

Article IV: Use Regulations

Prior articles to address in future meetings:

Article I – Legislative Intent; Objective

Article II – Definitions

Article III - Districts

§ 114 – 400 (or entirely numerical starting at Article I as 141 – 1). Regulation of uses.

- A. Except as provided for by law, no building, structure, land, lot, or premises shall be used for purposes other than as permitted in this chapter.

§ 114 – 401. Intent.

- A. It is the intent of this article to provide clear and specific definitions of uses permitted within the various Springfield Township zoning districts, including development standards for uses that are permitted in more the one district.

§ 114 – 402. Applicability and interpretation.

- A. When a use is proposed, the Director of Planning and Zoning shall make the final determination on which use classification described herein best defines or matches the use being proposed. If a proposed use meets the definition of more than one use classification, as defined herein, the most specific use classification which matches more precisely the proposed use shall be used.
- B. When a proposed use does not precisely match a use classification defined herein, the Director of Planning and Zoning shall determine which described use it most closely matches. If the principal use proposed is similar in most respects to a given described use, as determined by the Director of Zoning and Planning, then the proposed use shall be classified according to the use defined herein.
- C. All uses permitted by right, by conditional use or by special exception, shall be subject to the use regulations herein, as well as any applicable district regulations, and any other applicable provisions as are specified within this chapter. If there is a conflict between the use regulations herein and any other applicable regulations, the more restrictive regulations shall apply, unless otherwise noted.
- D. A building, structure or lot within the _____ residential districts shall be permitted only one principal use.

§ 114 – 403. Legal status of uses.

- A. The following terminology is assigned to uses, based upon how they were established and zoning requirements and/or limitation in place at the time.
 - a. A conforming use: A use that meets all applicable standards and regulations as established by the current Zoning Ordinance.
 - b. A non-conforming use: A use that does not meet all applicable standards and regulations established in the current Zoning Ordinance.
 - c. Legal non-conforming use: A use that does not meet all applicable standards and regulations of the current Zoning ordinance but was established and approved by the Township prior to the adoption of the current Zoning Ordinance, was approved by way of variance, predates the current Zoning Ordinance or was illegally created but legally grandfathered over statutory time periods.
 - d. Illegal use: A use which may or may not conform to zoning, but never received the required approvals from the Township.
 - e. Federal and State controlled properties are subject to the provisions of this Ordinance only insofar as permitted by the Constitution and laws of the United States and Commonwealth of Pennsylvania.
- B. A use created by conditional use approval, special exception approval, or variance approval may only undergo an addition, expansion or intensification of use by reapplication and re-approval of the Body granting the original approval.

§ 114 - 404. Permitted uses.

- A. Use by right. In any given district, a use is permitted by right, provided it is listed as such in the district regulations, provided it can comply with the applicable use regulations stated herein, and provided a use and occupancy permit has been duly issued by Springfield Township, as specified in this chapter.
- B. Use by conditional use approval. In any district, a use is permitted by conditional use approval, provided it is listed as such and meets the conditions in the district regulations, and provided it can comply with the applicable use regulations stated herein. In addition, the use is subject to approval or denial by the Springfield Township Board of Commissioners. If approved, the Township Board of Commissioners may impose further conditions to ensure the protection of adjacent uses and the health, safety and general welfare of the residents. Following approval and conditions of the Township Board of Commissioners, the use is subject to all other applicable codes, permits, regulations, and standards expressed in this chapter.
- C. Use by special exception. In any district, a use is permitted by special exception, provided it is listed as such in the district regulations, and provided it can comply with the applicable regulations stated herein. In addition, the use is subject to approval or disapproval by the Township Zoning Hearing Board. If approved, the Zoning Hearing Board may impose further conditions to ensure the protection of adjacent uses and the health, safety, and general welfare of the residents. Following approval and conditions of

the Township Zoning Hearing Board, the use is subject to all other applicable codes, permits, regulations, and standards expressed in this chapter.

