

OFFICIAL

PENDING

**Township of Jackson
Ordinance No. 24-03**

AN ORDINANCE OF THE TOWNSHIP OF JACKSON, BUTLER COUNTY, PENNSYLVANIA, AMENDING CHAPTER 27 OF THE JACKSON TOWNSHIP CODE ORDINANCES, ZONING, TO REVISE PART 4 TO ADD THE CONSERVATION RECREATION CR DISTRICT; AMEND PART 27 USE AUTHORIZATION TABLE TO INCLUDE THE CR DISTRICT, AND TO AMEND THE OFFICIAL ZONING MAP TO REZONE PARTICULAR PARCELS FROM R RESIDENTIAL TO CR, FROM R RESIDENTIAL/TRANSITIONAL OVERLAY TO CC COMMERCIAL, AND TO ADD PARCELS TO THE TRANSITIONAL OVERLAY DISTRICT.

WHEREAS, the Pennsylvania Municipalities Planning Code, 53 P.S. §10101 *et seq.*, as amended, authorizes the Township of Jackson (the “Township”) to regulate zoning and land use in the Township; and

WHEREAS, Chapter 27 of the Jackson Township Code of Ordinances, Zoning, as amended, (the “Zoning Ordinance”) regulates zoning within the Township; and

WHEREAS, Part 4 of the Zoning Ordinance establishes the R Residential District; and

WHEREAS, the Township Board of Supervisors desires to express its intent to amend Part 4 by adding the CR Conservation Recreation District along with appropriate standards and modifications to Part 27, the Use Authorization Table, and

WHEREAS, Part 8 of the Zoning Ordinance establishes the TO Transitional Overlay District; and

WHEREAS, the Township desires to amend the Zoning Map to add parcels to the TO District while reclassifying others to the CR District;

SECTION 1. Amendment to the Official Zoning Map. The Official Zoning Map shall be amended as follows:

- A. Rezone parcels currently zoned CC-Commercial Corridor to add the TO-Transitional Overlay over the existing zoning; as indicated in the schedule of parcels shown in attachment A; and

- B. Rezone a parcel from TO-Transitional Overlay with an underlying district of R-Residential to CC-Commercial Corridor, such that the entirety of the tax parcel is all in the same zoning district, as indicated in the schedule of parcels shown in attachment A; and
- C. The CR-Conservation Recreation District as established by Part 4 of this ordinance shall include the schedule of parcels indicated in Attachment A to be rezoned from R-Residential.

SECTION 2: Part 4. R Residential District shall be in its entirety moved to Section 27-401 as follows. Part 4 shall be further modified by adding the Conservation Recreation District through the following underlined text.

Part 4. R Residential and CR Conservation Recreation Districts

§ 27-401 R Residential District.

A. Purpose.

The R Residential District is intended to provide for the housing accommodation of current and expected residents in a manner that protects established dwellings and neighborhoods and in a scale, form, and intensity commensurate with road classification or corridor, availability of utilities, and environmental limitations of varied corridors, locations, and sites within the district. The district also aims to reasonably accommodate agricultural uses and forms of commercial activity consistent with the neighboring forms of residential uses in the district.

B. Yard and bulk requirements.

1. Minimum lot size: 1.5 Acres
2. Minimum lot width: 150 feet.
3. Minimum front yard: 40 feet.
4. Minimum rear yard: 40 feet; accessory: 10 feet.
5. Minimum side yard: 20 feet; accessory: 10 feet.
6. Maximum lot coverage: 50%.
7. Maximum gross residential density: two thirds of a unit per acre; or as determined by the minimum lot size set forth in accordance with Subsections **H** or **J**, where applicable.
8. Traditional lots. "Traditional lots" shall be defined as lots existing or created within or immediately adjoining lots in a subdivision recorded prior to the effective date of this chapter, where the majority of lots are 1/3 of an acre or less in area and said lots in the recorded plan comprise at least eight lots or one block, whichever is less. Lots created after the effective date of this chapter shall bear access to public water and public sewer or a community sewer system. Traditional lots shall meet the dimensional standards specified in § **27-1205** Neighborhood Planned Residential Development, as relating to single family detached structures, in lieu of those otherwise required by this section, with respect to required yards, lot size, and lot coverage.

