**CHAPTER 27**

**ZONING**

**Part 3**

**District Regulations**

**§301. Application of District Regulations.** The regulations set forth in this Part for each district shall be minimum regulations and shall apply uniformly to each class or kind of structure or land, except as may be hereinafter provided.

(1) No building, structure or land shall hereafter be used or occupied and no building or structure or part thereof shall hereafter be erected, constructed, reconstructed, moved, or structurally altered except in conformity with all of the regulations herein specified for the district in which it is located.

(2) No yard or lot existing at the time of adoption of this chapter shall be reduced in dimension or area below the minimum requirements herein specified for the district in which it is located.

(3) The commencement of an of the uses or activities listed in this Article (The District Regulations) shall require the issuance of a Zoning Permit and where applicable a Certificate of Occupancy from the Township Zoning Officer, except as may be excepted by this Ordinance, and the issuance of all permits, certificates of occupancy or similar permits and certifications as may be required by local, state or federal ordinances, laws, statutes or regulations. All uses shall be in compliance with all applicable state, federal and local statutes, laws, regulations and ordinances and failure to comply with the same shall be grounds for denial or a Zoning Permit.

**§302. Use Regulations and Dimensional Requirements.** The specific use regulations and dimensional requirements pertaining to each district are contained on the charts that follow. The use regulations are also presented by category of use in the Table of Uses which can be found at the end of this Part.

Where a district boundary line divides a lot which was in single ownership on July 25, 1999 or as a result of an amendment hereto, the Zoning Hearing Board may permit the extension of the regulations for either zone into the remaining portion of the lot for a distance not to exceed 50 feet beyond the district line, provided they find that such extension is consistent with the purposes of this Chapter, including all floodplain management regulations.

**§303. Village District – Uses & Structures.**

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| **PERMITTED USES** | **ACCESSORY USES** | **CONDITIONAL USES** |
| 1. Single Family. (see 403 & 404) | 1. Uses & structures customarily incidental to an approved principal use. | 1. Utility supply facilities (see 432) |
| 2. Two-family dwellings, i.e. duplexes. (see 403) | 2. Roadside stands. (see 427) | 2. Mobile home parks (see 409) |
| 3. Single family attached dwellings, i.e. townhouses. (see 406) | 3. Home occupations. (see 435) |  |
| 4. Multi-family structures, i.e. apartment buildings. (see 407) | 4. No impact home based business. (Ordinance No. 02-10, adopted December 17, 2002) |  |
| 5. Multi-family housing developments. (see 408) | 5. Family day care or accessory group day care homes. |  |
| 6. Residential cluster developments. (see 410) | 6. Accessory residential uses. (see 436) |  |
| 7. Restaurants. (see 416) | 7. Accessory warehousing & storage facilities. (see 437) |  |
| 8. Public or semi-public parks, playgrounds or recreational areas. (see 431) | 8. Outside display or sale of merchandise or products. (see 439) |  |
| 9. Financial or professional offices. | 9. Non-retail greenhouses, nurseries, orchards, gardens. |  |
| 10. Neighborhood retail. (see 416) | 10. Land cultivation. (see 426) |  |
| 11. Churches or places of worship. | 11. Signs. (see 703) |  |
| 12. Government or municipal buildings or community centers. |  |  |
| 13. Police or fire stations. |  |  |
| 14. Bed & Breakfast establishments. (see 415) |  |  |
| 15. Funeral homes. |  |  |
| 16. Nursing homes or retirement villages. |  |  |
| 17. Medical, dental or veterinary clinics. |  |  |
| 18. Public or private schools. |  |  |
| 19. Boarding or rooming homes. (see 411) |  |  |
| 20. Group homes or institutional residences. (see 412) |  |  |
| 21. Personal care homes. (see 413) |  |  |
| 22. Day care or group day care homes. (see 414) |  |  |
| 23. Clubs or fraternal organizations. |  |  |
| 24. Small Cell Wireless Facility (see 448) (Ord. No. 68, adopted December 28, 2021) |  |  |

