

**ARTICLE IV
DISTRICT REGULATIONS**

401 Designation of Districts

401.1 Designation

For the purposes of this Ordinance, the following Zoning Districts are hereby created:

- | | | | |
|------|--------------------------------------|------|------------------------------------|
| R-E | Residential District-Eaton | R-M | Residential District-Monroe |
| RA-E | Rural-Agricultural District-Eaton | RA-M | Rural-Agricultural District-Monroe |
| VC-E | Village Commercial District-Eaton | VC-M | Village Commercial District-Monroe |
| CI-E | Commercial-Industrial District-Eaton | | |
| SR-E | Susquehanna River District-Eaton | | |

401.2 Intent

The intent of each District and the uses permitted in each District are set forth on the District Use Schedules contained in §404 of this Ordinance or in the specific sections establishing any overlay district. Bulk and density standards for each District are set forth on the Schedule of Development Standards contained in §404 of this Ordinance.

401.3 Floodplain Overlay District

The Floodplain Overlay District is hereby created to be coterminous with the areas which are subject to the one hundred (100) year flood, as identified in the most current *Flood Insurance Study* and the accompanying *FIRM - Flood Insurance Rate Map* issued by the Federal Emergency Management Agency. In addition to all other applicable standards of this Zoning Ordinance the floodplain regulations in Article XIV of this Ordinance shall apply in the Floodplain Overlay District.

401.4 Optional Conservation Subdivision Design Overlay District -- Developer’s Option

The Optional Conservation Subdivision Design Overlay District is hereby created to promote the conservation of open lands in the Township. Based on the request of the Developer, the District shall apply to all areas of the Township in Districts where residential development is permitted, and in addition to all the applicable standards of this Zoning Ordinance, the requirements of §601 of this Zoning Ordinance shall apply.

401.5 Residential Overlay District

The Residential Overlay District is hereby created to afford protection to residential subdivisions developed in the RA-E and RA-M Districts. Unless the developer opts out, at the time of final subdivision approval of any residential development of ten (10) or more lots (not including the parent parcel), the approved subdivision, including all lots and other lands (such as conservation open land) which are part of the subdivision, shall be incorporated into the Residential Overlay District where all standards applicable in the R-E or R-M District shall apply in lieu of the underlying RA-E and RA-M District standards.

401.6 Airport Overlay District

The Airport Overlay District is hereby created to include all of the land lying beneath the approach surfaces, primary surfaces, transitional surfaces, horizontal surfaces and conical surfaces as applied to airports as defined and regulated by Article XIII of this Ordinance. In addition to all other applicable standards of this Zoning Ordinance the requirements of Article XIII shall apply in the Airport Overlay District.

402 Official Zoning Map

The location and boundaries of said districts are hereby established as shown on the Official Zoning Map; which is hereby adopted by reference and declared to be a part of this Ordinance together with all amendments thereto.

403 District Boundaries

403.1 Establishment

District boundary lines are intended to follow or be parallel to the center line of streets, streams and railroads, and lot or property lines as they exist on a recorded deed or plan of record in the Wyoming County Recorder of Deed's Office and on the Wyoming County Tax Maps at the time of the enactment of this Ordinance, unless such district boundary lines are fixed by dimensions or otherwise as shown on the Official Zoning Map.

403.2 Interpretation

Where district boundaries are indicated as approximately following the center lines of streets or highways, street lines, or highway right-of-way lines, such center lines, street lines, or highway right-of-way lines shall be construed to be such boundaries. Where district boundaries are so indicated that they approximately follow the lot lines, such lot lines shall be construed to be said boundaries. Where district boundaries are so indicated that they are approximately parallel to the center lines or street lines of streets, or the center lines or right-of-way lines of highways, such district boundaries shall be construed as being parallel thereto and at such distance therefrom as indicated on the Official Zoning Map. If no distance is given, such dimensions shall be determined by the use of the scale shown on the Official Zoning Map. Where the boundary of a district follows a railroad line, such boundary shall be deemed to be located in the middle of the main tracks of said railroad line.

403.3 Uncertainty

In the event of uncertainty as to the true location of a district boundary line in a particular instance, the Zoning Officer is authorized to determine the correct district boundary in accord with the guidelines of this Zoning Ordinance. Any decision of the Zoning Officer may be appealed to the Zoning Hearing Board.

404 District Regulations

District regulations are of two types, Use Regulations and Development Standards, which shall apply to any proposed new use, expansion of an existing use or change of use of any land or structure.

404.1 Use Regulations

District Use Regulations are provided in the following Schedule of Uses.

- A. Permits for principal permitted uses and accessory uses shall be issued by the Zoning Officer provided such uses comply with the standards in this Ordinance.
- B. Conditional uses and special exception uses shall be subject to the additional review procedures and criteria as specified in this Ordinance.
- C. No land and no structure in a particular zoning district shall be used for any use which is not specifically listed on the Schedule of Uses for that particular district, and only in accord with all other requirements of this Ordinance. Larger lot sizes, greater setbacks, buffers and other more restrictive standards may be required by other provision of this Ordinance. In cases where this Ordinance provides different requirements for the same use, the most restrictive requirement shall apply.