9. Density and dimensional standards shall be as modified by the mutually exclusive provisions of Part 12, PRD Forms.
10. Flag Lots: Flag lots are authorized subject to the following standards:
 - a) One flag lot is permitted per existing or proposed block;
 - b) The strip accessing the portion of the lot the width of which is less than the minimum lot width at the building line shall not extend more than 500 feet from the right-of-way from which it is accessed. The frontage shall be located such that access to the adjoining street meets the minimum sight distance standards as required by Township and/or the Commonwealth.
 - c) The net area of the lot, excluding the access strip, shall meet the minimum lot size requirements of the R District.
 - d) The flag lot shall be subject to the standards as may otherwise be imposed by Chapter 22, Subdivision and Land Development.

C. Authorized principal uses.

1. Uses as authorized in Part 27 of this chapter and subject to the provisions of said Part 27.

D. Authorized accessory uses.

1. No-impact home-based businesses in accordance with § 27-1608 of this chapter.
2. Other accessory uses customarily incidental to a permitted principal use, subject to and authorized in Part 15 of this chapter.
3. Parking areas in accordance with Part 17 of this chapter.
4. Signs in accordance with Part 18 of this chapter.
5. Communications antennas in accordance with the provisions of § 27-1603.
6. Windmills in accordance with § 27-1611

E. Lot Averaging.

1. Purpose. The authorization for lot averaging within the R District is instituted to promote preservation of environmentally sensitive areas, namely steep slopes, while promoting flexibility and ingenuity in the development of small residential subdivisions within the Township in manner that maintains the overall density authorized in the R District.
2. Lot Averaging shall be permitted on sites consisting of lots approved and recorded prior to the effective date of this ordinance.
3. No more than eight lots, which do not otherwise meet the standards of § 27-402 Yard and bulk requirements, shall be created on a site.
4. Each individual lot shall meet the minimum requirements set forth in the table below provided that the average lot width and Lot Area of all lots created by the subdivision meets or exceeds those cited in the table below.
5. The developer shall record covenants, in a form acceptable to the Township Solicitor and in favor of the Township, that restrict future subdivision of parcels, where such

subdivision would place a lot or lots that were approved in the subdivision in violation of the standards set forth in the table below.

Standard	Lot Width	Lot Area
Minimum	75 feet on a local road, 100 feet on a collector road	20,000 square feet
Average of all Lots	150 Feet	1.5 Acres

F. Performance standards.

Authorized uses and yard and bulk requirements specified in this Part 4 shall be further subject to the standards of § 27-1513. Performance standards, of this chapter.

§ 27-402 CR Conservation Recreation District.

A. Purpose

The Conservation Recreation District is intended to provide for conservation of environmentally sensitive areas, including lands primarily consisting of floodplains and floodways, wetland areas, and steep slopes while reserving adjoining and nearby lands for passive and active recreation purposes.

B. Yard and Bulk Requirements

1. Minimum Lot Size: Two Acres or Two Acres of Lot Site plus Environmentally Sensitive Area within the Lot, whichever is greater.
2. Minimum Lot Width: 200 Feet
3. Minimum Front Yard: 40 Feet
4. Minimum Rear Yard: 40 Feet; accessory: 10 Feet
5. Minimum Side Yard: 20 Feet; accessory: 10 Feet
6. Maximum Lot Coverage: 35%
7. Modified Gross Density: .5 dwelling units per acre as applied to lots existing within a record plan or plat recorded at the Butler County Recorder of Deeds on or before May 1, 2024.

