

ARTICLE 5: DISTRICT REGULATIONS

Section 5.0 – General (All Districts)

A. Permitted Uses

Permitted uses in all districts shall be limited to the uses listed in **Table 5.11: Table of Uses Permitted By Right and Special Land Uses**.

B. Uses by Special Land Use Permit

Permitted Special Land Uses in all districts shall be limited to the uses listed in **Table 5.11: Table of Uses Permitted By Right and Special Land Uses** and shall be subject to the provisions of **Article 7: Site Plan Review**, **Article 8: Special Land Uses** and the applicable portions of **Article 9: Supplemental Regulations**.

C. Height Regulations: Height regulations are also listed in **§5.10: Schedule of Regulations**.

No building shall exceed thirty-five (35') feet in height measured from grade level. Height regulations shall apply to any area that could be used as living or commercial space (belfries, etc.), but shall not apply to areas that could not be used for living or commercial space (chimneys, etc.). Height restrictions do not apply to agricultural accessory structures, wind turbines, anemometer towers, radio and television towers, telecommunication towers and related facilities.

Section 5.1 – (R-1) One-Family Residential District

- A. **Purpose:** The purpose of this district and its accompanying regulations is to provide a stable and sound medium-density residential environment for single family housing neighborhoods free from other uses, except those which are (1) normally accessory to and (2) compatible with, supportive of, and convenient to the various types and compositions of families living within such residential land use areas.
- B. **Area Regulations: (§5.10: Schedule of Regulations)** No building or structure shall hereafter be erected, altered or enlarged unless the following setback and lot requirements are provided and maintained in connection with such building, erection, alteration or enlargement. Legal nonconforming structures and buildings shall be regulated by **Article 6**.
1. **Front Yard** - There shall be a front yard of not less than twenty (20) feet.
 2. **Side Yard** – There shall be an interior side yard shall of not less than five (5) feet on each side of any dwelling, except on the longest street side of a corner lot where a twenty (20) foot corner side yard shall be provided and maintained. Principal buildings other than dwellings shall have interior side yards of not less than ten (10) feet in width and shall have a corner side yard of twenty (20) feet.
 3. **Rear Yard** - There shall be a rear yard of not less than twenty (20) feet.
 4. **Lot Area** – The minimum lot size in the R-1 District is sixteen-thousand nine-hundred (16,900) square feet in area with a minimum width of sixty-five (65) feet of street frontage. Each lot will not exceed a depth to width ratio of 4 to 1.
 5. **Floor Area Regulations** - Each dwelling unit in this zoning district shall have a minimum of eight hundred (800) square feet of usable floor area exclusive of unenclosed porches, garages, and basements.

Section 5.2 – (R-2) Agricultural District

- A. Purpose:** This zoning district provides for a mix of agricultural and residential use with limited commercial uses relating chiefly to agriculture.
- B. Area Regulations: (§5.10: Schedule of Regulations)** No building or structure shall hereafter be erected, altered or enlarged unless the following setback and lot requirements are provided and maintained in connection with such building, erection, alteration or enlargement. Legal nonconforming structures and buildings shall be regulated by **Article 6**.
1. **Front Yard** - There shall be a front yard of not less than forty (40) feet.
 2. **Side Yard** – For dwellings, there shall be an interior side yard shall of not less than ten (10) feet on each side of any dwelling, except on the longest street side of a corner lot where a twenty (20) foot side setback shall be provided and maintained. Principal buildings other than dwellings shall have side yards of not less than twenty (20) feet.
 3. **Rear Yard** - There shall be a rear yard of not less than thirty-five (35) feet.
 4. **Lot Area** – The minimum lot size in the R-2 District is forty-thousand (40,000) square feet with a minimum lot width of one-hundred (100) feet. Each lot will not exceed a depth to width ratio of four (4) to one (1).
 5. **Floor Area Regulations** - Each dwelling unit in this zoning district shall have a minimum of eight hundred (800) square feet of usable floor area exclusive of unenclosed porches, garages, and basements.

