

Jackson Township Zoning Board of Appeals

Application For (circle one): **Appeal** **Variance** **Conditional Use** **Exception**

Section I (to be completed by applicant):

Name: _____

Address: _____

Location of Property affected: _____

Affected Provision of Zoning Resolution: _____

Request (in detail)

Section II: Zoning Inspector Use

Date received: _____

Fees paid: _____

Remarks:

Date: _____

Signature: _____

Section III: Appeals Board Use Only

Date received: _____

Date of hearing: _____

Date advertised: _____

Date notice sent: _____

Adjacent landowners :(attach list)

Disposition of request:

Date: _____

Signature: _____

JACKSON TOWNSHIP

ZONING RESOLUTION

8-9-99

300 General Farm District

1. **Permitted Uses – After obtaining a valid zoning certificate.**

- A. Agriculture
- B. Single-Family dwelling
- C. Accessory uses
- D. Public uses
- E. Semi-public uses
- F. Roadside stands

2. **Conditional Uses**

- A. Two-family dwelling
- B. Tourist home
- C. Nursery (Child care) and nursing home
- D. Kennel
- E. Cemetery
- F. Television or radio station transmitter or tower
- G. Mineral extraction, storage and processing.
- H. Custom butchering
- I. Residential enterprise

Conditional Use Permit: A permit granted by the Jackson Township Board of Zoning Appeals for a conditional use of property

400 **Home Occupation:** A home occupation is a business conducted in the dwelling, garage, or accessory building of the owner of the residence. Any use customarily conducted entirely within a dwelling and carried on by the inhabitants thereof, which use its clearly incidental and secondary to the use of the dwelling of dwelling purposes and does not change the character thereof. The home occupation shall not create undue amounts of traffic, noise or nuisances for neighboring property owners. Home occupations include, but are not limited to the following: real estate office, barber shop, beauty shop, doctor offices, leather shops, crafts, or repair shops for small appliances. Specifically excluded from the home occupation category are the following: heavy equipment and truck repair, except for a maximum of two (2) pieces of equipment or

trucks owned and operated by the property owner as his primary occupation. (See Supplemental Regulation 506 in this Regulation)

401 **Residential Enterprise:** A home occupation that employs individuals who are not residents of the dwelling.

500 **Home Occupations**

1. Home Occupations may occur in the owner's dwelling, garage or accessory building. The total space occupied by the Residential Enterprise (including storage space), either in the dwelling or an accessory building, shall not exceed the total habitable area of the dwelling.
2. The Home Occupation shall be clearly incidental to the use of the dwelling and property as a residence.
3. A maximum of one (1) accessory building may be used for the Home Occupation.
4. Only residents of the dwelling may be employed by the Home Occupation.
5. Home Occupations are limited to low intensity activities that generate a limited amount of additional vehicular traffic and shall not create a nuisance to neighbors such as: real estate office, barber shop, beauty shop, doctor offices, leather shops, crafts, or repair shops for small appliances. Specifically excluded from the home occupation category are the following: heavy equipment and truck repair, except for a maximum of two (2) pieces of equipment or trucks owned and operated by the property owner as his primary occupation. Other occupations may be permitted upon approval of a variance by the Jackson Township Board of Zoning Appeals.
6. Home Occupations are permitted only after the owners obtain a valid Zoning Certificate for the activity.
7. Parking shall be limited to a maximum of two (2) spaces. Each parking space shall not exceed two hundred (200) square feet.
8. Separate sanitation facilities shall not be installed in an accessory building or located on the site for use by the Home Occupation.

501 **Residential Enterprise**

1. A maximum of two (2) non-residents of the dwelling may be employed by the owner.
2. The Residential Enterprise shall be clearly incidental to the use of the dwelling and property as a residence.

3. The Enterprise may occur in the owner's dwelling, garage or accessory building. The total space occupied by the Residential Enterprise (including storage space), either in the dwelling or an accessory building, shall not exceed the total habitable area of the dwelling.
4. A maximum of one (1) accessory building may be used for the Residential Enterprise.
5. Acceptable Residential Enterprises are the same as those listed for Home Occupations and are subject to the same limitations.
6. Residential Enterprises are permitted only after the owners obtain a valid Zoning Certificate for the activity.
7. Parking shall be limited to a maximum of four (4) spaces. Each parking space shall not exceed two hundred (200) square feet.
8. Separate sanitation facilities shall not be installed in an accessory building or located on the site for use by the Residential Enterprise.

502 **Signs**

1. All signs located in Jackson Township shall follow the requirements of these Regulations.
2. The following signs shall be permitted in any District. No permit shall be required, however, setback dimensions as contained in the Resolution's Section 513-3-b and 513-3-c must be complied with:

Size	Setback
Less than or equal to 10 sq. ft.	10 feet
11 to 30 square feet	20 feet
31 to 50 square feet	30 feet
51 square feet or greater	50 feet

- A. Real Estate rental or sale signs of less than six (6) square feet per side.
- B. Signs advertising Home Occupations or Residential Enterprises of not more than six (6) square feet per side.
- C. Signs listing the name and address of occupants of a structure not exceeding four (4) square feet per side.
- D. Signs or bulletin boards related to places of worship, public buildings or social clubs or societies not exceeding forty (40) square feet.
- E. Entrance, exit or directional signs.
- F. Temporary signs advertising special events or the construction of buildings completion of the advertised activity.
- G. Political signs not exceeding four (4) square feet, these signs must be removed within two (20 weeks of the election.
- H. Signs erected by governmental agencies.

- D. The proposed use will be served adequately by essential public services (fire, police, highways, sewers, water, schools) or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such service.
 - E. That the proposed use will not create excessive additional public costs or responsibilities for services or facilities and will not be detrimental to the community.
 - F. The proposed uses will not involve activities, processes, materials, or equipment detrimental to persons, property or the general welfare of the community because of excessive noise, smoke, odors, traffic, glare or fumes.
 - G. Adequate access to the use shall be provided that does not interfere with surrounding uses or disrupt current traffic patterns.
 - H. The proposed use will not result in the destruction, loss or damage of natural, scenic or historic features of major importance.
3. When making its review of the proposed use the Board of Zoning Appeals shall review the proposal on the basis of the above factors and any other criteria deemed pertinent by them. Such review shall follow the requirements established in Section 7 of this Resolution.
4. In granting any conditional use, the Board may prescribe appropriate conditions and safeguards including time constraints and automatic expirations in conformity with this resolution. Violations of such safeguard and conditions, when made a part of the terms under which the conditional use is granted, shall be deemed a violation of this resolution and punishable under the provisions outlined in Section 8 of this resolution. A conditional use permit may be granted with an automatic termination at which time the conditional use permit shall expire.
5. Expiration of a conditional use permit. A conditional use permit, properly granted, shall be deemed to authorize only one particular conditional use and said permit shall automatically expire if, for any reason, the conditional use shall cease for more than six (6) months. A conditional use permit shall automatically expire on any automatic termination date set forth in the conditional use permit application approved by the Board.