C. Authorized principal uses.

1. Uses as authorized in Part 27 of this chapter and subject to the provisions of said Part 27.

D. Authorized accessory uses.

1. No-impact home-based businesses in accordance with § 27-1608 of this chapter.
2. Other accessory uses customarily incidental to a permitted principal use, subject to and authorized in Part 15 of this chapter.
3. Parking areas in accordance with Part 17 of this chapter.
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2. Lot Averaging shall be permitted on sites consisting of lots approved and recorded prior to the effective date of this ordinance.
3. No more than eight lots, which do not otherwise meet the standards of § 27-402 Yard and bulk requirements, shall be created on a site.
4. Each individual lot shall meet the minimum requirements set forth in the table below provided that the average lot width and Lot Area of all lots created by the subdivision meets or exceeds those cited in the table below.
5. The developer shall record covenants, in a form acceptable to the Township Solicitor and in favor of the Township, that restrict future subdivision of parcels, where such subdivision would place a lot or lots that were approved in the subdivision in violation of the standards set forth in the table below.

Standard	Lot Width	Lot Area
Minimum	75 feet on a local road, 100 feet on a collector road	20,000 square feet
Average of all Lots	150 Feet	1.5 Acres

F. Performance standards.

1. Authorized uses and yard and bulk requirements specified in this Part 4 shall be further subject to the standards of § 27-1513. Performance standards of this chapter.

G. Cluster Subdivision

1. Purpose. The authorization for the Cluster Option within the CR District is instituted to promote preservation of environmentally sensitive areas, namely steep slopes, while promoting flexibility and ingenuity in the development of small residential subdivisions within the Township in manner that maintains the overall density authorized in the CR District.
2. Dimensional Requirements
 - a) Minimum Site Area: 20 Acres
 - b) Minimum Lot Size: 7,200 square feet.
 - c) Minimum Lot Width: 55 feet.
 - d) Maximum Lot Coverage: 40%.
 - e) Maximum Impervious Surface Coverage: 60%.
 - f) Minimum Front Yard: 20 Feet.
 - g) Minimum Rear Yard: 25 Feet.
 - h) Minimum Side Yard: 15 feet total, neither yard less than five feet. Zero feet where the side lot line is formed by the party wall of a duplex structure.
 - i) Modified Gross Density: .5 dwellings units per acre.
 - j) No more than 15% of any lot (excluding the Residual Tract) shall lie within an environmentally sensitive area.
3. Residual Tract: 60% of the tract shall be reserved as one tract meeting the following standards and complying with the Yard and Bulk Requirements of the RC District:
 - a) Ownership
 - 1) Dedicated for public use to a public body which agrees to accept, operate and maintain the dedicated land and facilities for their originally intended use, but no public body is obligated by this chapter to accept such dedication; or
 - 2) Deeded to or placed in a conservation easement in favor of an organization representing the property owners of the development, which organization shall covenant to operate and maintain the land and facilities for their originally intended use. Such organization shall not be dissolved nor dispose of the tract, by sale or otherwise, unless the maintenance of the tract is otherwise guaranteed to the Township's satisfaction; or
 - 3) Deeded to a conservation organization agreeing to operate and maintain the dedicated land and facilities for their originally intended use. Such organization shall not be dissolved nor dispose of the common open space,

by sale or otherwise, unless the maintenance of the tract is otherwise guaranteed to the Township's satisfaction.

- 4) Deeded to or placed in a conservation easement in favor of the Township and/or the property owners of the development, which shall limit the use of the property to one single family detached dwelling and/or agricultural operations meeting the standards this Chapter.
- b) No more than 35% of any wetlands or steep slopes shall be disturbed by the development of the site. The balance of wetlands or steep slopes shall be preserved by a conservation easement in favor of the Township.

SECTION 3:

The Use Authorization Table, Chapter 27, Attachment 1, shall be updated to include the CR Conservation Recreation District as shown in Attachment B.

SECTION 4: Repealer.

All prior ordinances are repealed in whole or in part to the extent they are inconsistent herewith.

SECTION 5. Effective Date

This ordinance shall take effect in accordance with applicable law.

ORDAINED and ENACTED this the 23th day of May 2024, by the Board of Supervisors of the Township of Jackson, in lawful sessions duly assembled.