Section 5.3 – (R-3) General Residential District

- A. Purpose:** The purpose of this district and its accompanying regulations is to provide a stable and sound residential environment for single-family and multiple-family dwelling units along with business uses which are (1) normally accessory to and (2) compatible with, supportive of and convenient to the various types and compositions of families living within such residential land use areas. The size of lots and parcels should be planned to be of such area and width so that they can sustain healthful and sanitary on-site water supply and wastewater disposal.
- B. Area Regulations: (§5.10: Schedule of Regulations)** No building or structure shall hereafter be erected, altered or enlarged unless the following setback and lot requirements are provided and maintained in connection with such building, erection, alteration or enlargement. Legal nonconforming structures and buildings shall be regulated by **Article 6**.
1. **Front Yard**
 - a. **Multiple-Family Dwellings:** Where it is the intention of the developer of a multiple-family unit to utilize the front yard area for parking, there shall be a setback from the right-of-way of each street on which the lot abuts of at least sixty-five (65) feet; of which the front twenty-five (25) feet shall be landscaped. Where the front yard area is not used for parking, there shall be a setback from the right-of-way of all streets on which the R-3 Zoning District abuts of forty (40) feet; the total area of which shall be landscaped.
 - b. **Other Uses:** Uses other than multiple-family dwelling units shall have a front yard of no less than forty (40) feet.
 2. **Side and Rear Setbacks**
 - a. **Multiple-Family Dwellings and Non-Residential Uses:** For multiple-family dwellings, there shall be a minimum interior side yard of twenty (20) feet and a minimum corner side yard of twenty (20) feet. There shall be a minimum rear yard of thirty-five (35) feet.
 - b. **Single-Family and Two-Family Dwelling Units:** Single- and two-family dwelling units shall have an interior side yard of no less than ten (10) feet and a corner side yard of no less than twenty (20) feet. There shall be a minimum rear yard of no less than thirty-five (35) feet.
 3. **Lot Area** – The minimum lot size in the R-3 District is forty-thousand (40,000) square feet with a minimum lot width of one-hundred (100) feet. Each lot will not exceed a depth to width ratio of four (4) to one (1).
 4. **Floor Area Regulations** - Each multiple-family dwelling unit in this zoning district shall have a minimum of six hundred (600) square feet of usable floor area exclusive of unenclosed porches, garages, and basements. Each single-family dwelling unit in this zoning district shall have a minimum of eight hundred (800) square feet of usable floor area exclusive of unenclosed porches, garages, and basements.

C. Density Regulations for Multiple-Family Dwelling Units

No land shall hereafter be used in this zoning district unless the following density regulations are followed and maintained.

- 1. Not more than four (4) dwelling units per acre shall be permitted in this zoning district, except as otherwise herein provided.
- 2. There shall be a minimum of fifty (50) percent of the net area of the proposed R-3 Zoning District maintained as open space or non-profit recreational uses.
- 3. Density bonuses will be allowed provided the developer follows the following schedule:

Open Space*	Density**
50%	4 units/acre
60%	6 units/acre
70%	8 units/acre
75%	10 units/acre

*Percent of Net Acreage

** Units/Net Acre

- 4. In the process of determining the net acreage available for construction in a particular R-3 project, the developer shall not consider the following:
 - a. Lands having a slope greater than twenty (20) percent: Twenty (20) feet of vertical fall in one hundred (100) lineal feet.
 - b. Lands covered by water or wetlands as defined by the Michigan Department of Environmental Quality.
 - c. Lands currently being utilized as a power line or gas line right-of-way or dedicated as some other type of right-of-way.

D. Other Development Regulations for Multiple-Family Dwelling Units:

- 1. The horizontal distance measured in feet between parallel or nearly parallel elements of buildings forming courts and courtyards shall be not less than twice the height of the taller building measured in feet.
- 2. All areas provided for use by vehicles shall be surfaced with bituminous asphalt, concrete or similar materials.
- 3. Areas for loading and unloading delivery trucks and other vehicles and for refuse collection service, fuel and other services shall be provided; shall be adequate in size; and shall be arranged in such a fashion that they may be utilized without blockage or interference with the use of driveways or automobile parking facilities.
- 4. Provisions shall be made for safe and efficient ingress and egress to the public and private roads servicing the multiple-family dwelling unit without undue congestion or

interference with normal traffic flow.

5. The developer shall be required, where possible, to preserve or incorporate natural features such as woods, streams and open spaces that add to the overall enhancement of the area.
6. The developer shall be required to provide community areas, laundry facilities, playground and tot lots, and other services necessary for the comfort and convenience of R-3 residents.
7. All outside storage areas for trash shall be enclosed by a six (6) foot high solid wall or fence.
8. A site plan shall be submitted for each multiple family development in the R-3 Zoning District in accordance with Article 7 of this Ordinance. Said plan shall indicate or illustrate how the requirements of this section are being met.