- D. Use by variance. Any use not permitted in the district regulations or conforming to the use regulations or applicable provisions of this chapter may be permitted if a variance for relief of those requirements is granted by the Township Zoning Hearing Board. If approved, the Board may impose further conditions to ensure the protection of adjacent uses, and the health, safety, and general welfare of the residents. Following approval and conditions of the Board, the use is subject to all other applicable codes, permits, regulations, and standards expressed in this chapter.
- E. Accessory uses permitted.
 - a. An accessory use is permitted if it is listed as a permitted accessory use in the district's use provisions. Accessory uses not listed as such are not permitted, except when the Planning and Zoning Director determines a use qualifies as "customarily incidental and subordinate" to the principal use or structure.
 - b. Accessory uses, when permitted, are subject to the district regulations, the provisions of the use regulations established herein, and all other applicable sections of this chapter.
- F. Uses not permitted. Any use not listed in the district in question as explained above is not permitted.

§ 114 – 404. Categories of permitted uses. (Some definitions provided/refer to Mark's July 17th proposed use standards)

A. Accessory uses.

- a. Accessory Dwelling Unit: An accessory dwelling unit (ADU) is a dwelling unit that is accessory to a single-family dwelling that is located on the same lot. Accessory dwelling unit is only permitted upon special exception approval by the Zoning Hearing Board
- b. Residential Accessory Structure: A building or structure erected for the private use of the owner or occupant of a residential dwelling, which is located on the same lot as the residence, and used for common household purposes, storage or vehicular parking.
 - i. The building is limited to one story and a maximum of 12 feet in height for a sloped roof structure or 9 feet in height for a flat roof structure on properties 1/2 acre in size or less. On properties greater than 1/2 acre in size, the building height is limited to no greater than 1 story and 17 feet in height.
 - ii. On parcels less than 1/2 of an acre in lot size, the total building area of all detached accessory structures on the property are limited to no greater than 625 square feet. The accessory building must be a minimum of 7 feet

- from the side and rear property lines and at least 10 feet from the principal structure.
- iii. On lots greater than 1/2 of an acre in lot size, the total building area of all detached accessory structures on the property are limited to no greater than 850 square feet. The accessory building must be a minimum of 10 feet from the side and rear property lines and at least 10 feet from the principal structure.
 - iv. Detached Accessory buildings are not permitted within front yard setback area, public right-of-ways, easements, or stormwater management swales.
 - v. Structures for domesticated household pets may not be located closer 10 feet from any property line and are not permitted within a front yard setback area. This does not limit the placement of fencing on a property line.
 - vi. Stables for livestock must be a minimum 25 feet from all property lines and may only be erected on property 3 acres in size or greater. Stables are limited to one story in height but may be no higher than 17 feet in height.
- c. Non-Residential Accessory Structure: A detached accessory building or structure that is used in support of the principal use of the property within non-residentially zoned districts.
- i. The non-residential accessory building may not establish a new use on the property and is limited to vehicle, equipment and product storage related to the principal use of the site.
 - ii. A trailer, freezer or shipping container, whether removed from its wheels, may not be used as a non-residential accessory building.
 - iii. Non-residential accessory buildings are limited in size to 35% of the principal building to which they serve and are required to be a minimum of 15 feet from side and rear property lines. Non-residential accessory buildings are not permitted within a front yard setback area.
 - iv. Prior to the storage of hazardous or flammable materials, prior approval must be obtained from the Springfield Township Fire Marshal.
 - v. Trash Enclosures are not considered non-residential accessory structures however they must be a minimum of 10 feet from side and rear property lines. Trash enclosures are not permitted within a front yard setback area. Trash enclosures are required to be constructed with masonry material and screened in accordance with the landscape requirements of this ordinance.
- d. Recreational Vehicles: The temporary or seasonal outdoor storage of boats, campers and other vehicles used for recreational purposes within residential zoning districts.

