

Zoning Ordinance Nonmaterial Updates 2024

- **Definitions § 275-24 – Typo. “Boarding house” definition inconsistent with “boardinghouse”. Used as 1 word throughout Zoning Ordinance. Update.**

BOARDINGHOUSE~~BOARDING HOUSE~~

A residential use in which individual room(s) that do not meet the definition of a dwelling unit are rented for habitation and that does not meet the definition of a hotel, dormitory, motel, life-care center, personal care center, bed-and-breakfast use, group home or nursing home. A college fraternity or sorority house shall be considered a type of boardinghouse. A boardinghouse may either involve or not involve the providing of meals to residents.

- **Definitions § 275-24 –Typo. Lists “midrise” instead of ‘mid-rise’. Update.**

DWELLING

A building designed or used as living quarters. The term “dwelling” shall not include boardinghouse, hotel, motel, hospital, nursing home, fraternity, sorority house or any other similar group residence. A dwelling may include a dwelling that meets the definition of a “modular home.” This chapter categorizes dwellings into the following types:

A. GARDEN APARTMENTS

Three or more dwelling units within a building that are separated by only horizontal floors or by a combination of horizontal floors and vertical walls (see definition of “townhouses”). This shall include buildings with a maximum height of 3 1/2 stories or 35 feet, whichever is lesser. The individual dwelling units may be leased or sold for condominium ownership.

B. MID-RISE APARTMENTS

Three or more dwelling units within a building that is higher than 35 feet or 3 1/2 stories, and less than 60 feet or six stories (whichever is less).

C. MODULAR OR SECTIONAL HOME

A type of dwelling that meets a definition of single-family detached dwelling, single-family semidetached dwelling, townhouse or garden apartment that is in substantial part but not wholly produced in sections off the site and then is assembled and completed on the site. This shall not include any dwelling that meets the definition of mobile/manufactured home, nor shall it include any dwelling that does not rest on a permanent foundation, nor any dwelling intended to be able to be moved to a different site once assembled, nor any dwelling that would not fully comply with any and all applicable building codes. A modular home also shall not include a building that includes only one substantial piece prior to delivery on the site.

D. SINGLE-FAMILY DETACHED DWELLING

A dwelling unit accommodating a single family and having two side yards. The term “single-family detached dwelling” shall be deemed to include a single-family detached factory-built “modular home” placed on a permanent perimeter foundation and a mobile/manufactured home.

(1) MOBILE/MANUFACTURED HOME

A transportable, single-family dwelling designed for permanent occupancy, contained in one unit or in two units designed to be joined into one integral unit capable of again being separated for repeated towing, which arrives at a site complete and ready for occupancy except for minor and incidental unpacking and assembly operations and constructed so that it may be used with or without a permanent foundation.

(a) Mobile/manufactured homes shall be constructed in accordance with the Safety and Construction Standards of the U.S. Department of Housing and Urban Development. The term “mobile/manufactured home” shall not be deemed to include “recreation vehicle” nor a “modular home” placed on a permanent perimeter foundation. For the purposes of this chapter, no structure of less than 300 square feet shall be considered a “mobile/manufactured home.” The terms “mobile home” and “manufactured home” have the same meaning.

- **Definitions § 275-24 – Typo. “Trucking company terminal”. Correct reference.**

MANUFACTURING

The making, with substantial use of machinery, of some product for sale, and/or associated assembly, fabrication, cleaning, testing, processing, recycling, packaging, conversion, production, distribution and repair. This term shall not include the following: retail sales, personal services, solid waste disposal facility, trucking company terminal or uses otherwise defined or classified herein.

- **Definitions § 275-24 – Typo. “Trucking company terminal”. Correct reference.**

WHOLESALE

Sales that primarily involve transactions with other businesses, retailers, other wholesalers and their agents, and not to the general public. This term shall not include the following: warehouse or warehousing, retail store, trucking company terminal or uses otherwise defined or classified herein.