Section 5.4 – (RR) Recreational Residential District

- A. Purpose:** The purpose of this district is to accommodate single-family dwelling units along with certain low-impact public and private recreational uses along the waterfront.
- B. Area Regulations:** Area regulations (**§5.10: Schedule of Regulations**) No building or structure shall hereafter be erected, altered or enlarged unless the following setback and lot requirements are provided and maintained in connection with such building, erection, alteration or enlargement. Legal nonconforming structures and buildings shall be regulated by **Article 6**.
- 1. Front Yard** - There shall be a front yard of not less than forty (40) feet.
 - 2. Side Yard** – There shall be an interior side yard shall of not less than ten (10) feet on each side of any dwelling, except on the longest street side of a corner lot where a twenty (20) foot corner side yard setback shall be provided and maintained. Principal buildings other than dwellings shall have side yards of not less than twenty (20) feet in width.
 - 3. Rear Yard** - There shall be a rear yard of not less than thirty-five (35) feet.
 - 4. Lot Area** – The minimum lot size in the RR District is forty thousand (40,000) square feet in area with a minimum width of one hundred (100) feet of street frontage. Each lot will not exceed a depth to width ratio of 4 to 1.
 - 5. Floor Area Regulations** - Each dwelling unit in this zoning district shall have a minimum of eight hundred (800) square feet of usable floor area exclusive of unenclosed porches, garages, and basements.

Section 5.5 – (FF-1) Farm & Forest District

- A. Purpose:** This zoning district is provided to promote the proper use, enjoyment, and conservation of the forested and rural areas of the township by providing a district for residential, agriculture and forestry-related uses.
- B. Area Regulations: (§5.10: Schedule of Regulations)** No building or structure shall hereafter be erected, altered or enlarged unless the following setback and lot requirements are provided and maintained in connection with such building, erection, alteration or enlargement. Legal nonconforming structures and buildings shall be regulated by **Article 6**.
1. **Front Yard** - There shall be a front yard of not less than forty (40') feet.
 2. **Side Yard** – For dwellings, there shall be an interior side yard shall of not less than ten (10') feet on each side of any dwelling, except on the longest street side of a corner lot where a twenty (20) foot corner side yard side setback shall be provided and maintained. Principal buildings other than dwellings shall have side yards of not less than twenty (20) feet.
 3. **Rear Yard** - There shall be a rear yard of not less than thirty-five (35) feet.
 4. **Lot Area** – The minimum lot size in the FF-1 District is forty thousand (40,000) square feet. Each lot will not exceed a depth to width ratio of 4 to 1.
 5. **Floor Area Regulations** - Each dwelling unit in this zoning district shall have a minimum of eight hundred (800) square feet of usable floor area exclusive of unenclosed porches, garages, and basements.

Section 5.6 – (B-1) Neighborhood Business District

- A. Purpose:** The purpose of this district and its accompanying regulations is to provide for stable and sound neighborhood shopping areas, tourist services, personal services, and professional offices that are compatible with and of service to residential uses.
- B. Area Regulations: (§5.10: Schedule of Regulations)** No building or structure shall hereafter be erected, altered or enlarged unless the following setbacks and lot areas are provided and maintained in connection with such alteration, construction or enlargement. Legal nonconforming structures and buildings shall be regulated by **Article 6**.
- 1. Front Setback** - There shall be a front setback of not less than forty (40) feet, provided that where established buildings on adjacent lots vary from this minimum, a new building may be constructed with a front setback equal to the average setback of the existing buildings on immediately adjacent lots. This shall not be interpreted to require a front setback of more than forty (40) feet nor less than fifteen (15) feet. In addition, if parking and loading spaces are confined to the rear of the principal structure, the required front yard setback may be reduced to twenty (20) feet but no less than the average setback of existing buildings on immediately adjacent lots.
 - 2. Side Setbacks** - There shall be a side setback on each side not less than five (5) feet in width. Side yards may be omitted if walls abutting adjacent buildings are of fireproof construction and wholly without openings or as otherwise specified in the Building Code. Where a side yard abuts a lot with a residential use, there shall be provided a setback of not less than twenty (20) feet on the side abutting the residential use.
 - 3. Rear Setback** - There shall be a rear setback of no less than twenty (20) feet in depth.
 - 4. Lot Area** – There shall be no minimum lot area in the B-1 District.
 - 5. Floor Area Regulations** - There shall be no minimum floor area in the B-1 District.
- C. Other Development Regulations**
1. A site plan shall be submitted for each permitted use in this zoning district in accordance with **Article 7** of this Ordinance. Said plan shall indicate or illustrate how the requirements of this section are being met.
 2. All outside storage areas for trash shall be enclosed by a six (6) foot high solid wall or fence.
 3. A greenbelt and/or buffer strip, as defined herein, shall be provided when a commercial use in this zone abuts a residential use or a conservation resources use on either of the side lot lines or on the rear lot line. This may be provided as part of the side setback or rear setback requirement.