**§303. Village District – Minimum Lot Requirements.**

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| **USE** | **ON-LOT SEWER** | **COMMUNITY SEWER & ON-LOT WATER** | **COMMUNITY SEWER & PUBLIC WATER** |
| Single family. | 1 acre | 20,000 sq. ft. | 10,000 sq. ft. |
| Two-family dwellings, i.e. duplex. | 1 acre | 20,000 sq. ft. | 10,000 sq. ft. |
| Group homes. | 1 acre | 20,000 sq. ft. | 10,000 sq. ft. |
| Single family attached, townhouses. | 1 acre per dwelling | 20,000 sq. ft. per dwelling | 10,000 sq. ft. per dwelling |
| Multi-family dwellings. | 1 acre per dwelling | 20,000 sq. ft. per dwelling | 10,000 sq. ft. per dwelling |
| Multi-family housing development | 1 acre per dwelling-minimum 5 acres | 20,000 sq. ft. per dwelling-minimum 5 acres | 10,000 sq. ft. per dwelling-minimum 5 acres |
| Residential cluster development | 1 acre per dwelling- minimum 5 acres | 20,000 sq. ft. per dwelling-minimum 5 acres | 10,000 sq. ft. per dwelling-minimum 5 acres |
| Day care centers or group day care. | 1 acre | 30,000 sq. ft. | 30,000 sq. ft. |
| Financial or professional offices. | 1 acre | 30,000 sq. ft. | 30,000 sq. ft. |
| Medical, dental or veterinary clinics. | 1 acre | 30,000 sq. ft. | 30,000 sq. ft. |
| Bed and Breakfast. | 1 acre | 30,000 sq. ft. | 30,000 sq. ft. |
| Boarding or rooming homes. | 1 acre | 30,000 sq. ft. | 30,000 sq. ft. |
| Retirement villages. | 2 acres | 2 acres | 2 acres |
| Institutional residences. | 2 acres | 2 acres | 2 acres |
| Personal care homes. | 2 acres | 2 acres | 2 acres |
| Nursing homes. | 2 acres | 2 acres | 2 acres |
| Public or semi-public parks, playgrounds, recreational areas. | 2 acres | 2 acres | 2 acres |
| Mobile home parks. | 3 acres | 3 acres | 3 acres |
| Utility supply facilities. | 20,000 sq. ft. | 20,000 sq. ft. | 20,000 sq. ft. |
| All other permitted uses. | 1 acre | 1 acre | 1 acre |

**§303. Village District – Minimum Yard Density Height Requirements.**

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| **SETBACKS**  **BUILDINGS OR STRUCTURES** | **MINIMUM LOT WIDTH** | **MAXIMUM HEIGHT** | **DENSITY COVERAGE** |
| Front yards – 50 feet from road c/l or 25 feet from edge of r/o/w, whichever is greater. | On-lot sewer – 100 feet | Principal uses – 40 feet above the average grade | Maximum building coverage – 50% of the gross lot area |
| Side yards – Principal use – 10 ft.  Accessory use –  6 ft. | Public sewer –  80 feet | Accessory uses – 30 feet above the average grade | Maximum impervious coverage – 50% of the gross lot area |
| Rear yards – Principal use –  15 ft.  Accessory use –  10 ft. | Two-family dwellings, i.e. duplexes, shall be ½ the required above lot width |  |  |
| **PARKING LOT**  **SETBACKS**  Front yards – 10 feet from the edge of the r/o/w or 35 feet from the c/l of the road, whichever is greater.  Side & Rear yards –  5 feet |  |  |  |

FOOT NOTE:

* C/L is center line of a public or private street or road.
* R/O/W is the legal right of way of a public or private street or road.

