# Jackson Township Zoning Board of Appeals

Application For (circle one):	Appeal	Variance	<b>Conditional Use</b>	Exception
Section I (to be completed by a	pplicant):	:		
Name:				
Name:Address:				
Location of Property affected:				
Affected Provision of Zoning Resoluti	ion:			
Request (in detail)				
Section II: Zoning Inspector Use	9			
Date received:				
Fees paid:				
Remarks:				
Date:		Signature:		
Section III: Appeals Board Use	Only			
Date received:		Date of hear	ing:	
Date advertised:		Date notice	sent:	
Adjacent landowners :( attach list)				
Disposition of request:				
Date:	Sigr	nature:		

#### 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

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 undo 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 fro 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)

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

# **Home Occupations**

401

500

- 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 form 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**

Size

- 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 compiled with:

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 then 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.

- I. Signs advertising roadside stands not exceeding six (6) square feet.
- 3. Zoning Certificates shall be required for the following types of signs:
  - A. Outdoor advertising signs not located on the premises of the establishment advertised.
  - B. Signs shall be set back from the edge of the right-of way as required by the following table:

- C. Signs shall be separated from each other a minimum of ten (10) times the average size of the signs; signs shall be not less than one hundred (100) feet apart.
- D. Signs shall not be located less than one hundred (100) feet to a residential structure.
- E. No signs hall be greater than one hundred (100) square feet in total surface per side.
- F. Signs on the premises of commercial or industrial uses; the edge of such signs shall not be closer than fifteen (15) feet to the right-of-way.
- 4. The following types of signs are prohibited:
  - A. Signs attached to or painted on trees, rocks or natural features.
  - B. Flashing or illuminated signs that distract drivers.
  - C. Signs that resemble devices erected under governmental authority.
  - D. Signs located in dedicated rights-of-way.
  - E. Signs deemed to be unsafe or a public hazard.
- 5. When the Regulations conflict with applicable State Requirements, said State requirements shall apply.

# 503 Conditional Uses

- 1. Under special conditions, land uses other than those specifically permitted by this Resolution may occur in a District. A list of these uses is located in Section 3 of this Resolution. A special permit must be obtained from the Board of Zoning Appeals before the development of any land use identified in this resolution as a "conditional use."
- 2. All proposed "Conditional Uses" are subject to the following general standards:
  - A. The uses will be harmonious with and in accordance with the general objectives, or with any specific objectives of the Township's Zoning Resolution.
  - B. All structures and uses will be designated, constructed, operated and maintained so as to be harmonious, safe and appropriate in appearance and use with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.
  - C. The proposed use will not be hazardous or disturbing to existing or future neighboring uses.

- 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 tone particular conditional use and said permit shall automatically expire if, for any reason, the conditional use shall ease 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.