Section 5.7 – (B-2) General Business District

- A. **Purpose:** The purpose of this district and its accompanying regulations is to provide for a general commercial district which contains commercial uses of a more diverse nature which cater to the entire community and the needs of highway traffic.
- B. **Area Regulations: (§5.10: Schedule of Regulations)** No building or structure shall hereafter be erected, altered or enlarged unless the following setbacks and lot areas are provided and maintained in connection with such alteration, construction or enlargement. Legal nonconforming structures and buildings shall be regulated by **Article 6**.
1. **Front Setback** - There shall be a front setback of not less than forty (40) feet, provided that where established buildings on adjacent lots vary from this minimum, a new building may be constructed with a front setback equal to the average setback of the existing buildings on immediately adjacent lots. This shall not be interpreted to require a front setback of more than forty (40) feet nor less than fifteen (15) feet. In addition, if parking and loading spaces are confined to the rear of the principal structure, the required front yard setback may be reduced to twenty (20) feet but no less than the average setback of existing buildings on immediately adjacent lots.
 2. **Side Setbacks** - There shall be a side setback on each side not less than five (5) feet in width. Side yards may be omitted if walls abutting adjacent buildings are of fireproof construction and wholly without openings or as otherwise specified in the Building Code. Where a side yard abuts a lot with a residential use, there shall be provided a setback of not less than twenty (20) feet on the side abutting the residential use.
 3. **Rear Setback** - There shall be a rear setback of no less than twenty (20) feet in depth.
 4. **Lot Area** – There shall be no minimum lot area in the B-2 District.
 5. **Floor Area Regulations** - There shall be no minimum floor area in the B-2 District.
- C. **Other Development Regulations**
1. A site plan shall be submitted for each permitted use in this zoning district in accordance with **Article 7** of this Ordinance. Said plan shall indicate or illustrate how the requirements of this section are being met.
 2. All outside storage areas for trash shall be enclosed by a six (6) foot high solid wall or fence.
 3. A greenbelt and/or buffer strip, as defined herein, shall be provided when a commercial use in this zone abuts a residential use or a conservation resources use on either of the side lot lines or on the rear lot line. This may be provided as part of the side setback or rear setback requirement.

Section 5.8 – (I) Industrial District

- A. **Purpose:** The purpose of this district is to accommodate heavier commercial and light industry, wholesale activities, warehouses and other industrial operations whose external physical effects are restricted to the area of the district and do not affect in a detrimental way any of the surrounding districts. It is the intent of this district to permit only those industrial operations having characteristics which emit a minimum amount of discernible noise, vibration, smoke, dust, dirt, glare, toxic materials, offensive odors, gases, electromagnetic radiation or any other physically adverse effects which are discernible beyond the lot lines of the parcel upon which the industrial activity is located. Since this area is not anticipated to be served by public water or sewer systems in the foreseeable future, development regulations will contain groundwater protection standards.
- B. **Area Regulations: (§5.10: Schedule of Regulations)** No building or structure shall hereafter be erected, altered or enlarged unless the following setbacks and lot areas are provided and maintained in connection with such alteration, construction or enlargement. Legal nonconforming structures and buildings shall be regulated by **Article 6**.
1. **Front Setback** - There shall be a front setback of not less than forty (40) feet.
 2. **Side Setbacks** - There shall be side setbacks of not less than twenty (20) feet.
 3. **Rear Setback** - There shall be a rear setback of no less than forty (40) feet in depth.
 4. **Lot Area** – The minimum lot size in the I District is forty thousand (40,000) square feet in area with a minimum width of one hundred (100) feet of street frontage. Each lot will not exceed a depth to width ratio of 4 to 1.
 5. **Floor Area Regulations** - There shall be no minimum floor area in the I District.
- C. **Other Development Regulations**
1. A site plan shall be submitted for each permitted use in this zoning district in accordance with **Article 7** of this Ordinance. Said plan shall indicate or illustrate how the requirements of this section are being met.
 2. Outside storage areas for trash shall be enclosed by a six (6) foot high solid wall or fence.
 3. A greenbelt and/or buffer strip shall be provided when an industrial or commercial use abuts a residential or a conservation resources use on either of the side lot lines or on the rear lot line. A greenbelt and/or buffer strip shall be provided whenever outdoor storage areas or operational activities abut a public street that extends through the Industrial District and serves non-industrial areas. This may be provided as part of the side setback or rear setback requirement. The buffer strip may be composed of vegetation, fencing, walls, or a combination therein
 4. When discontinued or abandoned, the site shall be left in a reusable condition and free of hazards related to dangerous structures, pits, pools, excavations, electric circuits, and similar features.