- i. A recreational vehicle may only be stored on the premises of the owner of the recreational vehicle.
 - ii. The storage of a recreational vehicle may not reduce the required on-site parking. A recreational vehicle may not be parked on a non-paved surface within a front yard setback area.
 - iii. The storage of recreational vehicles within residential districts is limited to vehicles under 30 feet in length.
- e. Commercial Vehicles: The parking of tractor trailers, panel trucks, state body trucks, and other similar vehicles, whether they contain advertisement or not.
 - i. The vehicle must be used by the business on whose property the commercial vehicle is parked or parked under lease to another commercial business.
 - ii. Commercial vehicles may not be parked in a required buffer, right-of-way, easements or reduce the required on-site parking.
 - iii. Commercial vehicles greater than 25 feet in length may not be parked in a residential or community service zoning district.
- f. Antenna Systems: A system of wires, poles, towers or similar devices used for the reception or transmission of electromagnetic waves external to or attached to the exterior of a building, including the supporting structures for this use.
 - i. Standard non-satellite, home reception antennas and telecommunication antennas are exempt from the requirements of this section. Transmitting antennas requiring FCC approval are included in this section.
 - ii. Antennas are not permitted to be installed within a front yard setback area and must meet the requirements of the Springfield Township Building Code.
 - iii. In non-residential zoning districts ground mounted commercially utilizes antennas exceeding 35 feet in height must be erected at 1/2 the height of the antenna tower. If the equipment adjoins a residential district, the tower must be 100 feet from the property line or 1/2 the height of the tower, whichever is greater.
 - iv. Telecommunication equipment, towers and small cell installations are covered by Section _____.
 - v. Satellite dish antennas are limited to no greater 24 inches in diameter and are not permitted to be ground mounted within a front yard setback area. The dish, if ground mounted must be at least 7 feet from the side and rear property lines.

- g. Fences and Walls: An artificially constructed barrier or structure of any materials or combination of materials erected to enclose or screen any portion of a property.
 - i. Fencing that is 4 feet or less may be erected along a property line adjoining a street or public right-of-way. Corner properties have two front yards, and this requirement applies to both.
 - ii. Fencing that is 5 feet in height must be set back a minimum of 10 feet from any property line adjoining a street or public right-of-way.
 - iii. Fencing that is 6 feet in height must be setback a minimum of 15 feet from any property line adjoining a street or public right-of-way. No fencing within Springfield Township may exceed 6 feet in height.
 - iv. Fencing may not cause a sight obstructions at an intersection or to an adjoining property when existing a driveway.
 - v. Fencing may not be installed within a defined flood plain, easement, swale or water course. Solid fencing may not impede the flow of stormwater runoff.
 - vi. Fencing may be installed on a property line providing the survey stakes are visible or the property line has been established. If the property line is in question the Building Code Official may require a field survey to be completed by the property owner installing the fence.
 - vii. If the fencing is off set from the property line, the property owner is required to maintain the area between the fencing and the property line.
- h. Home Occupation: An occupation that is conducted from the home that is limited to professional, office oriented in nature, and clearly incidental and accessory to the use of the property as a residential dwelling unit; and which does not alter the exterior of the property or affect the residential character of the neighborhood.
 - i. A home occupation must be conducted completely within the dwelling. There is no outside storage of goods, material or equipment.
 - ii. Signage is limited to a professional plaque that can not exceed 1 square foot and is not permitted to be illuminated. Signage on vehicles, window displays are not permitted.
 - iii. The home occupation must be conducted completely by the occupants of the home. Employees that do not reside on the property are not permitted.
 - iv. A home occupation is not permitted any retail, wholesale activity, or other similar activities. Trade businesses are limited to office use only. The operation of Home Daycare requires a special exception to be obtained from the Springfield Township Zoning Hearing Board.
 - v. Delivery to the property is limited to parcel drop-off only. There shall be no service by commercial vehicles.