**§304. Rural Residential District – Uses & Structures.**

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| **PERMITTED USES** | **ACCESSORY USES** | **CONDITIONAL USES** |
| 1. Single family detached dwellings. (see 403 & 404) | 1. Uses & structures customarily incidental to an approved principal use. | 1. Utility supply facilities. (see 432) |
| 2. Two-family dwellings, i.e. duplex. (see 403) | 2. Roadside stands. (see 427) |  |
| 3. Residential cluster developments. (see 410) | 3. Home occupations. (see 435) |  |
| 4. Churches or places of worship. | 4. No impact home based business. (Ordinance No. 02-10, adopted December 17, 2002) |  |
| 5. Bed & Breakfast establishments. (see 415) | 5. Family day care or accessory group day care homes. |  |
| 6. Group homes. (see 412) | 6. Non-retail horticultural activities, incl. greenhouses, nurseries, fruit orchards, gardens. |  |
| 7. Personal care homes (see 413) | 7. Land cultivation (see 426) |  |
| 8. Day care centers or group day care homes. (see 414) | 8. Raising of livestock, poultry for personal use. (see 426) |  |
| 9. Professional offices. |  |  |
| 10. Cemeteries. (see 444) |  |  |
| 11. Government or municipal buildings or community centers. |  |  |
| 12. Public or private schools. |  |  |
| 13. Public or semi-public parks, playgrounds or recreational areas. (see 431) |  |  |
| 14. Agribusiness as related to an existing agricultural operation. |  |  |
| 15. Small Cell Wireless Facility (see 448) (Ord. No. 68, adopted December 28, 2021) |  |  |

**§304. Rural Residential District – Minimum Lot Requirements.**

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| **USE** | **MINIMUM LOT AREA** | **SETBACKS** | **MAXIMUM DENSITY** |
| 1. Single family detached dwellings. | 1. Minimum 1 acre | 1. Front Yards – 50 feet from c/l of road or 25 feet from edge of r/o/w, whichever is greater. | 1. Maximum building coverage - 20% |
| 2. Two-family dwellings, i.e. duplex. | 2. Same as single family | 2. Side Yards – 15 feet each side for principal structures, 10 feet for accessory structures. | 2. Maximum impervious coverage - 40% |
| 3. Professional offices. | 3. Same as single family | 3. Rear Yards – 20 feet for principal structures, 10 feet for accessory structures | **MAXIMUM HEIGHTS**  1. Principal structures 40 feet, accessory structures 25 feet |
| 4. Residential cluster developments. | 4. Same as single family, except multiplied by the number of dwellings, but in no event less than 5 acres | **NON-RESIDENTIAL PARKING SETBACKS**  1. Ten (10) feet from edge of r/o/w and 10 feet from each side and rear lot line | **MINIMUM LOT WIDTH**  1. 125 feet with on-lot sewer or 100 feet with public sewer |
| 5. Day care center or group day care centers. | 5. Minimum 1 acre |  |  |
| 6. Government or municipal buildings or community centers. | 6. Minimum 1 acre |  |  |
| 7. Churches or places of worship. | 7. Minimum 2 acres |  |  |
| 8. Public or semi-public parks, playgrounds or recreational areas. | 8. Minimum 2 acres |  |  |
| 9. Utility supply facilities. | 9. Minimum 1 acre |  |  |
| 10. All other permitted uses. | 10. Minimum 3 acres |  |  |

FOOT NOTE:

* C/L is center line of a public or private street or road.
* R/O/W is the legal right of way of a public or private street or road.

