

SCHEDULE I - USE CONTROLS

DISTRICT: C-1, COMMERCIAL

POLICY/OBJECTIVES:

To delineate areas to be reserved primarily for commercial activity and related needs of the residents.

PERMITTED PRINCIPAL:

Retail Uses Including, But Not Limited To The Following:

Amusements, Amusement Arcade, Athletic/Health Spa, Auditorium, Automobile Body Shop, Automobile or Manufactured/Mobile Home Sales Garage, Automobile or Manufactured/Mobile Home Sales Lot, Automobile Repair, Automobile Service Station, Bed and Breakfast Establishment, Boarding House, Local Retail Business, Business Office, Business/Office Park, Business Service Use, Business Use, Ancillary Cafeteria, Car Wash, Child Care Center, Churches & Other Places of Worship, Civic Center, Commercial Parking, Community Center, Convenience Food Store, Day Camp, Day Care Center, Drive-In Establishment, Single-Family Detached Dwelling, Single-Family Attached Dwelling, Multi-Family Dwelling, Two-Family Detached Dwelling, Two-Family Semi-Detached Dwelling, Dwelling Group, Financial Service Use, Funeral Home or Mortuary, Gasoline/Service Station, Home Occupation, Hotel, Residential Hotel, Laundromat, Library, Lodges and Fraternal Organizations, Lodging Places, Lumber Yards, Modular Home, Motel, Museum, Office Building, Park, Parking Area, Parking Lot, Public Parking Lot, Personal Service Use, Philanthropic Use, Play-Field, Playground, Professional Service Use, Public Buildings, Public Service Use, Municipal Recreation, Private Recreation, Restaurant, Drive-In Restaurant, Fast Food Restaurant, Rooming House, College School, Elementary School, Nursery School, Secondary School, Trade or Professional School, Vocational School, Self-Service Storage Facility, Shopping Center, Billboard and Off-Premise Sign, Business Sign, Ground Sign, Dancing or Music Studio, Public or Semi-Public Swimming Pool, Tavern, Theater, Drive-In Theater, Tourist Home, Truck Terminal, Winter Sports Area, Underground coal mining facilities, coal mining adjunct facility, coal mine conveyer, and extractive operations, communication antenna, communication equipment building, and communication tower

PERMITTED ACCESSORY:

Accessory uses customarily incidental to the principal use, such as apartments on upper floors, contractor's yard, private garages, utility buildings

SPECIAL EXCEPTION:

Animal Hospital, Apartments, Arboricultural, Large-Scale Business Development, Dependent Care Facility, Family Care Facility, Group Care Facility, Communications Receiving Structure, Dormitory, Hospital, Manufacturing Use, Manufactured/Mobile Home, Manufactured/Mobile Home Park, Race Track, Recycling Facility, Rehabilitation Home, Residential Conversion

**** TRAILER HOMES ARE NOT PERMITTED IN ANY DISTRICT IN THE SCHEDULE I – USE CONTROLS ****

SCHEDULE I - USE CONTROLS

DISTRICT: I-1, INDUSTRIAL

POLICY/OBJECTIVES:

To delineate areas best suited for industrial development due to location, topography, existing or planned facilities and relationships to other land uses.

PERMITTED PRINCIPAL:

Automobile Body Shop, Automobile or Manufactured/Mobile Home Sales Garage, Automobile or Manufactured/Mobile Home Sales Lot, Automobile Repair, Automobile Service Station, Bed and Breakfast Establishment, Industrial Park, Lodging Places, Manufacturing Use, Office Building, Park, Parking Area, Parking Lot, Public Parking Lot, Personal Service Use, Philanthropic Use, Play-Field, Playground, Professional Service Use, Public Building, Public Service Use, Municipal Recreation, Private Recreation, College School, Elementary School, Nursery School, Secondary School, Trade or Professional School, Vocational School, Shopping Center, Billboard and Off-Premise Sign, Business Sign, Ground Sign, Dancing or Music Studio, Public or Semi-Public Swimming Pool, Tavern, Theater Drive-In Theater, Truck Terminal, Winter Sports Area

PERMITTED ACCESSORY:

Accessory uses customarily incidental to the principal use, such as contractor's yard, private garage, utility building

SPECIAL EXCEPTION:

Adult-Oriented Use, Amusement, Amusement Arcade, Arboricultural, Athletic/Health Spa, Auditorium, Automobile Salvaging, Junk Yard, Large-Scale Business Development, Coal Tipples & Cleaning Plants, Mining Activities, Communications Receiving Structures, Condominium & Cooperative, Day Camps, Electric Substations, Energy Storage Facility, Extractive Industry, Fraternity Or Sorority House, Gas Substations, Mine Disposal Areas, Mining Accessory Structures, Open-Pit Mining, Mining Portals, Manufactured/Mobile Homes, Manufactured/ Mobile Home Parks, Quarry, Sand Pit, Gravel Pit, Borrow Pit, Race Track, Recycling Facility, Rehabilitation Home, communication antenna, communication equipment building, and communication tower

**** TRAILER HOMES ARE NOT PERMITTED IN ANY DISTRICT IN THE SCHEDULE I – USE CONTROLS ****

SCHEDULE II - BULK AND COVERAGE CONTROLS

A. MINIMUM LOT DIMENSIONS:

All districts shall adhere to the following minimum lot area and lot width requirements:

1. Where neither public water supply nor public sewage facilities are provided, each lot shall have a minimum area of twenty thousand (20,000) square feet with one hundred (100) foot minimum lot frontage, except where a flag lot is authorized by the applicable subdivision and land development ordinance.
2. Where only public water is provided but no public sanitary sewage disposal, each lot shall have a minimum area of fifteen thousand (15,000) square feet with a seventy-five (75') foot minimum lot frontage, except where a flag lot is authorized by the applicable subdivision and land development ordinance.
3. Where both public water supply and public sewage facilities are provided, either existing or authorized to be installed, each lot shall have a minimum of seven thousand five hundred (7,500) square feet with a sixty (60) foot minimum lot frontage, except where a flag lot is authorized by the applicable subdivision and land development ordinance. However, in such areas, single-family attached dwelling, multi-family dwelling, two-family detached dwelling and a two-family semi-detached dwelling, provided the lots have a minimum area per dwelling unit of five thousand (5,000) square feet for two-family detached dwelling and two-family semi-detached dwelling and two thousand (2,000) square feet per dwelling unit for multi-family dwelling. Where single-family attached dwellings are proposed, there shall be no more than ten (10) dwelling units per structure and there shall be a minimum distance of thirty (30') feet between each structures. A minimum of three thousand (3,000) square feet per dwelling unit shall be provided for each such single-family attached dwelling.

SCHEDULE II - BULK AND COVERAGE CONTROLS

B. MINIMUM YARD DIMENSIONS

Districts	Front Yard (Ft.)	Side Yard (Ft.)	Rear Yard (Ft.)
A-1	10	5	10
R-1	10	5	10
C-1	5	5	5
I-1	20	5	5

C. MAXIMUM HEIGHT OF BUILDINGS

Districts	Stories
A-1	3
R-1	3
C-1	None
I-1	None

D. MAXIMUM LOT COVERAGE

District	Percent
A-1	25%
R-1	25%
C-1	None
I-1	None