- vi. The floor area devoted to the home occupation is limited to 25% of the ground floor area of the principal building. No group sessions are permitted.
- vii. Visitation by clients must be by appointment only. A home occupation requires a minimum of 4 off-street parking stalls. Garage parking may be counted as 1/2 of total number of garage stalls. Residential parking stalls must be a minimum of 10 feet in width by 18 in length.
- i. Outdoor Storage: The outdoor storage or keeping of materials, merchandise, vehicles or any other goods in an open, roofed or unroofed area for more than 24 hours.
 - i. No part of the public right-of-way, buffer area, required front yard setback area, stormwater management system, fire lane or required parking stall may be used for outdoor storage.
 - ii. Outdoor storage and the display of goods offered for sale on the property are limited to products sold within the store, garden materials, seasonal items and products approved by Springfield Township.
 - iii. Outside storage areas are required to be screened from a public view with either fencing, landscaping or a combination of the two. The outdoor storage area must be located a minimum of 15 feet from all side and rear property lines. These areas are also required to be secured.
 - iv. The storage or parking of tractor trailers, vans and/or company vehicles must be located within the rear yard area and vehicles with advertisement or company logos are not permitted to be parked overnight within a front yard setback area.
- j. Swimming Pool, residential: A man-made container or body of water capable of being filled to a depth of greater than 12 inches at the lowest point. Wading pools are exempt from these provisions and are considered temporary pools if made of plastic, light metal, or other light duty materials which do not exceed a full volume depth of 12 inches at the lowest point. Wading pools are required to be emptied when not in use.
 - i. Swimming pools, whether above or below ground are required to meet the zoning district requirements with respect to lot coverage, and the surface of the pool water is not considered impervious coverage.
 - ii. As an accessory structure, they are permitted to be located no closer than 10 feet from the side and rear property lines and must be a minimum of 10 feet any addition accessory structures or the principal structure on the property.
 - iii. Swimming pools are not permitted within any front yard setback area, drainage swales, stormwater management system, flood plain or other restricted ground.

- iv. The installation of a swimming pool must meet the building, electrical, mechanical and safety codes of Springfield Township. Building, electrical and mechanical permits are required to be obtained. This includes the minimum separation distance from overhead electrical lines.
- v. Swimming pools must be discharged in accordance with the requirements of the Department of Environmental Protection. In no event may a treated pool water be discharged to a public street or stormwater management system, nor shall it be discharged or directed to adjoining property.
- vi. Pool lighting must comply with the lighting standards or this ordinance. All pools must be equipped with a filtration system, always kept healthy and sanitary, and shall not emit offensive odors that create a nuisance or unhealthy condition.
- vii. Building permits for an inground pool must include a survey and a sealed grading plan, to include the proposed soil erosion controls to be installed and detailed stormwater management design.
- viii. Spas or hot tubs shall meet the same requirements as a swimming pool, except that they are not required to be located a minimum of 10 feet from the principal structure.
- ix. Cabana or pool houses shall be permitted provided they are separate from the pool water edge and adjoining property lines and other structures by a minimum of 10 feet. They are limited to a single story and may not exceed the height limitations imposed for residential accessory buildings.
- k. Sports Courts: A recreational playing court accessory to residential properties for the sport or game intended. The court consists of the playing surfaces and any structures signed to contain the playing area surrounding the court.
 - i. The outer edge of the playing surface, including any fencing installed to contain the playing area, may not be located closer than 10 feet from any property line and may not be located within a front yard setback area.
 - ii. Fencing used to contain the playing area may not exceed 12 feet in height and must be a minimum of 10 feet from all property lines.
 - iii. Lighting may be installed. All light fixtures must have a completely enclosed light source, and the light source cannot be visible from off-site. Lighting is not permitted to be cast over a property line.
 - iv. Unless installed in a pervious material, sports courts are included in the impervious coverage calculations for the property. On-site stormwater management regulations will be applied.
- l. Play Structure: Any device, structure or combination of materials erected on the property that is intended for climbing, swinging, or other forms of recreational activities. Such uses include but are not limited to swing sets, playhouse, forts,

basketball poles, climbing structures and the like. This does not include lawn furniture, landscaping designs, picnic tables, or games not attached to the ground.

- i. Play structures must be located at least 7 feet from all property lines and may not be located within a front yard setback area.
 - ii. Play structures must adhere to the same height limitations as residential accessory structures.
- m. Chickens/Fowl/Poultry:
 - i. Properties under 12,500 square feet in total lot area are limited to no more than 8 hens.
 - ii. Birds shall be provided with a shelter having a roof and at least three enclosed sides and shall be contained within a fenced area. [A building permit shall be required for the shelter]
 - iii. Chicken coups and pens must be a minimum of 7 feet from all property lines.
 - iv. Shelters and fences areas surrounding shelters shall only be located in the rear or side yard; all shelters and fenced areas shall be located at least 10 feet from any residence and property line.
 - v. Chickens/hens are only permitted to be kept in the rear yard of a residential property, and the rear yard or pen must be fenced. Free range chickens are not permitted.
 - vi. No roosters shall be kept on properties that are under 3 acres in total lot area.
- n. Residential Ground Mounted-Solar Equipment: Solar panels, mounted brackets, transfer switches and all other hardware required for a ground mounted system.
 - i. The installation of ground mounted solar equipment is limited to the rear yard only within residential districts.
 - ii. The equipment must be installed at a minimum of 7 feet from all property lines and is limited to no greater than 12 feet in height.
- o. Club house: A building or group of buildings used for meetings or social events operated by the Homeowner's Association and prohibited from being rented or leased to the public.
- p. Agriculture: A use and related structures on a parcel or lot that is primarily used for soil-dependent cultivation of agricultural crop production for sale to the public.
 - i. The minimum lot area for an agriculture use will be 10 acres and must be held in single ownership or by one legal entity.
 - ii. Structures for the housing of livestock must be located no less than 200 feet from side or rear property lines and are not permitted within a front yard. All other accessory structures must be a minimum of 50 feet from all property lines and are not permitted within the front yard.

