, Publishing, or Allied Facilities	By Right		1.25 / employee
Sexually Oriented Business	Special	<a href="#">Section 6.40</a>	3 / 1,000 square feet
<b>Industrial Uses</b>			
Asphalt and concrete batch plants	Special	<a href="#">Section 6.3</a>	1.25 / employee
Central Dry Cleaning Plants	By Right		1 /employee
Contractor Storage Yard	Special	<a href="#">Section 6.12</a>	0.5 / 1,000 square feet
Extractive Industries	Special		1 / employee
Household equivalent refuse and garbage incinerators	Special	<a href="#">Section 6.23</a>	1.25 / employee
Junkyard and Salvage Yard	Special	<a href="#">Section 6.25</a>	1 / 1000 square feet
Landfill	Special		1.25 / employee
Licensed Marihuana Facility	Special	<a href="#">Section 6.26</a>	1.5 / employee
Manufacturing – Food	By Right		1.5 / employee
Manufacturing – Heavy	By Right		1.5 / employee
Manufacturing – Light	By Right		1.5 / employee
Outdoor Storage	By Right	<a href="#">Section 6.34</a>	0.5 / 1,000 square feet
Recycling Facilities	Special	<a href="#">Section 6.36</a>	1.5 / employee
Research and Development Facilities	By Right		5 / 1,000 square feet
Warehouse and Wholesale Establishments	By Right		1.25 / employee
Water Supply and Disposal Plants	By Right		1.5 / employee
<b>Other</b>			
Accessory Buildings/Structures	By Right		--
Community Correctional Facility	Special	<a href="#">Section 6.11</a>	1.5 / employee
Truck Terminals	Special	<a href="#">Section 6.43</a>	1.5 / employee
<i>NOTES: Additional parking standards located in <a href="#">Article 5</a>.</i>			

**3.10.3 Dimensional Standards**

GI: DIMENSIONAL STANDARDS	
<b>Lot Occupation</b>	
Minimum Lot Width	--
Minimum Lot Area	--

GI: DIMENSIONAL STANDARDS	
Maximum Lot Coverage	80%
Maximum Impervious Coverage	90%
Principal Structure	
Front Setback	20 feet, or even with existing buildings
Side Setback	10 feet
Rear Setback	Adjacent to residential zoning districts: 100 feet Adjacent to all other zoning districts: 30 feet
Maximum Height	40 feet
Accessory Structures	
Permitted Locations	Side or rear yard
Setbacks	Same as the principal building Minimum 10 feet from principal structure
Maximum Height	40 feet
Maximum Number	No limit
Maximum Ground Floor Area	--
<i>NOTES: Additional accessory building standards located in Article 2.</i>	

### 3.10.4 Landscaping & Fencing

GI: LANDSCAPING & FENCING STANDARDS	
Item	Residential Uses
Lot Landscaping	1 tree per lot + 1 tree per 4,000 square feet for the first 24,000 square feet + 1 tree per 6,000 square feet for additional lot area over 24,000 square feet.
Screening & Buffering	Side & rear property lines adjacent to residential zoning districts: vegetated screen, obscuring wall/fence, berm, or combination thereof at a minimum height of 6 feet
Front Yard Fences	---
Rear & Side Yard Fences	Maximum height of 8 feet
<i>NOTES: Additional fencing standards located in Article 2. Additional landscaping standards located in Article 5.</i>	

### 3.10.5 Signs

GI: SIGN STANDARDS						
Sign Type	Use	Max. Area (sq. ft.)	Max. Height (ft.)	Max Quantity (number)	Illumination	Permit Required
Accessory Sign – Freestanding	Any	100	20	1	External illumination permitted	Yes
Accessory Sign – Wall	Any	100	--	1 on wall with principal entrance	External illumination permitted; Internal illumination permitted if not facing a residential zoning district or use.	Yes
Non-accessory Sign – Freestanding	N/A	300	40	--	External illumination permitted	Yes

GI: SIGN STANDARDS						
Sign Type	Use	Max. Area (sq. ft.)	Max. Height (ft.)	Max Quantity (number)	Illumination	Permit Required
Directional Sign	Any	6	4	--	Prohibited	No
Temporary Sign – Small	Any	12	6	--	Prohibited	No
Temporary Sign – Large	Any	24	6	--	Prohibited	Yes
Changeable Sign – Freestanding	Any Non-residential	16	8	1	Internal illumination permitted if not facing a residential zoning district or use.	Yes

