

Chapter LDO. Land Development Ordinance

Article III. ZONING

§ LDO3-15.1. Purpose.

These zone districts are for retail and service type businesses limited to the sale on the premises of commodities and/or services or furnishings to the ultimate consumer. An additional goal of these districts is to confine retail uses to the areas so zoned to prevent sprawling and strip commercial development along the Township's highways.

§ LDO3-15.2. Permitted Uses.

[Ord. No. 2006-1035 § 1; Ord. No. 2006-1048 § 1; Ord. No. 2006-1053 § 1]

A. Principal uses.

1. Retail sales and personal services.
2. Lumber and other building materials.
3. Heating and plumbing equipment.
4. Restaurants, conventional and take-out.
5. Business and professional offices.
6. Funeral parlors.
7. Clothing rental.
8. Furniture repair.
9. Motels and hotels.
10. Agricultural uses as regulated in Section **4-6**.
11. Community residences for the developmentally disabled and community shelters for victims of domestic violence that contain less than six occupants.
12. Child care centers as regulated in Section 4-7.

B. Accessory uses customarily incidental and ancillary to a permitted use.

C. Conditional uses.

1. Institutional uses as regulated in subsection 3-23.7.
2. Governmental uses and public utility facilities as regulated in subsection 3-23.1.

§ LDO3-15.3. Area and Bulk Requirements.

[Ord. No. 2006-1035 § 2; Ord. No. 2006-1048 § 2; Ord. No. 2006-1053 § 2]

- A. Minimum lot area: 110,000 square feet.
- B. Minimum lot width: 325 feet.
- C. Minimum front yard: 50 feet.
- D. Maximum front yard: 100 feet.
- E. Minimum side yard: 25 feet.
- F. Minimum rear yard: 25 feet.
- G. Maximum height: 50 feet or 3 1/2 stories, whichever is less.
- H. Maximum impervious coverage by number of stories in building:

Less than 2 stories	40%
At least 2 stories but less than 3	50%
At least 3 stories	60%