**§305. Commercial District – Uses & Structures.**

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| **PERMITTED USES** | **ACCESSORY USES** | **CONDITIONAL USES** |
| 1. Wholesale, retail & service business establishments, “excluding” truck or heavy equipment sales, service or repair. (see 416) | 1. Uses & structures customarily incidental to an approved principal use. | 1. Bars and/or taverns. (see 416) |
| 2. Business, financial & professional offices. | 2. Roadside stands. (see 427) | 2. Adult entertainment establishments. (see 420) |
| 3. Restaurants. (see 416) | 3. Home occupations. (see 435) | 3. Utility supply facilities. (see 432) |
| 4. Hotels or motels. (see 416) | 4. Accessory warehousing or storage facilities. (see 437) |  |
| 5. Public entertainment facilities, “excluding” adult entertainment establishments. (see 419) | 5. Outside display or sale of merchandise or products associated with an approved principal use. (see 439) |  |
| 6. Medical, dental or veterinary clinics. | 6. Signs (see 705) |  |
| 7. Police or fire stations. |  |  |
| 8. Shopping centers or retail complexes. (see 416) |  |  |
| 9. Land cultivation. (see 426) |  |  |
| 10. Principal Solar Energy System. (see 447)  (Ordinance No. 66, adopted September 22, 2020) |  |  |
| 11. Small Cell Wireless Facility (see 448) (Ord. No. 68, adopted December 28, 2021) |  |  |
| 12. Enclosed or unenclosed manufacturing or industrial operations (see 421) (Ord. 81, adopted August 26, 2025 |  |  |
| 13. Distribution centers or transportation terminals (see 421) (Ord. 81, adopted August 26, 2025 |  |  |

**§305. Commercial District – Minimum Lot & Yard Requirements.**

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| **USE** | **MINIMUM LOT AREA** | **SETBACK**  **STRUCTURES** | **MAXIMUM DENSITY** |
| 1. Wholesale, retail & service business establishments. | 1. Minimum 2 acres | 1. Front yards – structures (measured from edge of r/o/w)  (1) Local street – 35 feet  (2) Collector street – 50 feet  (3) Arterial street – 75 feet | 1. Maximum building/structure coverage - 40%  2. Maximum impervious coverage - 50% |
| 2. Business, financial & professional offices. | 2. Minimum 1 acre | 2. Side yards – 20 feet when abutting a non-residential use, 40 when abutting a residential use or residential zone | **MAXIMUM HEIGHT**  1. Principal & accessory buildings/structures - 40 feet  **MINIMUM LOT WIDTH**  1. Minimum lot width measured at the front set - 200 feet |
| 3. Restaurants. | 3. Minimum 2 acres | 3. Rear yards – 30 feet when abutting a non-residential use, 40 feet when abutting a residential use or residential zone |  |
| 4. Hotels & motels. | 4. Minimum 2 acres |  |  |
| 5. Automotive service stations & repair shops. | 5. Minimum 1 acre |  |  |
| 6. Public entertainment facilities. | 6. Minimum 2 acres |  |  |
| 7. Medical, dental and veterinary clinics. | 7. Minimum 1 acre |  |  |
| 8. Police & fire stations. | 8. Minimum 1 acre |  |  |
| 9. Shopping centers or retail complexes. | 9. Minimum 5 acres |  |  |
| 10. Bars & taverns. | 10. Minimum 2 acres |  |  |
| 11. Adult entertainment establishments. | 11. Minimum 2 acres |  |  |
| 12. Utility supply facilities. | 12. Minimum 20,000 sq. ft. |  |  |
| 13. Land cultivation. | 13. No minimum |  |  |

FOOT NOTE:

* C/L is the center line of a public or private street or road.
* R/O/W is the legal right of way of a public or private street or road.