Section 5.9 – (CR) Conservation and Resources Overlay District

- A. **Purpose:** The intent of this district is to protect and conserve natural and scenic resources along river corridors in Green Township in order to promote environmental quality and retain community character.
- B. **Delineation:** The Conservation and Resources Overlay District includes the river channel and extends landward radially or at right angles from the ordinary high water mark four hundred (400) feet on both sides of the Thunder Bay River and portions of Bean Creek (see Green Township Zoning Map).
- C. **Area Regulations: 5.10: Schedule of Regulations)** No building or structure shall hereafter be erected, altered or enlarged unless the following setback and lot requirements are provided and maintained in connection with such building, erection, alteration or enlargement. Legal nonconforming structures and buildings shall be regulated by **Article 6**.
1. **Front Yard** - There shall be a front yard of not less than seventy-five (75) feet.
 2. **Side Yard** – There shall be an interior side yard shall of not less than ten (10) feet on each side of any dwelling, except on the longest street side of a corner lot where a twenty (20) foot corner side yard setback shall be provided and maintained. Principal buildings other than dwellings shall have side yards of not less than twenty (20) feet in width.
 3. **Rear Yard** - There shall be a rear yard of not less than thirty-five (35) feet.
 4. **Lot Area** – The minimum lot size in the CR District is forty thousand (40,000) square feet in area with a minimum width of one hundred fifty (150) feet of water frontage. Each lot will not exceed a depth to width ratio of 4 to 1.
 5. **Floor Area Regulations** - Each dwelling unit in this zoning district shall have a minimum of eight hundred (800) square feet of usable floor area exclusive of unenclosed porches, garages, and basements.
- D. **Additional Development Standards:** Any development within the Conservation and Resources Overlay District shall conform to **§3.18 Waterfront Greenbelt** and **§3.19 Waterfront Setback**.

Section 5.10 – Schedule of Regulations

Zoning District	District Name	Minimum Lot Area		Maximum Height of Structure ¹	Minimum Setbacks				Minimum Floor Area ²	Maximum % of Lot Coverage ³	Section Index
		Area	Width		Feet	Front	Interior Side	Corner Side (h)			
R-1	One-Family Residential	16,900 ft ²	65'	35'	20'	5' (a)	20'	20'	800 ft ²	50%	5.1
R-2	Agricultural	40,000 ft ²	100'	35'	40'	10'(b)	20'	35'	800 ft ²	30%	5.2
R-3	General Residential	40,000 ft ²	100'	35'	40' (c)	10' (d)	20' (d)	35'	800 ft ² (e)	30%	5.3
RR	Recreational Residential	40,000 ft ²	100'	35'	40'	10' (b)	20'	35'	800 ft ²	30%	5.4
FF-1	Farm & Forest	40,000 ft ²	100'	35'	40'	10'(b)	20'	35'	800 ft ²	30%	5.5
B-1	Neighborhood Business	n/a	n/a	35'	40' (f)	5' (g)	20'	20'	n/a	75%	5.6
B-2	General Business	n/a	n/a	35'	40' (f)	5' (g)	20'	20'	n/a	75%	5.7
I	Industrial	40,000 ft ²	100'	35'	40'	20'	20'	40'	n/a	50%	5.9
CR	Conservation & Resources	40,000 ft ²	150'	35'	75' (i)	10' (b)	20'	35'	800 ft ²	30%	5.9

¹ Height restrictions do not apply to agricultural accessory structures, wind turbines, anemometer towers, radio and television towers, telecommunication towers and related facilities **§5.0(C)**.

² Applies to permanent dwelling units and does not include seasonal cottages, cabins, motels or similar uses.

³ Applies to percentage of lot coverage by permanent structures.

Schedule of Regulation Footnotes:

- (a) Principal buildings other than dwellings shall have an interior side yard of not less than ten (10) feet in width
- (b) Principal buildings other than dwellings shall maintain side yards of no less than twenty (20) feet.
- (c) Multiple-Family Dwelling Units: Where it is the intention of the developer of a multiple-family unit to utilize the front yard area for parking, there shall be a setback from the right-of-way of each street on which the R-3 Zoning District abuts of at least sixty-five (65) feet; of which the front twenty-five (25) feet shall be landscaped. Where the front yard area is not used for parking, there shall be a setback from the rights-of-way of forty (40) feet; the total area of which shall be landscaped.
- (d) For multiple-family dwellings and non-residential uses, there shall be a minimum interior side yard of twenty (20) feet and a minimum corner side yard of twenty (20) feet.
- (e) Each multiple-family dwelling unit in this zoning district shall have a minimum of six hundred (600) square feet of usable floor area exclusive of unenclosed porches, garages, and basements.
- (f) Where established buildings on adjacent lots vary from this minimum, a new building may be constructed with a front setback equal to the average setback of the existing buildings on immediately adjacent lots. This shall not be interpreted to require a front setback of more than forty (40) feet nor less than fifteen (15) feet. In addition, if parking and loading spaces are confined to the rear of the principal structure, the required front yard setback may be reduced to twenty (20) feet but no less than the average setback of existing buildings on immediately adjacent lots.
- (g) Side yards may be omitted if walls abutting adjacent buildings are of fireproof construction and wholly without openings or as otherwise specified in the Building Code. Where a side yard abuts a lot with a residential use, there shall be provided a setback of not less than twenty (20) feet on the side abutting the residential use.
- (h) For residential lots in all districts, in the case of a rear yard abutting a side yard of an adjacent lot, the side yard abutting the street shall not be less than the required front yard of that district (see **diagram 5.10 (A)**).
- (i) For waterfront properties, the front yard is defined as the waterfront.