ATTEST:

TOWNSHIP OF JACKSON

Chris Rearick, Township Manager/Secretary

Jay Grinnell, Chairman, Board of Supervisors

ATTACHMENT A

Tax Parcel ID	Location	Owner	Comments	Zoning Change	Legal Description	Instrument/Deed Book
180-4F100-10VA	MERCER RD	TOWNSHIP JACKSON		R to CR	18.14 ACS	202009180020224
180-4F102-2	EVERGREEN MILL RD	MAYBROOK-C EVERGREEN PROPCO LLC		R to CR	49.341 ACS	201608180016925
180-4F102-25	131 PERRY HWY	JACKSON TWP		R to CR	21.602 ACS - LOT2R	201805070008688
180-4F102-6Q	SPRING ST & I 79	BRENCKLE ENTERPRISES		R to CR	41.144 ACS - LOT1	2823 -0758
180-4F102-6R	EVANS CITY RD- I79-GERMAN ST	SINGER PROPERTIES LP	North of the Railroad Right of Way	R to CR	27.591 ACS - LOT2	201401100000750
180-4F102-9P	RT19	WILD WATERWAYS CONSERVANCY		R to CR	2.474 ACS	200702270004458
180-4F125-2H	RT19	ECOLOGICALLY CONCERNED		R to CR	153.814 ACS	200111160032761
180-4F50-11		EVANS CITY BOROUGH		R to CR	74 ACS	0701-0319
180-4F50-2E	LINDSAY RD	EVANS CITY BOROUGH		R to CR	28.56 ACS BN SHED	201106030013450
180-4F50-3AA	532 LINDSAY RD	EVANS CITY BOROUGH		R to CR	6.91 ACS PUMP STATION	201106030013450
180-4F50-3AB	LINDSAY RD	EVANS CITY BOROUGH		R to CR	16.260 ACS	201106030013450
180-4F50-3AC	LINDSAY RD	EVANS CITY BOROUGH		R to CR	4.718 ACS	201106030013450
180-S1-A1	128 PORTERS COVE RD	JACKSON TWP		R to CR	LOT CTIG GAR	200703150006045
180-S1-A2	126 SENNS WAY N	JACKSON TWP		R to CR	LOT2 CTIG	200703060005181
180-S1-A3	124 SENNS WAY	JACKSON TWP		R to CR	0.27 AC - LOT3 CTIG	200703010004680
180-S1-A4	122 SENNS WAY N	JACKSON TWP		R to CR	0.22 AC CTIG	200703050004976
180-S1-A5	118 PORTERS COVE	JACKSON TWP	West of Hartmann Road	R to CR	LOT5 CTIG	200703060005180
180-S1-A7	116 PORTERS COVE	JACKSON TWP		R to CR	0.26 AC CTIG	200703150006047

Tax Parcel ID	Location	Owner	Comments	Zoning Change	Legal Description	Instrument/Deed Book
180-S1-B1	129 SENNS WAYN	JACKSON TWP		R to CR	LOT	200703150006046
180-S1-B10	111 SENNS WAYN	HARTMANN GERTRUDE V ETAL		R to CR	4.912 ACS	201808140016565
180-S1-B2	127 PORTERS COVE	JACKSON TWP		R to CR	0.23 AC - LOT2	200703230006733
180-S1-B3	125 PORTERS COVE	JACKSON TWP		R to CR	LOT3	200703050004978
180-S1-B31	EVERGREEN MILL RD - SMITH AVE	HARTMANN LINDA T ETAL		R to CR	0.585 AC - 3 LOTS	201902110002544
180-S1-B33	106 SMITH ST	JACKSON TWP		R to CR	2 LOTS	200704170009183
180-S1-B35	110 SMITH AVE	JACKSON TWP		R to CR	2 LOTS	200703010004679
180-S1-B37	114 SMITH AVE	JACKSON TWP		R to CR	LOT37	200703050004979
180-S1-B39	118 SMITH AVE	HARTMANN GERTRUDE V ETAL		R to CR	0.88 AC - 3 LOTS	201808140016565
180-S1-B4	123 PORTERS COVE	JACKSON TWP		R to CR	LOT4	200703210006525
180-S1-B41	122 SMITH AVE	HARTMANN GARY J ETAL		R to CR	0.61 AC - LOTS 41-42	201808140016568
180-S1-B43	126 SMITH AVE	HARTMANN GARY J ETAL		R to CR	0.43 AC - LPT43	201808140016569
180-S1-B49	126 FRANKLIN AVE	HARTMANN GERTRUDE V ETAL		R to CR	2.18 ACS - 9 LOTS	201808140016565
180-S1-B53	118 FRANKLIN AVE	HARTMANN GARY J ETAL		R to CR	0.26 AC - LOT53	201808140016570
180-S1-B54	116 FRANKLIN AVE	SIMMONS JAMES L JR & LAUREN M		R to CR	0.26 AC - LOT54	201208080022733
180-S1-B55	114 FRANKLIN AVE	JACKSON TWP		R to CR	0.54 AC - LOTS 55-56	200705250013155
180-S1-B57	110 FRANKLIN AVE	JACKSON TWP		R to CR	LOT57	200703150006044
180-S1-B58	108 FRANKLIN AVE	JACKSON TWP		R to CR	LOT58	200703150006044
180-S1-B59	106 FRANKLIN AVE	JACKSON TWP		R to CR	LOT59	200706280016785
180-S1-B6	119 PORTERS COVE	JACKSON TWP		R to CR	3 LOTS	200703060005182