**§306. Commercial Manufacturing District – Uses & Structures.**

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| **PERMITTED USES** | **ACCESSORY USES** | **CONDITIONAL USES** |
| 1. Enclosed or unenclosed manufacturing or industrial operations. (see 421) | 1. Uses & structures customarily incidental to an approved principal use. | 1. Junk yards or auto salvage operations. (see 423) |
| 2. Research & development facilities. (see 421) | 2. Accessory warehousing & storage facilities associated with an approved principal use. (see 437) | 2. Municipal or residual waste landfills. (see 425) |
| 3. Food processing operations. (see 421) | 3. Administrative offices associated with an approved principal use. | 3. Utility supply facilities. (see 432) |
| 4. Machine shops & related service and repair facilities. (see 421) | 4. Accessory wholesale or retail commercial sales or outlets associated with an approved principal use. |  |
| 5. Contractors shops & yards. (see 416) | 5. Accessory storage trailers. (see 438) |  |
| 6. Wholesale, retail & service business establishments. (see 416) | 6. Outside display or sale of merchandise or products associated with an approved principal use. (see 439) |  |
| 7. Truck and/or heavy equipment sales, service & repair facilities. (see 416) | 7. Signs. (see 705) |  |
| 8. Automobile service & repair facilities. (see 417) |  |  |
| 9. Warehousing & enclosed storage facilities, including personal storage units. (see 418) |  |  |
| 10. Sawmills and/or lumber yards. (see 418) |  |  |
| 11. Distribution centers or transportation terminals. (see 421) |  |  |
| 12. Land cultivation. (see 426) |  |  |
| 13. Telecommunications facilities. (see 433)(Ordinance No. 02-04, adopted May 28, 2002) |  |  |
| 14. Industrial parks or complexes. (see 421) |  |  |
| 15. Medical marijuana grower/processor. (see 446)(Ordinance No. 53, adopted August 22, 2017) |  |  |
| 16. Medical marijuana dispensary. (see 446)(Ordinance No. 53, adopted August 22, 2017) |  |  |
| 17. Small Cell Wireless Facility (see 448) (Ord. No. 68, adopted September 28, 2021) |  |  |

**§306. Commercial Manufacturing District – Minimum Lot & Yard Requirements.**

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| **USE** | **MINIMUM LOT AREA** | **SETBACKS**  **STRUCTURES** | **MAXIMUM DENSITY** |
| 1. Automobile service stations & repair shops. | 1. Minimum 1 acre | 1. Front yards – structures (measured from edge of r/o/w)  (1) Local streets – 35 feet  (2) Collector streets – 50 feet  (3) Arterial streets – 75 feet | 1. Maximum building/structure coverage 50%  2. Maximum impervious surface coverage 60% |
| 2. Commercial communications transmitting & receiving facilities. | 2. Minimum 1 acre | 2. Side yards – 20 feet when abutting a non-residential use, 40 when abutting a residential use or residential zone | **MAXIMUM HEIGHT**  1. Principal & accessory buildings or structures –  45 feet |
| 3. Distribution centers or transportation terminals. | 3. Minimum 5 acres | 3. Rear yards – 30 feet when abutting a non-residential use, 40 feet when abutting a residential use or residential zone | **MINIMUM LOT WIDTH**  1. Minimum lot width measured at the front yard setback – 200 feet |
| 4. Industrial parks or complexes. | 4. Minimum 5 acres | **PARKING AND/OR LOADING AREAS**  **SETBACKS**  1. Front yard – 15 feet from edge of the public r/o/w. (see 800) |  |
| 5. Junk yards or auto salvage operations. | 5. Minimum 5 acres | 2. Side & Rear yards – 10 feet |  |
| 6. Municipal or residual waste landfills. | 6. Minimum 100 acres |  |  |
| 7. Utility supply facilities. | 7. Minimum 20,000 sq. ft. |  |  |
| 8. Land cultivation. | 8. No minimum |  |  |
| 9. All other permitted principal uses. | 9. Minimum 2 acres |  |  |

FOOT NOTE:

* C/L is the center line of a public or private street or road.
* R/O/W is the legal right of way of a public or private street or road.