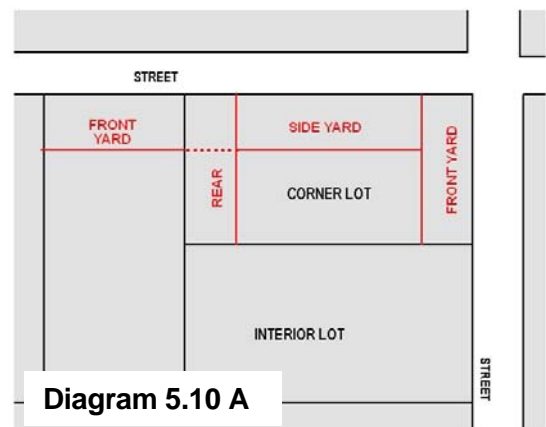


TABLE 5.11: TABLE OF USES PERMITTED BY RIGHT & SPECIAL LAND USES

R = Permitted by right S = Permitted with a Special Use Permit * indicates a site plan is required	R-1	R-2	R-3	RR	FF-1	B-1	B-2	I	CR
RESIDENTIAL USES									
<i>Accessory Buildings/Structures</i>	R	R	R	R	R	R	R	R	R
<i>Cottage Industry</i>	S	R	S	S	R				S
<i>Dwelling Units in Support of Commercial Establishment*</i>		S			S	R	R		
<i>Home Occupations</i>	R	R	R	R	R				R
<i>Manufactured Housing Community*</i>		S			S				
<i>Multiple-Family Dwelling*</i>			S						
<i>Planned Unit Development*</i>		S	S	S	S	S	S	S	S
<i>Secondary Dwelling Units</i>		S	S	S	S				S
<i>One-Family Dwelling (year round & seasonal)</i>	R	R	R	R	R				R
<i>Two-Family Dwelling</i>		R	R		R				R
<i>Amateur Radio Antennae (roof- or ground-mounted)</i>	R	R	R	R	R	R	R	R	R
HUMAN CARE AND SOCIAL ASSISTANCE									
<i>Child Day Care Services (see following)</i>									
<i>Family Child Care Home</i>	R	R	R	R	R				R
<i>Group Child Care Home</i>	S	S	S	S	S				S
<i>Child Care Center or Day Care Center*</i>	S	S	S	S	S	R	R		S
<i>Health Care Clinics/Dental Clinics*</i>			S			R	R		
<i>Hospitals*</i>		S	S		S		S		
<i>Nursing & Residential Care Facilities (see following)</i>									
<i>State-Licensed Residential Facilities (6 or less adults)</i>	R	R	R	R	R				R
<i>Nursing/Convalescent Home*</i>		S	S		S		S		
<i>Other Residential Care Facilities (substance abuse, correctional)*</i>		S	S		S				
<i>Social Assistance (see following)</i>									
<i>Individual & Family Services*</i>						R	R		
<i>Community/Emergency & Other Relief Services*</i>						R	R		
<i>Vocational Rehabilitation Services*</i>						R	R		