- iii. The maximum length of any building on the site is limited to no greater than 200 feet.
 - iv. The storage of animal waste must be conducted at least 100 feet from all property lines and must be deposited of in accordance with the best management practices. Waste storage areas must be completely enclosed.
 - v. The boarding of horses and other livestock is a permitted accessory use. The sale of products grown or raised on the site is also a permitted use. Retail sales structures are limited to no greater than 800 square feet.
- q. Livestock: The keeping of animals other than domesticated pets and fowl/poultry shall be limited to lots of at least one acre in size and shall be limited to two heads of livestock per acre, with the exception of horses, which shall be limited to one horse per acre. Riding academies, livery or boarding stables, and commercial kennels are not included in this provision.
 - i. Shall be permitted in the RX districts as an accessory use.
- r. Accessory Roof-Mounted Solar System: An energy system that consists of one or more solar collection devices, solar energy-related “balance of system” equipment, and other associated infrastructure with the primary intention of generating electricity, storing electricity, or otherwise converting solar energy to a different form of energy. Solar energy systems may generate energy in excess of the energy requirements of a property if it is to be sold back to a public utility in accordance with the law.
- s. Outdoor dining. An outdoor area that is accessory to use X where restaurant customers may eat and/or drink the items purchases at the associated food/beverage service establishment.
 - i. The outdoor dining area must be clearly defined and separated from the public right-of-way or walkways by a barrier, low level fencing or landscaping. Openings within this barrier are limited to no greater than five feet in width.
 - ii. The outdoor dining area may not cause sight obstruction to any street, ingress or egress point.
 - iii. On-site parking for the outdoor seating area must be provided at the same ratio as a restaurant.
 - iv. The outdoor dining area must be set back at least 10 feet from any fire hydrant or FDC connection.
 - v. Outdoor furniture is limited to tables, chairs, umbrellas, and waste receptacles. All outdoor furniture must be stored inside during non-business hours.

- t. Drive-thru facility. A building, facility, or structure, or portion thereof, from which a business, product, or service is transacted, or is capable of being transacted, directly with customers located in a motor vehicle during the transaction. {A design element of a building that allows service to be conducted with a customer located in a motor vehicle. This use is limited to banks, restaurant, and pharmacies)
 - i. Stacking must be provided for a minimum of six vehicles. The stacking lane must be separated from and not interfere with the drive lanes or parking stalls within the parking lot.
 - ii. A bypass lane must be provided for banks and pharmacies.
 - iii. Drive through facilities that include a menu board, or speakers must be a minimum of 50 feet from all property lines adjoining a residential district or residential use.
 - u. Gasoline Service Station. A facility for the storage, dispensing and supply of gasoline, petroleum fuels, and/or alternative fuels for vehicles. Such facilities shall not include any maintenance services or activities customarily associated with automobile repair or maintenance performed by an employee.
 - i. Definition/regulation to be added.
- B. Residential uses (Definitions below)
- a. Single Family Detached Dwelling
 - b. Townhouse Dwelling Unit (Single Family Attached)
 - c. Single-Family Semidetached (Twin)
 - d. Two-Family Semidetached dwelling (Duplex)
 - e. Mobile Home Development
 - f. Multifamily Development
- C. Commercial uses or Retail and Service (storage facility, bar, shopping center)
- a. Gasoline Service Station. A facility for the storage, dispensing and supply of gasoline, petroleum fuels, and/or alternative fuels for vehicles. Such facilities shall not include any maintenance services or activities customarily associated with automobile repair or maintenance performed by an employee.
 - b. Automotive detailing: Thorough cleaning, waxing or polishing of an automotive vehicle. This use also includes automotive wrapping.
 - i. Vehicles are permitted to be stored outside overnight.
 - ii. Commercial and/or abandoned vehicles are not permitted to be stored on the site.
 - iii. All waste must be stored in enclosed containers and be screened from public view.
 - c. Automotive Sales: Automotive sales includes facilities for the sale or lease of new or used automobiles, motorcycles, trailers, trucks, boats, and the like. Facilities