**§307. Agricultural District – Uses & Structures.**

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| **PERMITTED USES** | **ACCESSORY USES** | **CONDITIONAL USES** |
| 1. General agricultural uses, including land cultivation, boarding or raising of livestock and/or poultry. (see 426) | 1. Uses & structures customarily incidental to an approved principal use. | 1. Concentrated animal operations or commercial slaughter houses. (see 426) |
| 2. Horticultural activities, nurseries, greenhouses, tree farming. (see 426) | 2. Roadside stands. (see 427) | 2. Surface mining or mineral extraction operations. (see 424) |
| 3. Agribusiness. (see 416) | 3. Home occupations. (see 435) | 3. Utility supply facilities. (see 432) |
| 4. Stables or riding academies. | 4. No impact home based business. (Ordinance No. 02-10, adopted December 17, 2002) |  |
| 5. Veterinary clinics or hospitals or kennels. (see 428) | 5. Signs. (see 706) |  |
| 6. Single family detached dwellings. (see 403 & 404) | 6. Accessory storage trailers associated with an agricultural use. (see 438) |  |
| 7. Seasonal facilities. (see 429) | 7. Family day care homes or accessory group day care homes. |  |
| 8. Bed & Breakfast establishments. (see 415) | 8. Raising of livestock, poultry for personal use. (see 426) |  |
| 9. Public or semi-public parks, playgrounds, or recreational areas. (see 431) |  |  |
| 10. Wireless Telecommunications. (see 433)(Ordinance No. 02-04, adopted May 28, 2002) |  |  |
| 11. Cemeteries. (see 444) |  |  |
| 12. Public or private schools. |  |  |
| 13. Churches or places of worship. |  |  |
| 14. Roadside stands. (see 427) |  |  |
| 15. Government or municipal buildings. (Ordinance No. 32, adopted June 22, 2010) |  |  |
| 16. Principal Solar Energy System. (see 447)  (Ordinance No. 66, adopted September 22, 2020) |  |  |
| 17. Small Cell Wireless Facility (see 448) (Ord. No. 68, adopted December 28, 2021) |  |  |

**§307. Agricultural District – Minimum Lot Requirements.**

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| **USE** | **MINIMUM LOT AREA** | **SETBACKS** | **MAXIMUM DENSITY** |
| 1. General agricultural uses, including land cultivation, boarding or raising of livestock and/or poultry. | 1. Minimum 25 acres | 1. Front yards – non-agricultural structures 50 feet from c/l or 25 feet from edge of r/o/w, whichever is greater. | 1. Maximum building coverage – 20%  2. Maximum impervious surface – 30% |
| 2. Horticultural activities incl. nurseries, greenhouses and/or tree farming. | 2. Minimum 25 acres | 2. Side yards – non-agricultural principal structure 20 feet, accessory 10 feet, agricultural structures. (see 425) | **MINIMUM LOT WIDTH**  1. 150 feet |
| 3. Concentrated animal operations. | 3. Minimum 25 acres | 3. Rear yards – non-agricultural principal structure 20 feet, accessory 15 feet, agricultural structures. (see 425) | **MAXIMUM HEIGHT**  1. Non-agricultural principal structures 35 feet, accessory 25 feet. No maximum heights apply to agricultural structures. |
| 4. Surface mining or mineral extraction operations. | 4. Minimum 25 acres |  |  |
| 5. Riding stables or academies. | 5. Minimum 10 acres |  |  |
| 6. Cemeteries. | 6. Minimum 5 acres |  |  |
| 7. Agribusiness. | 7. Minimum 1 acre (Ordinance No. 35, adopted August 24, 2010) |  |  |
| 8. Seasonal facilities. | 8. Minimum 3 acres |  |  |
| 9. Public or semi-public parks, playgrounds or recreational areas. | 9. Minimum 3 acres |  |  |
| 10. Bed & Breakfast establishments | 10. Minimum 3 acres |  |  |
| 11. Veterinary clinic or hospital or kennels. | 11. Minimum 2 acres |  |  |
| 12. Churches and places of worship. | 12. Minimum 2 acres |  |  |
| 13. Public or private schools | 13. Minimum 2 acres |  |  |
| 14. Roadside stands. | 14. Minimum 2 acres |  |  |
| 15. All other uses in this district. | 15. Minimum 1 acre |  |  |

FOOT NOTE:

* C/L is centerline of a public or private street or road.
* R/O/W is the legal right of way of a public or private street or road.