Tax Parcel ID	Location	Owner	Comments	Zoning Change	Legal Description	Instrument/Deed Book
180-S1-B8	115 PORTERS COVE	JACKSON TWP		R to CR	0.23 AC	200706270016746
180-S1-B80	109 MILDRED AVE	HARTMANN GERTRUDE V ET AL		R to CR	5.89 ACS - 25 LOTS	201808140016565
180-S1-C	135 PORTERS COVE	JACKSON TWP		R to CR	LOT	200703150006043
180-S1-C1	133 SENNS WAYN	JACKSON TWP		R to CR	LOT	200703150006046
180-S1-C2	131 PORTERS COVE	JACKSON TWP		R to CR	TRACT OF LAND	200703050004980
180-S1-D	132 SENNS WAYN	JACKSON TWP		R to CR	0.687 AC	200703010004681
180-S9-B3	EVANS RD	JACKSON RIDGE HOMEOWNS ASSN		R to CR	9.84 ACS - O/S	202110050028123
420-S1-B35	W OF MERCER RD	TOWNSHIP JACKSON		R to CR	6.12 ACS	202009180020225
420-S1-B35AA	W OF MERCER RD	TCDR ASSOC		R to CR	1.748 ACS	200111150032637
180-4F102-10	2328 EVANS CITY RD	EAST BUTLER HOLDINGS, LTD		CC to TO/CC	15.502 ACS	3016-0822
180-4F102-10P	RT. 68	MELCHO PROPERTIES, LP		CC to TO/CC	4.799 ACS	200605020010266
180-4F104-20B	RT. 79	BUNCHER CO.		CC to TO/CC	14.08 ACS	200710040025954
180-4F104.20B1	116 LINDSAY WAY	BUNCHER CO.		CC to TO/CC	.301 AC	201307110020218
180-4F104-20C	RT. 19	BUNCHER CO.		CC to TO/CC	1.606 ACS	201306070016536
180-4F104-20D	RT. 19	BUNCHER CO.		CC to TO/CC	2.33 ACS	200710040025954
180-4F104-20F	N OF ROLLING HILLS DR	BUNCHER CO.		CC to TO/CC	4.32 ACS	200710040025954
180-4F104-8	PERRY HWY- ZEHNER SCH- LINDSAY RD	BUNCHER CO.	South of Lindsay Rd.	CC to TO/CC	32.267 ACS	200709140024113

Tax Parcel ID	Location	Owner	Comments	Zoning Change	Legal Description	Instrument/Deed Book
180-4F104-8C10	143 ZEHNER SCHOOL RD	BUNCHER CO.	Southeast Corner	TO/R to CC	2.79 ACS	200709140024114