- **GC Permitted-by-right uses § 275-71A – “Beverage distributor” not defined. Consider it as standard retail. Delete. / Examples listed in “personal services” removed for redundancy. Delete. / “Township-owned” use deleted because these are permitted by right everywhere by default. This section is duplicative. Delete.**

A. The following uses as principal or accessory uses:

- (1) Auto service station.[1]
- (2) Financial institution with or without drive-through service.[2]
- (3) Car wash.[3]
- (4) Bus station or taxi terminal.
- (5) Hotel or motel.[4]
- (6) Convenience store.
- (7) Drive-through service or delivery service as an accessory use.
- (8) Supermarket.
- (9) General merchandise store.
- (10) Funeral home.[5]
- (11) Commercial indoor[6] or outdoor recreation,[7] including mini-golf course, bowling alley, exercise club, indoor or outdoor movie theater or skating rink.
- (12) Animal hospital, small.[8]
- (13) Building contractor's office and storage.
- (14) Home occupation, major or minor or no-impact home-based business.[9]

- (15) Retail store similar in character to uses listed as permitted by right, except for uses listed as special exception uses or prohibited.
 - (16) Standard restaurant with or without drive-through service.
 - (17) Personal services, such as dry cleaning, photography, haircutting or tailoring.
 - (18) Printing and bookbinding.
 - (19) Trade school.
 - (20) Flea market.
 - (21) Nursing home.[10]
 - (22) Indoor storage as an accessory use.
 - (23) Self-storage development.[11]
 - (24) Beverage distributor.
 - (25) Personal care center.[12]
 - (26) Essential services.[13]
 - (27) Wholesale sales or warehousing, not including a [trucking company](#) terminal as a principal use.
 - (28) Lumber yard.
 - (29) Crafts or artisan's studio.
 - (30) Kennel.[14]
 - (31) Campground.[15]
 - (32) U.S. Postal Service facility.
 - (33) Auditorium, commercial.[16]
 - (34) Plant nursery.[17]
 - (35) Nursery school/day-care center.[18]
 - (36) Recycling collection center.[19]
 - (37) Adult day-care center.[20]
 - (38) Business, professional, medical, dental or governmental offices.
 - (39) Bakery.
 - (40) Laundromat.
 - (41) Membership club.
 - (42) Group home.[21]
 - (43) Public or private primary or secondary school.[22]
 - (44) Cultural/community center.[23]
 - (45) Crop farming.
 - (46) Golf course.[24]
 - (47) Swimming pool, public.
 - (48) Publicly owned recreation.
 - (49) Wildlife sanctuary.
 - (50) Place of worship,[25] but not including any dwelling.
 - (51) Cemetery.[26]
 - (52) Township-owned use.
 - (53) Accessory use or structure clearly customary and incidental to a permitted by right, approved special exception or conditional use.[27]
 - (54) Accessory use or structure permitted under § 275-190C.
 - (55) Co-located commercial communications antenna.[28]
 - (56) Check-cashing business.[29]
 - (57) Pawn shop.
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- **GI Additional requirements § 275-99C – Typo. Update.**

C. Site plan review. See § 275-178A, which requires site plan review by the Planning Commission for re most principal nonresidential uses.

- **Required number of off-street parking spaces § 275-142, Table 17.1 Off-Street Parking Requirements – Update minimum multifamily parking standard to modernize and correlate with industry standard. / Typo. Lists “midrise” instead of “mid-rise”. / “Group home” listed without standards. Required parking provided through principal residential use. Delete. / “Minatare golf” doesn’t need to be listed separate from “outdoor recreation”. / E.2. Typo. Correct to “boats”. / “Movie rental store” no longer exists. Delete. / Note 3: “This space shall be designed for convenient pickup and delivery of students.”. Used in majority of use-type sections and is not applicable. Delete. / Note 5 is redundant and isn’t tied to any table reference. Delete.**

Table 17.1			
Off-Street Parking Requirements			
Use		One Off-Street Parking Space Required for Each	Plus One Off-Street Parking Space Required for Each
A. Agricultural uses ³			
1.	Agriculture	Employee	—
2.	Animal hospital/veterinarian	Employee	5 spaces per doctor
3.	Animal husbandry	Employee	—
4.	Greenhouse/nursery (minimum of 5)	Employee	100 square feet of inside sales space ¹
5.	Kennel (minimum of 4)	Employee	12 animals of capacity
6.	Riding stable (minimum of 2)	Employee	8 animals capacity
7.	Seasonal roadside produce stand	Employee	100 square feet ¹ (minimum of 5)
B. Residential uses			
1.	Dwelling (other than townhouses, midrise apartments or garden apartments)	2 spaces per dwelling unit, plus if 4 or more new dwelling units are proposed, an average additional of 0.5 spaces per dwelling unit if such number of additional spaces cannot be safely accommodated along at least one side of an adjacent street in the development tract. Such additional parking may be in overflow lots.	
2.	Townhouse, mid-rise apartments or garden apartments	2.5 spaces per dwelling unit	—
3.	Home occupation	One ⁹	Nonresident employee