*NOTES: Additional sign standards located in Article 5.*

3.11 E: EXTRACTIVE

3.11.1 Intent & Purpose

This district is established as a district in which the principal use of land is for the excavation and removal of sand and gravel deposits. Specifically, this district is designed and intended to allow the removal of valuable mineral deposits, to protect land surrounding excavation projects from the inherent nuisance effects of mineral mining operations, such as dirt, dust, noise, vibration and traffic, and to ensure that once the excavation operation is completed or otherwise abandoned, the land will be rehabilitated and restored in such a manner that it will not result in dangerous or unsightly conditions which could be detrimental to the general health, safety and welfare of residents and property owners in the Township. Since the extractive district is tailored exclusively to mineral mining operations and those functions directly related to extractive operations, this district is considered a finite district which will someday be replaced by a more permanent zoning classification of the land.

3.11.2 Regulated Uses

E: REGULATED USES	APPROVAL TYPE	SUPPLEMENTAL STANDARDS	MAXIMUM PARKING
<b>Public / Semi-Public Uses</b>			
Public Use – Critical	By Right		---
Public Use – Essential	By Right		---
Public Use – Supporting	By Right		---
Telecommunication Towers	Special	<u>Section 6.42</u>	---
<b>Commercial Uses</b>			
Seasonal Outdoor Festivals	Special	<u>Section 6.37</u>	<u>Section 6.37</u>
<b>Industrial Uses</b>			
Extractive Industries	B Right		1 / employee
Manufacturing – Heavy	By Right		1.5 / employee
Manufacturing – Light	By Right		1.5 / employee
<b>Other</b>			
Accessory Buildings/Structures	By Right		

*NOTES: Additional parking standards located in Article 5.*

**3.11.3 Dimensional Standards**

E: DIMENSIONAL STANDARDS	
Lot Occupation	
Minimum Lot Width	--
Minimum Lot Area	40 acres
Maximum Lot Coverage	--
Maximum Impervious Coverage	--
Principal Structure	
Front Setback	250 feet
Side Setback	250 feet
Rear Setback	250 feet
Maximum Height	40 feet
Accessory Structures	
Permitted Locations	Side or rear yard
Setbacks	Same as the principal building Minimum 10 feet from principal structure
Maximum Height	20 feet
Maximum Number	No limit
Maximum Ground Floor Area	--
<i>NOTES: Additional accessory building standards located in <a href="#">Article 2</a>.</i>	

**3.11.4 Landscaping & Fencing**

E: LANDSCAPING & FENCING STANDARDS	
Item	All Uses
Screening & Buffering	Vegetated screen, obscuring wall/fence, berm, or combination thereof shall completely screen the view of extractive operations on all sides of the property
Front Yard Fences	Minimum of 8 feet
Rear & Side Yard Fences	
<i>NOTES: Additional fencing standards located in <a href="#">Article 2</a>. Additional landscaping standards located in <a href="#">Article 5</a>.</i>	

**3.11.5 Signs**

E: SIGN STANDARDS						
Sign Type	Use	Max. Area (sq. ft.)	Max. Height (ft.)	Max Quantity (number)	Illumination	Permit Required
Accessory Sign – Freestanding	Any	100	20	1	External illumination permitted	Yes
Accessory Sign – Wall	Any	8	--	1 on wall with principal entrance	External illumination permitted	Yes
Non-accessory Sign – Freestanding	N/A	672	40	--	External illumination permitted	Yes

E: SIGN STANDARDS						
Sign Type	Use	Max. Area (sq. ft.)	Max. Height (ft.)	Max Quantity (number)	Illumination	Permit Required
Directional Sign	Any	6	4	--	Prohibited	No
Temporary Sign – Small	Any	12	6	--	Prohibited	No
Temporary Sign – Large	Any	24	6	--	Prohibited	Yes
Changeable Sign – Freestanding	Any Non-residential	16	8	1	Internal illumination permitted if not facing a residential zoning district or use.	Yes

*NOTES: Additional sign standards located in Article 5.*

3.12 REC: RECREATION

3.12.1 Intent & Purpose

The intent of this district is to protect the space dedicated to recreation in Groveland Township. While most of it is owned and operated by higher levels of government, the Township would like to ensure that land near the parks is used to complement recreational activities. The concentration of recreational uses will make it more convenient for residents and visitors to enjoy them.