ATTACHMENT B

ZONING

27 Attachment 1

Jackson Township

Use Authorization Table

KEY:

A = Accessory Use

P = Permitted Use

C = Conditional Use

SE = Special Exception

Terms	Residenti al District (R) Uses	Commerci al Corridor District (CC) Uses	Large- Scale Industrial District (LI) Uses	Mixed Use (MU) District Uses	Transiti onal Overlay -(TO)	Highway Signage Overlay (HS)	<u>Conservati on Recreation District</u>	*Subject to:	General Use Class
Adult-oriented business			C					§27-1403	Retail or service
Adaptive Reuse					P			§27-1601	
Agricultural operation	C							§27-1404	
Amusement establishment		P		P				§27-1407	Retail or service
Attached Dwelling Unit Planned Residential Development **	P							§27-1206	Intensive Residential
Automobile sales and rental		P						§27-1602	Office and industrial

Terms	Residential District (R) Uses	Commercial Corridor District (CC) Uses	Large-Scale Industrial District (LI) Uses	Mixed Use (MU) District Uses	Transitional Overlay -(TO)	Highway Signage Overlay (HS)	Conservation Recreation District	*Subject to:	General Use Class
Bank		P		P					Retail or service
Bank machine		P		P					Retail or service
Banquet facility	SE	SE		SE				§§27-1302, 27-2109	Retail or service
Bed-and-breakfast	SE			SE				§§27-1303, 27-2109	Retail or service
Billboard						C		Parts 10 and 14, §27-1811	
Bulk fuel storage			C					§27-1405	Intensive industrial/institutional
Catering services		P		P					Retail or service
Cemetery	C	C						§27-1406	Institutional
Child Care Center	C	P		P	C			§§27-1411, 27-1604	Institutional
Commercial car wash		P	P	P				§27-1602	Retail or service
Commercial recreation facility		C	C	C				§27-1407	Retail or service
Communications antenna	A	A	A	A				§27-1603	N/A
Communications tower	C	C	C	C				§27-1408	Intensive industrial/institutional
Contractor yard		C	P					§27-1409	Intensive industrial/institutional
Convenience store		P		P	P				Retail or service
Correctional institution			C					§27-1410	Institutional

Terms	Residential District (R) Uses	Commercial Corridor District (CC) Uses	Large-Scale Industrial District (LI) Uses	Mixed Use (MU) District Uses	Transitional Overlay -(TO)	Highway Signage Overlay (HS)	Conservation Recreation District	*Subject to:	General Use Class
Distribution center		C	P					§27-1442	Intensive industrial/institutional
Dwelling, duplex	P						<u>P</u>		N/A
Dwelling, multifamily**		P						§27-1607	Intensive residential
Dwelling, patio home**								Part 12	N/A
Dwelling, single-family detached	P	P					<u>P</u>		N/A
Dwellings, townhouse**								Part 12	N/A
Essential services	P	P	P	P			<u>P</u>		Office and industrial
Estate Planned Residential Development	p**							§27-1207	N/A
Family Child Care	SE	SE		SE				§27-1304	
Flexible use development/light industrial		C	P		C			§27-1412	Office and industrial
Forestry	P	P	P	P			<u>P</u>	§27-1605	N/A
Garage, private	A	A	A	A			<u>A</u>		N/A
Garage or parking lot, public		C	C	C				§27-1413	Institutional
Gas or service station		C	C	C				Part 14	Retail or service
General rental center		P	P	P					Retail or service
Greenhouse	C	P	P	P			<u>C</u>	§27-1414	Retail or service
Group care facility		C		C	C			§27-1415	Institutional