TABLE 5.11: TABLE OF USES PERMITTED BY RIGHT & SPECIAL LAND USES

R = Permitted by right S = Permitted with a Special Land Use Permit * indicates a site plan is required	R-1	R-2	R-3	RR	FF-1	B-1	B-2	I	CR
AGRICULTURE, FORESTRY, FISHING AND HUNTING									
<i>Agricultural business related to the sale of field crops, forest products, and livestock raised or cultivated on the property</i>		R	R		R				R
<i>Agricultural Equipment Dealers*</i>		S			S		R		S
<i>Agricultural products processing, storage, retail and wholesale marketing*</i>		S			S				S
<i>Animal Shelter*</i>		S			S				S
<i>Apiary farms</i>		R			R				R
<i>Bulk seed, feed, fertilizer and nursery stock outlet and distribution centers*</i>		S			S			R	S
<i>Cider mills or wineries*</i>		R			R				R
<i>Farms and agricultural operations</i>		R	R		R				R
<i>Forest products processing*</i>		S			S				S
<i>Forestry and forest management (including timber harvesting)</i>		R			R				R
<i>Game preserves (where game is hunted)*</i>		S			S				S
<i>Greenhouse, nursery, landscaping and floriculture production*</i>		R	R		R				R
<i>Lumber yards*</i>		S			S			R	S
<i>Raising and growing plants, trees, shrubs, nursery stock</i>		R	R		R				R
<i>Riding arenas or boarding stables*</i>		R	R		R				R
<i>Roadside stands</i>		R	R		R				R
<i>Sawmills (that operate for more than 60 days)*</i>		R			R			R	R
<i>Seasonal Outdoor Mazes of agricultural origin</i>		R			R				R
<i>Seasonal "U-Pick" fruits and vegetables operations</i>		R			R				R
<i>Veterinary services, animal clinics, animal hospitals, kennels*</i>		S			S		S		S
<i>Ancillary uses related to agricultural tourism (see following):</i>									
<i>Bakeries selling goods grown primarily on-site</i>		R			R				R
<i>Educational tours, classes, lectures, and seminars</i>		R			R				R
<i>Family-oriented animated barns (fun houses, haunted houses)</i>		S			S				S
<i>Gift shops for agriculturally-related products, crafts</i>		R			R				R
<i>Historical agricultural exhibits</i>		R			R				R
<i>Kitchen facilities, processing/cooking items for sale</i>		R			R				R
<i>Organized meeting space (weddings, birthdays, corporate picnics)*</i>		S			S				S
<i>Petting farms, animal display, and pony rides</i>		R			R				R
<i>Picnic areas (including rest rooms)</i>		R			R				R
<i>Playgrounds, wagon/sleigh rides, nature trails</i>		R			R				R
<i>Restaurant operations related to the agricultural use of the site*</i>		S			S				S
<i>Small-scale entertainment (music concert, car show, art fair)*</i>		S			S				S

TABLE 5.11: TABLE OF USES PERMITTED BY RIGHT & SPECIAL LAND USES

R = Permitted by right S = Permitted with a Special Use Permit * indicates a site plan is required	R-1	R-2	R-3	RR	FF-1	B-1	B-2	I	CR
EDUCATIONAL SERVICES									
Private instructional facilities*	S	S	S		S	S	S	S	
Public or private schools*	S	S	S		S	S	S	S	
PUBLIC FACILITIES									
Community Centers*	S	S	S	S	S	R	R	R	S
General Government Administration Facilities*		R			R	R	R	R	
Libraries*	S	S	S	S	S	R	R	R	R
Police/Fire Stations*		R			R	R	R	R	
Public Parks, Playgrounds, and Recreation Areas*	R	R	R	R	R	R	R	R	R
ACCOMODATION AND FOOD SERVICES									
Bed & Breakfasts	S	R	S	S	R	R	R		S
Caterers*						R	R		
Cottages*				S		S	S		S
Drinking Establishments*						R	R		
Food Service Contractors*						R	R		
Hotels & Motels*			S			R	R		
Mobile Food Services*						R	R		
Resorts*				S		S	S		S
Restaurants without Drive-Through*						R	R		
Restaurants with Drive-Through*						S	S		
Rooming & Boarding Houses	S	R	S	S	R	R	R		S
RV Parks & Campgrounds*		S		S	S	S	S		S
Tourist Homes	S	R	S	S	R	R	R		S
ARTS, ENTERTAINMENT, AND RECREATION									
Amusement Arcades*							R		
Bowling Centers*							S		
Docks, Launch Ramps, and Associated Parking Areas (provided they are located a minimum of fifty (50) feet from a residential use.*	R	R	R	R	R	R	R		R
Fitness & Recreational Sports Centers*						R	R		
Golf Courses*		S		S	S				S
Nature Parks & Other Similar Institutions (private)*	S	S	S	S	S	S	S		S
Museums*	S	S	S	S	S	S	S		S
Outdoor Recreational Facilities (private)*	S	S	S	S	S	S	S		S
Performing Arts Companies*						R	R		
Private Clubs; Lodges*	S	R	S	R	R	R	R		R
Spectator Sports Arenas (private)*		S			S	S	S		
Sportsmen's Clubs*		S	S		S				S
Theaters*						R	R		