	4.	Housing for households limited to persons 60 years and older	1 dwelling unit or rental unit ⁴	Employee
	5.	Boardinghouse	Rental unit or bed, whichever is greater	Employee
	6.	Group home [See § 275-189A(36)]		
C. Public or private recreational uses ³				
	1.	Indoor recreation (such as bowling alley, exercise club or membership club) [Amended 3-20-2006 by Ord. No. 02-06]	200 square feet ¹	
	2.	Library or community center	300 square feet ¹	Employee
	3.	Theater or auditorium	4 seats	Employee
	4.	Outdoor recreation (golf course, ball fields, stadium and similar uses)	3 person of total designed capacity	Employee
	5.	Golf driving range	1 per tee	Employee
	6.	Miniature golf	1 per 1/2 hole	Employee
	7.	Campground, campground, water-based recreational	1 space per camping site within each site and 0.25 space per camping site within one or more overflow parking areas.	Employee
D. Institutional and educational uses ³				
	1.	Churches or other places of worship	3 seats	Employee
	2.	Hospital/nursing home	1 1/2 beds, hospital, 4 beds, nursing home, 6 spaces per doctor	Staff or visiting doctor plus 0.8 for each employee
	3.	Medical or dental office or clinic	6 spaces per doctor	Employee
	4.	Nursery/day-care center (minimum of 3)	Employee	8 children ³
	5.	School, primary or secondary	Employee	3 students aged 16 years or older
	6.	Utility substation	Vehicle normally required to service such facility	—
	7.	College, university or trade school	Employee	1.5 students not living on campus who attend class at peak time
	8.	Dormitory	Nonresident employee	1.75 students 16 years or older
	9.	Orthopedic specialty center [Added 3-18-2002 by Ord. No. 03-02]	1 1/2 Beds and 6 spaces per doctor	Employee

	10. Sleep center [Added 12-5-2011 by Ord. No. 09-11]	Bed	Employee
E.	Retail and commercial service uses ⁶		
	1. Auto, gas/service/repair (minimum 1/2 per gas pump)	5 spaces per bay	Employee
	2. Vehicle or boat sales (minimum of 5)	15 vehicles or boats bears on display (inside or outside) ⁶	Employee
	3. Financial institution	150 square feet, ¹ plus 3 convenient spaces for each outdoor automatic transaction machine	Employee
	4. Fast food restaurant (minimum 25)	2 seats capacity	1.2 Employee
	5. Funeral home	4 seats for patron use	Employee
	6. Hotel/motel	Rental unit plus 1 space for each 3 seats in the dining/meeting rooms	Employee
	7. Laundromat	3 washing machines	Employee
	8. Office (minimum of 3 per establishment)	300 square feet ² or 1.1 employee, whichever is greater	—
	9. Personal service business (barber shops, photo shops, appliance repair) (minimum 3)	150 square feet ¹	Employee
	10. Standard restaurant	3 seats of capacity	Employee
	11. Retail sales (minimum of 5 per establishment except 8 for a movie video rental store or convenience store)	150 square feet ¹ except 200 square feet per total gross leasable floor area of retail greater than 50,000 square feet	—
	12. Automatic banking transaction machine, outdoor	3 per machine	Employee
	13. Tavern	30 square feet ¹	Employee
	14. Adult bookstore, cabaret or other adult use (minimum 10)	50 square feet ¹	Employee
	15. Bed-and-breakfast use	Rental unit plus 2 for dwelling unit	Employee
	16. Bus station	5 per unloading/loading stall for buses	Employee
F.	Industrial, wholesale and warehousing uses ³		
	1. Industrial, wholesale, warehousing uses	1.1 Employee	Company vehicle based at the plant