may include a showroom, office, display parking, service, repair, and delivery areas providing.

- i. All vehicle repairs must be done within a building. At no time may vehicles that are missing body parts or in a state of disrepair be stored outside the building.
 - ii. All loading and unloading of vehicles, equipment and parts must be done onsite and is not permitted to interfere with onsite parking areas, drive lanes or within the public right-of-way.
 - iii. Customer parking stalls must be clearly identified.
 - iv. Vehicles display spaces may be reduced to 8 feet in width by 16 feet in depth and may be stacked up to three deep.
 - v. Vehicle displays are permitted within a front yard area but are not permitted to be elevated or extend into the public right-of-way.
 - vi. Each service bay or work area is required to have a minimum of five off street parking stalls.
 - vii. Auto body repair is a permitted accessory use but must be conducted by the dealership or a third-party lease. Auto-body repair bays and paint booths must be located to the side or rear of the building.
 - viii. Outside storage of waste materials, including tires, body parts and the like must be stored in an enclosed area.
 - ix. Sound systems are not permitted to be audible off site.
- d. Automotive Service: These uses include the repair of automotive vehicles, trucks, trailers, motorcycles and the like. This includes specialty repair work of a vehicle's body and spray painting in conjunction with the repair. This use allows for automotive wrapping as an accessory use.
- i. Tractor trailers and abandoned vehicles are not permitted to be stored on the site. The overnight parking of tractor trailers is not permitted. Vehicles awaiting repair are not permitted to be stored on the site longer than 14 consecutive days
 - ii. All repairs must be made inside the building.
 - iii. All storage, including parts, tires, refuse and other similar materials must be stored within the building or fully enclosed structure.
 - iv. The sale of vehicles is prohibited. The retail sale of parts is permitted but must be accessory the automotive service use.
 - v. Five on-site parking stalls are required for each service bay or workstation. Parking stalls may be reduced to 8 feet in width and 16 feet in depth and stacked three deep if parked by an employee.
 - vi. Vehicles are permitted to be stored onsite no longer than 14 days.

- e. Bank: A financial establishment where the primary use is the processing of monetary, credit and loan transactions, this includes savings and loan association, credit unions and the like.
 - i. A drive-through facility is not permitted within the front yard. This includes both teller windows and ATMs.
 - ii. Each drive-through lane must have a minimum stacking for two vehicles and additional shared stacking for six vehicles. The stacking for drive-through lanes may not interfere with on-site parking or the drive lanes.
 - iii. A bypass lane must be provided and shall be separate from the drive lanes or parking stalls.
- f. Bed and Breakfast: A dwelling which provides, by rent, overnight sleeping accommodations, and bathroom access for guests. This use does not provide for use of kitchen facilities. All meals are served at stated time and at a common table. Meals are to be served to overnight guests only.
 - i. The bed and breakfast must be owner occupied.
 - ii. The rental of rooms shall exceed 14 days in a 30-day period.
 - iii. This use does not include group homes, hotels, motels or boarding homes.
- g. Car Wash
 - i. A building with automated machines or hand operated equipment used for the cleaning, polishing, washing, or waxing of motor vehicles to include the interior and exterior of the vehicle.
 - ii. On-site drainage is required to ensure water used in the cleaning process is contained on-site and not discharged to adjoining properties or the public right-of-way.
 - iii. Trash receptacles must be provided for each wash bay or drive lane.
 - iv. Vehicle stacking for automated car washes must provide, and cannot interfere with the on-site parking, drive lanes or the public right-of-way.
 - v. The washing, waxing or polishing of vehicles must be done within an enclosed building or structure.
- h. Convenience Store : A mini food market, where there are retail sales of coffee, dairy products, prepackaged foods, grocery items, newspapers and similar products.
 - i. No outside vending machines are permitted.
 - ii. Accessory uses such as an ATM, lottery sales, the sale of alcohol and the like require one additional on-site parking stall for each accessory use.
 - iii. Fuel Sale and the stacking for fuel islands shall not interfere with the required on-site parking, the required drive lanes or the public right-of-way.