3.12.2 Regulated Uses

REC: REGULATED USES	APPROVAL TYPE	SUPPLEMENTAL STANDARDS	MAXIMUM PARKING
<b>Public / Semi-Public Uses</b>			
Cultural Institutions	By Right		0.25 / occupancy
Higher Educational Institutions	By Right		0.5 / occupancy
Public Use – Critical	By Right		---
Public Use – Essential	By Right		---
Public Use – Supporting	By Right		---
Telecommunication Towers	Special	<u>Section 6.42</u>	---
<b>Commercial Uses</b>			
Recreational Facilities	By Right		1 / 3 occupancy
Retail Related to Recreational Activity no greater than 10,000 sq. ft.	By Right		1 / 3 occupancy
Seasonal Outdoor Festivals	Special	<u>Section 6.37</u>	<u>Section 6.37</u>
<b>Industrial Uses</b>			
Extractive Industries	By Right		1 / employee
<b>Other</b>			
Accessory Buildings/Structures	By Right		

*NOTES: Additional parking standards located in Article 5.*

**3.12.3 Dimensional Standards**

REC: DIMENSIONAL STANDARDS	
Lot Occupation	
Minimum Lot Width	---
Minimum Lot Area	---
Maximum Lot Coverage	50%
Maximum Impervious Coverage	65%
Principal Structure	
Front Setback	25 feet
Side Setback	20 feet
Rear Setback	20 feet
Maximum Height	2 stories / 30 feet
Accessory Structures	
Permitted Locations	Side or rear yard
Setbacks	Same as principal building Minimum 10 feet from principal structure
Maximum Height	20 feet
Maximum Number	No limit
Maximum Ground Floor Area	--
<i>NOTES: Additional accessory building standards located in <a href="#">Article 2</a>.</i>	

**3.12.4 Landscaping & Fencing**

REC: LANDSCAPING & FENCING STANDARDS	
Item	All Uses
Lot Landscaping	1 tree per lot + 1 tree per 4,000 square feet for the first 24,000 square feet + 1 tree per 6,000 square feet for additional lot area over 24,000 square feet.
Right-of-Way Landscaping	1 tree and 6 shrubs per 30 lineal feet or ROW
Screening & Buffering	Side & rear property lines adjacent to residential zoning districts: vegetated screen, obscuring wall/fence, berm, or combination thereof at a minimum height of 6 feet
Front Yard Fences	---
Rear & Side Yard Fences	Maximum height of 6 feet
<i>NOTES: Additional fencing standards located in <a href="#">Article 2</a>. Additional landscaping standards located in <a href="#">Article 5</a>.</i>	

**3.12.5 Off-Street Parking & Loading**

REC: OFF-STREET PARKING & LOADING STANDARDS		
	Item	All Uses
Off-Street Parking Lots	Location	Side or rear yard only
	Front Setback	25 feet from front façade
	Side Setback	10 feet
	Corner Lot Side Setback	25 feet from side façade
	Rear Setback	10 feet
	Screening	Screened from all residential zoning districts or uses and rights-of-way with an obscuring wall or vegetated screen at a minimum height of 4 feet

REC: OFF-STREET PARKING & LOADING STANDARDS		
Item		All Uses
	Tree Islands	1 tree island at the end of each parking row, plus 1 tree island per 10 parking spaces
	Bicycle Parking	1 per 10 parking spaces
Loading Zones	Location	Side or rear yard only
	Screening	Screened from all residential zoning districts or uses and rights-of-ways
	Loading Spaces	1 per 20,000 square feet of gross floor area if use regularly receives deliveries or pick ups
<i>NOTES: Additional parking standards located in Article 5.</i>		

**3.12.6 Signs**

REC: SIGN STANDARDS						
Sign Type	Use	Max. Area (sq. ft.)	Max. Height (ft.)	Max Quantity (number)	Illumination	Permit Required
Accessory Sign – Freestanding	Any	32	6	1 / public entrance	External illumination permitted	No
Accessory sign– Wall	Any	8	--	1	Prohibited	No
Directional Sign	Any	12	6	--	Prohibited	No
Temporary Sign – Small	Any	24	6	--	Prohibited	No
<i>NOTES: Additional sign standards located in Article 5.</i>						