2.	Mini-warehouse	15 storage units	Employee
NOTES:			
1	Of all sales and other area occupied by equipment, furnishings, or inventory accessible to customers or patrons, but not including corridors, bowling lanes, toilet rooms and other similar accessory rooms as may be provided.		
2	Of all area occupied by equipment, furnishings, or inventory accessible to employees, but not including stairwells, toilet rooms, elevator shafts and other similar accessory areas as may be provided.		
3	This space shall be designed for convenient pickup and delivery of students.		
4	With approval by the Planning Commission, after presentation of appropriate information by the applicant.		
5	See Article II for definition of "employee."		
6	In addition to parking or storage spaces for all vehicles used directly in or stored or displayed as part of the conduct of such business.		
7	Spaces for storage or display of vehicles for sale or rent are not required to meet the minimum requirements for the dimensions or aisle width of parking spaces.		
8	All such required spaces shall be located within a maximum of 250 feet of the dormitory building that the spaces are required to serve.		
9	Except such parking space is not required if the home occupation is of a type that will not routinely involve customers visiting the premises.		

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- **Signs permitted in commercial districts § 275-163A(3)(d) – Reference to former Zoning Ordinance section number. Update.**

(d) Bonuses. See § [275-1674820](#).

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- **Site plan review § 275-178D(3) – Typo. Update.**

(3) Time. The Planning Commission and the Board of ~~Commissioners~~^{Supervisors} shall both review the site plan within 90 days of the first regularly scheduled Planning Commission meeting after the receipt of a complete site plan submission, unless the applicant agrees in writing to an extension.

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- **Traffic impact study § 275- 179B(4) – Typo. “Trucking company terminal”. Correct reference.**

(4) Industrial: 60,000 square feet or more of total floor area or any trucking company terminal.

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- **Additional requirements for accessory uses § 275-190D(10)(h) – Typo. – Correct reference to “funeral home”. / “Trucking company terminal”. Correct reference.**

(h) The following uses shall not be permitted as a home occupation: animal hospital, stable, kennels, funeral ~~homeparlor~~, retail store, restaurant or trucking company terminal.

- **Additional requirements for accessory uses § 275-190D(11)(h) – Typo. – Correct reference to “funeral home”. / “Trucking company terminal”. Correct reference.**

(h) The following uses shall not be permitted as a home occupation: animal hospital, stable, kennels, funeral ~~homeparlor~~, retail store, restaurant or trucking company terminal.

- **Commercial Enhancement Overlay / Use regulations § 275- 229 – Typo. “Trucking company terminal”. Correct reference. / “Lumber yard” doesn’t need to be specifically listed. Delete.**

A. Permitted-by-right uses.

(1) All uses permitted in the underlying zoning districts, as well as the uses permitted by right in § 275-71, except for car wash, commercial indoor or outdoor recreation, including mini-golf course, bowling alley, exercise club, indoor or outdoor movie theater or skating rink, animal hospital, small building contractor's office and storage, printing and bookbinding, flea market, nursing home, indoor storage as an accessory use, self-storage development, wholesale sales or warehousing, not including a trucking company terminal as a principal use, lumberyard, kennel, campground, plant nursery, recycling collection center, crop farming, golf course, or public swimming pool.

- **TC Use regulations § 275-240A – “Lumber yard” doesn’t need to be specifically listed. Delete. / “Post office” reference should be changed to “U.S. Postal Service facility”.**

A. Permitted-by-right uses.

(1) Commercial and retail uses found in § 275-71A, provided that such uses are not located directly adjacent to existing residential uses on the eastern perimeter of the district, except for car wash, convenience store, commercial indoor or outdoor recreation, including mini-golf course, bowling alley, exercise club unless on a second floor, outdoor movie theater or skating rink, animal hospital, small, building contractor's office and storage, nursing home, self-storage development, wholesale sales or warehousing, not including a trucking company terminal as a principal use, lumber yard, kennel, campground, recycling collection center, crop farming, golf course, and swimming pool, public.

(2) Offices.

(3) Institutional uses such as a ~~U.S. Postal Service facility~~post office, library, museum, and nature center.

(4) Municipal uses such as a police station and substation, and fire company substation.

(5) Residential uses.

(6) Recreation and open space use.

(7) No impact home based business.[1]

(8) Home occupation, major or minor.[2]

- **Streetscape Enhancement Overlay / Minimum requirements § 275-261C(3) – Typo. Update.**

| (3) All sidewalks shall be at least four feet to six ~~feet~~inches in width.