**§308. Woodland District – Uses & Structures.**

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| **PERMITTED USES** | **ACCESSORY USES** | **CONDITIONAL USES** |
| 1. Land & forest conservation activities incl. wildlife or nature preserves. | 1. Uses & structures customarily incidental to an approved principal use. | 1. Concentrated animal operations or commercial slaughter house. (see 426) |
| 2. Forest management or commercial timber harvesting. | 2. Roadside stands. (see 427) | 2. Utility supply facilities. (see 432) |
| 3. Sawmills. (see 416) | 3. Home occupations. (see 435) | 3. Commercial or institutional recreational or resort developments. (see 431) |
| 4. Public, semi-public or private parks or recreational areas. (see 431) | 4. No impact home based business (Ordinance No. 02-10, adopted December 17, 2002) | 4. Mining or mineral extraction operations. (see 424) |
| 5. Classroom or educational facilities associated with conservation activities. | 5. Signs. (see 706) |  |
| 6. General agricultural uses, including land cultivation and/or boarding and keeping of livestock or poultry. (see 426) | 6. Raising of livestock, poultry for personal use. (see 426) |  |
| 7. Agribusiness. (see 416) | 7. Non-retail horticultural activities incl. greenhouses, nurseries, orchards, gardens. |  |
| 8. Horticultural activities incl. nurseries, greenhouses, tree farming. |  |  |
| 9. Stables & kennels |  |  |
| 10. Seasonal facilities. (see 429) |  |  |
| 11. Single family detached dwellings. (see 403 & 404) |  |  |
| 12. Bed & Breakfast establishments. (see 415) |  |  |
| 13. Wireless Telecommunications. (see 433)(Ordinance No. 02-04, adopted May 28, 2002) |  |  |
| 14. Campgrounds or RV parks. (see 430) |  |  |
| 15. Small Cell Wireless Facilities (see 448) (Ord. No. 68, adopted December 28, 2021) |  |  |

**§308. Woodland District – Lot, Density & Height Requirements.**

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| **USE** | **MINIMUM LOT AREA** | **SETBACKS** | **MAXIMUM DENSITY** |
| 1. Single family detached dwellings, seasonal facilities and bed & breakfast establishments. | 1. Minimum 3 acres with slope of 15% or less; 5 acres with slopes greater than 15% per principal use | 1. Front yards – non-agricultural uses 50 feet from the c/l of the road or 25 feet from the edge of the r/o/w/, whichever is greater | 1. Maximum building – 10% of the gross lot area |
| 2. Sawmills, kennels, agribusiness, public/semi-public parks or recreational areas, classroom or educational activities associated with conservation activities. | 2. Minimum 3 acres per principal use | 2. Front yards – agricultural uses 100 feet from the c/l of the road or 75 feet from the edge of the r/o/w, whichever is greater. | 2. Maximum impervious area – 15% of the gross lot area |
| 3. Commercial communication transmitting receiving facilities, and utility supply facilities. | 3. Minimum 1 acre per principal use | 3 Side yards – non-agricultural 25 feet | **MAXIMUM HEIGHT**  1. Non-agricultural principal use – 35 feet  2. Non-agricultural accessory use – 25 feet |
| 4. Commercial or institutional recreational or resort development, campgrounds or RV parks, riding stables, forest management or commercial timber harvesting. | 4. Minimum 10 acres per principal use | 4. Side yards – agricultural uses (see section 425) | 3. No height restrictions for agricultural buildings or structures |
| 5. Cemeteries. | 5. Minimum 5 acres | 5. Rear yards – agricultural principal use 50 feet, accessory 25 feet | MINIMUM LOT WIDTH  1. Minimum lot width measured at the front setback, 250 feet |
| 6. All other uses in this district. | 6. Minimum 25 acres per principal use | 6. Rear yards – agricultural uses (see section 425) |  |

FOOT NOTE:

* C/L is the center line of a public or private street or road.
* R/O/W is the legal right of way of a public or private street or road.

(Ordinance No. 32, adopted June 22, 2010)

(Ordinance No. 99-1, adopted July 20, 1999)