Terms	Residential District (R) Uses	Commercial Corridor District (CC) Uses	Large-Scale Industrial District (LI) Uses	Mixed Use (MU) District Uses	Transitional Overlay -(TO)	Highway Signage Overlay (HS)	Conservation Recreation District	*Subject to:	General Use Class
Group home	C							§27-1416	Institutional
Group residential		C		C				§27-1417	Institutional
Heavy equipment rental or sale		C	P					§27-1418	Office and industrial
Heavy industrial			P						Intensive industrial/institutional
Hobby farm	P						<u>P</u>	§27-1606	N/A
Home gardening	A	A	A	A			<u>A</u>		N/A
Home occupation	SE	SE		SE			<u>SE</u>	§27-1305	N/A
Hotel or motel		C		C				§27-1419	Retail or service
Hospital		P							Institutional
Indoor entertainment recreation facilities		P							Retail or service
Junkyard			C					§27-1420	Intensive industrial/institutional
Kennel	C	P		P				§27-1421	Retail or service
Landscaping supply center		C	P	C				§27-1422	Retail or service
Large-scale retail or service					C			§27-1423	Retail or Service
Massage establishment		P		P					Retail or service
Medical clinic		C		C				§27-1424	Institutional
Medical office		P	P	P					Retail or service
Mineral extraction			C					§27-1425	N/A

Terms	Residential District (R) Uses	Commercial Corridor District (CC) Uses	Large-Scale Industrial District (LI) Uses	Mixed Use (MU) District Uses	Transitional Overlay -(TO)	Highway Signage Overlay (HS)	Conservation Recreation District	*Subject to:	General Use Class
Minor equipment and automotive repairs	C	P	P	P				§27-1426	Retail or service
Mixed Use Building		P		P				§27-1607	
Mobile home park		P							Institutional
Municipal waste landfill			C					§27-1427	Intensive industrial/institutional
Natural gas compressor station	C	C	C					§27-1428	Office and industrial
Natural gas processing plant			C					§27-1428	Intensive industrial/institutional
Neighborhood Planned Residential Development**	P			P				§27-1205	
Nightclub			C					§27-1429	Retail or service
No-impact home-based business	A	A	A	A				§27-1608	N/A
Noncommercial recreation facility	C							§27-1430	N/A
Oil and gas well site development/impoundment areas	P	P	P					§27-1610	N/A
Outdoor storage			C					§27-1432	Intensive industrial/institutional
Park, public or semipublic	P	P		P			<u>P</u>	§27-1513	N/A

Terms	Residential District (R) Uses	Commercial Corridor District (CC) Uses	Large-Scale Industrial District (LI) Uses	Mixed Use (MU) District Uses	Transitional Overlay -(TO)	Highway Signage Overlay (HS)	Conservation Recreation District	*Subject to:	General Use Class
Personal services		P	P	P					Retail or service
Place of worship	P	P	P						Institutional
Planned Shopping Center		P		C				§27-1433	Retail or service
Professional or business office		P	P	P					Retail or service
Recreational farms	C						C	§27-1434	N/A
Recreational vehicle campground		C						§27-1435	Institutional
Recycling center		C	P					§27-1436	Office and industrial
Restaurant		P		P					Retail or service
Retail sales and service		P		P					Retail or service
School	C	C					C	§27-1437	Institutional
Self-storage facilities		C	P	C**	C**			§27-1438	Office and industrial
Short-term residential dwelling unit		SE		SE				§27-1306	
Small Scale Retail/Services					C			§27-1439	Retail or service
Stable	C							§27-1440	N/A
Township facilities	P	P	P	P			C		Office and industrial
Trade or vocational school		P							Office and industrial
Truck terminal			P						Intensive industrial/institutional
Veterinary office	C	P						§27-1441	Office and industrial

Terms	Residenti al District (R) Uses	Commerci al Corridor District (CC) Uses	Large- Scale Industrial District (LI) Uses	Mixed Use (MU) District Uses	Transiti onal Overlay -(TO)	Highway Signage Overlay (HS)	<u>Conservati on Recreation District</u>	*Subject to:	General Use Class
Village Traditional neighborhood development				p**	p**			§27-1208	Intensive Residential
Warehouse			P						Office and industrial
Wholesale use		C	P					§27-1442	Office and industrial
Wind farm			C					§27-1443	Office and industrial
Windmill	A	A	A	A				§27-1611	N/A
Uses not expressly listed in any zoning district			C					Part 14	Intensive industrial/institutional