TABLE 5.11: TABLE OF USES PERMITTED BY RIGHT & SPECIAL LAND USES

R = Permitted by right S = Permitted with a Special Use Permit * indicates a site plan is required	R-1	R-2	R-3	RR	FF-1	B-1	B-2	I	CR
GENERAL COMMERCIAL/BUSINESSES/SERVICES									
<i>Automotive Body/Paint/Interior & Glass Repair*</i>							S		
<i>Automotive Equipment Rental & Leasing*</i>							S		
<i>Automotive Mechanical & Electrical Repair & Maintenance*</i>							S		
<i>Automotive Oil Change & Lubrication Shops*</i>							S		
<i>Business, Labor, Political & Like Organizations*</i>						R	R		
<i>Carwashes*</i>							S		
<i>Cemeteries*</i>		S			S				S
<i>Civic & Social Organizations; Social Advocacy Organizations*</i>						R	R		
<i>Commercial/Industrial Equipment Rental & Leasing*</i>							R		
<i>Commercial Equipment Repair & Maintenance*</i>							R		
<i>Dry Cleaning & Laundry Services*</i>						S	S		
<i>Electronic & Precision Equipment Repair & Maintenance*</i>							R		
<i>Extermination & Pest Control Services*</i>						R	R		
<i>Financial Institutions/Real Estate Offices*</i>						R	R		
<i>Funeral Homes & Mortuaries*</i>						R	R		
<i>General Rental Centers*</i>						R	R		
<i>Grantmaking & Giving Services (example: Community Foundation)*</i>						R	R		
<i>Insurance Carriers & Related Activities*</i>						R	R		
<i>Parking Lots & Garages*</i>							S	R	
<i>Personal & Household Goods Repair & Maintenance*</i>						R	R		
<i>Personal Services *</i>			S			R	R		
<i>Pet Care (except Veterinary and Animal Shelters)*</i>						R	R		
<i>Photofinishing*</i>						R	R		
<i>Professional Cleaning Services*</i>						R	R		
<i>Professional Offices*</i>			S			R	R		
<i>Religious Institutions*</i>	S	S	S	S	S	R	R	R	S
<i>Sexually Oriented Businesses*</i>							S	S	
RETAIL TRADE									
<i>Automobile Service Stations (example: gas station)*</i>						S	S		
<i>Building Material & Garden Equipment & Supplies Dealers*</i>							S		
<i>Electronics & Appliance Stores*</i>						R	R		
<i>Clothing & Clothing Accessories Stores*</i>						R	R		
<i>Food & Beverage Stores*</i>						R	R		
<i>Furniture & Home Furnishings Stores*</i>						R	R		
<i>General Merchandise Stores *</i>						R	R		
<i>Health & Personal Care Stores*</i>						R	R		
<i>Other Similar Retail Trade (without outdoor storage)*</i>						R	R		
<i>Outdoor sales facilities (open air sales)*</i>							S		
<i>Small-Scale Craft Making*</i>						R	R		
<i>Sporting Goods, Hobby, Book & Music Stores*</i>						R	R		
<i>Truck and heavy equipment sales/service establishments*</i>							S	R	

TABLE 5.11: TABLE OF USES PERMITTED BY RIGHT & SPECIAL LAND USES

R = Permitted by right S = Permitted with a Special Land Use Permit * indicates a site plan is required	R-1	R-2	R-3	RR	FF-1	B-1	B-2	I	CR
TRANSPORTATION SERVICES, WAREHOUSING & STORAGE									
Airports & Landing Fields*		S			S			S	
Couriers & Messengers*						R	R	R	
Postal Service*						R	R	R	
Rail yards*								S	
Scenic & Sightseeing Transportation*							R	R	
Transit & Ground Passenger Transportation*							R	R	
Truck Transportation Facilities*								R	
Warehousing & Storage*								R	
MINING									
Mines, quarries, and gravel pits*								S	
UTILITIES/ENERGY									
Commercial Wind Energy Facilities and Anemometer Towers*		S			S			S	
Public utility facilities (without storage yards)*	S	S	S	S	S	R	R	R	S
Public utility facilities (with storage yards)*								R	
Small On-Site Wind Energy Systems	R	R	R	R	R	R	R	R	R
CONSTRUCTION									
Building, developing & general contracting*		S			S		R	R	
Heavy construction*		S			S		R	R	
Special trade contractors (ex: electrical, plumbing)*		S			S		R	R	
MANUFACTURING/INDUSTRIAL/ WHOLESALE TRADE/WASTE MANAGEMENT									
Bulk storage and distribution facilities for petroleum and gas products, paint and chemicals*								S	
Computer, Electronic, & Appliance Product Mfg*								R	
Dry bulk blending plants*								R	
Food/beverage processing and packaging*								R	
Furniture & Related Product Mfg*								R	
Industrial parks*								S	
Junkyards/salvage yards/landfills*								S	
Leather & Allied Product Mfg*								R	
Miscellaneous Mfg*								R	
Oil & gas extraction facilities (offsite from wellhead location)*		S			S			S	
Oil and gas processing facilities*								S	
Printing & Related Support Activities*							R	R	
Recycling facilities*								S	
Textile & Apparel Mfg*								R	
Waste Collection Services*								S	
Waste Treatment & Disposal Services*								S	
Wholesale trade*								R	
Wood Product Mfg*					S			R	
COMMUNICATIONS									
Antenna co-located on existing telecommunications		R			R		R	R	
Telecommunications Towers & Facilities & Alternative Tower Structures*		S			S		S	S	