- i. Dry Cleaners (Drop-off) A facility that does not have any on-site cleaning or processing equipment but is permitted to do alterations and the pressing of clothing.
- j. Dry Cleaners (On-Site) A shop or facility that provides on-site processing of laundry, dry-cleaning, alterations and pressing of clothing.
 - i. This use must be a minimum of 200 feet from an adjoining residential district or use.
 - ii. This use is only permitted on a site that is 1 acre or greater.
- k. Farmers Market: An indoor or outside facility for the retail sale of farm products, prepared foods, and other products from local sources.
 - i. The market is required be made up of at least 50% farm grown or produced items.
- l. Hotel/Inn
- m. Mixed Use Building
- n. Parking Lot/Structure
- o. Restaurant
- D. Industrial uses (dry cleaning/laundry plant, radio or transmission tower, research facility)
 - a. Dry Cleaners (On-Site) A shop or facility that provides on-site processing of laundry, dry-cleaning, alterations and pressing of clothing.
 - i. This use must be a minimum of 200 feet from an adjoining residential district or use.
 - ii. This use is only permitted on a site that is 1 acre or greater.
- E. Agricultural Uses:
 - a. Kennel: An establishment for the keeping, boarding and breeding of cats, dogs and other household pets, where grooming, training, and selling of animals is permitted. This use does not allow for the keeping of wild animals, native to the area or not.
 - i. The minimum lot area for this use shall be 5 acres.
 - ii. No animal runways or shelters shall be closer than 100 feet from any property line and runways or shelters are not permitted within any front yard.
 - iii. The maximum length of any building on the site is limited to no greater than 200 feet.
 - iv. At no time are the animals permitted outside of an enclosed area. The enclosed area for this use will be a building, runway or fenced area. All outdoor runways and fenced areas will be fitted with self-closing gates.
 - v. Shelters that are within 200 feet from any property line adjoining a residential use must be sound proofed.

- vi. The storage of animal waste must be done in accordance with the best management practiced. Waste storage facilities must be a minimum of 100 feet from all property lines adjoining a residential district or use.
- b. Nursery: The raising of plants, shrubs and trees for sale. Greenhouses and storage buildings must be a minimum of 25 feet from all property lines.
- F. Community service uses (assisted living facility, schools, cemetery, community center, day care)
- G. Office uses (medical office, professional services)
- H. Entertainment/recreational uses (ex. outdoor recreation, arcade, public grounds- aka park)
- I. Utility Uses (ex. conservation, recreation facility, emergency services, sanitary sewage)

Potential Definitions/Standards for Residential Uses.

Residential Uses

Single-family detached dwelling: A dwelling unit designed and used exclusively as the residence for only one family, that is the only dwelling unit located on the parcel it is situated on, and that is not attached to any other structures or dwelling units, except accessory structures permitted in this chapter.

Single-family attached dwelling (townhouse): A single-family attached dwelling, also known as a “townhouse” or “rowhouse”, is a single family attached or semidetached (in the case of end units) dwelling within a multi-dwelling building, consisting of at least three but no more than eight such dwelling units, with each unit occupying the total space from ground to roof and joined to each other by not more than two vertical, common party walls, which also serve as the lot line dividing the properties.

Single-Family semi-detached (twin): A dwelling unit designed and used exclusively as the residence for only one family, that is the only dwelling unit located on the parcel it is situated on, and that is attached to one other such dwelling unit along a shared party wall that acts as a lot line separating the two dwelling units and parcels of land.

Two-Family semi-detached dwelling (Duplex): A building having two separate dwelling units, one over the other or side-by-side. Both dwelling units are located on a single parcel and are under common ownership. The following additional standards shall be satisfied.

Multifamily Development

Mobile Home Development