404.2 Uses Not Specified in Schedule of Uses

- A. **Jurisdiction** - Whenever a use is neither specifically permitted nor specifically denied in any zoning district established under this Ordinance and an application is made to the Zoning Officer for such use, the application shall be submitted to the Zoning Hearing Board which shall have the authority to permit the use or deny the use as a special exception.
- B. **Findings** - The use may be permitted only if the Zoning Hearing Board makes all of the following findings; and, the burden of proof shall be upon the applicant:

1. The use is similar to and compatible with the uses listed for the subject zoning district by the Schedule of Use Regulations.
 2. The use in no way conflicts with the intent of the zoning district and the general purpose and intent of this Zoning Ordinance.
 3. The use is not permitted in any other zoning district.
- C. Planning Commission Review - At the time the application is submitted to the Zoning Hearing Board, the Zoning Officer shall also provide a copy to the Township Planning Commission for its recommendation. The Zoning Hearing Board shall not conduct a public hearing on the application until the comments from the Planning Commission are received or thirty (30) days have passed from the time the application was referred to the Planning Commission.
- D. Conditions - The Zoning Hearing Board may attach reasonable conditions and safeguards to any special exception approval granted for a use not specified in the Schedule of Uses, incorporating standards in this Zoning Ordinance for similar uses in the district and such other conditions as the Zoning Hearing Board may deem necessary to protect and promote the public health, safety, morals and welfare and to implement the purposes of this Zoning Ordinance and the Pennsylvania Municipalities Planning Code.

404.3 Development Standards

The Schedule of Development Standards which follows establishes minimum standards for lot area; lot depth, average lot width and front, side and rear yards; and establishes maximum standards for building height and lot coverage. The standards also establish specific standards and criteria that apply to the use as may be appropriate to protect the public health, safety and welfare. Larger lot sizes, increased setbacks and other more restrictive standards may be required in accord with other Ordinance sections.

404.4 Table of Uses Permitted by District

The Table of Uses by District which follows summarizes the various uses according to the classification of the use in the zoning districts. The Table is for reference only and the Schedule of Uses and all underlying Zoning Ordinance sections shall be the final determinant for regulation.

R-E RESIDENTIAL DISTRICT EATON -- SCHEDULE OF USES

INTENT: To provide areas adequate to accommodate single-family and two-family housing needs and recognize existing residential communities. To limit unnecessary intrusions of incompatible uses which might pose a threat to the health, safety, or welfare of families and individuals occupying said housing, and to allow certain public and semi-public uses compatible with residential neighborhoods. Concurrently, forestry enterprises and agriculture are permitted, with a minimum parcel size required for livestock operations.

PRINCIPAL PERMITTED USES

(Zoning Officer)

- Commercial stables - minimum of fifteen (15) acres
- Crop production
- Forestry enterprises
- Group homes
- Livestock operations - minimum of fifteen (15) acres
- Retail sales of agricultural / forestry products produced and/or processed on the premises
- Single-family detached dwellings
- Two-family dwellings

NOTE: Uses not specifically listed by this schedule shall not be permitted in the R-E District except as approved in accord with §404.2.

CONDITIONAL USES

(Planning Commission /Board of Supervisors)

- Bed and breakfast establishments
- Day care, adult
- Day care, child
- Home occupations*
- Multi-family dwellings
- Places of worship

*See §503 which classifies certain home occupations as accessory uses.

SPECIAL EXCEPTIONS

(Planning Commission / Zoning Hearing Board)

- Public and semi-public buildings and uses
- Public parks and playgrounds
- Recreational facilities, public
- Schools, public or private primary or secondary

R-M RESIDENTIAL DISTRICT MONROE -- SCHEDULE OF USES

INTENT: To provide areas adequate to accommodate single-family and two-family housing needs and recognize existing residential communities. To limit unnecessary intrusions of incompatible uses which might pose a threat to the health, safety, or welfare of families and individuals occupying said housing, and to allow certain public and semi-public uses compatible with residential neighborhoods. Concurrently, forestry enterprises and agriculture are permitted, with a minimum parcel size required for livestock operations.

PRINCIPAL PERMITTED USES

(Zoning Officer)

- Commercial stables - minimum of fifteen (15) acres
- Crop production
- Forestry enterprises
- Group homes
- Livestock operations - minimum of fifteen (15) acres
- Retail sales of agricultural / forestry products produced and/or processed on the premises
- Single-family detached dwellings
- Two-family dwellings

NOTE: Uses not specifically listed by this schedule shall not be permitted in the R-M District except as approved in accord with §404.2.

CONDITIONAL USES

(Planning Commission /Board of Supervisors)

- Bed and breakfast establishments
- Day care, adult
- Day care, child
- Home occupations*
- Multi-family dwellings
- Places of worship

*See §503 which classifies certain home occupations as accessory uses.

SPECIAL EXCEPTIONS

(Planning Commission / Zoning Hearing Board)

- Public and semi-public buildings and uses
- Public parks and playgrounds
- Recreational facilities, public
- Schools, public or private primary or secondary

ACCESSORY USES

PERMITTED IN R-E, R-M, RA-E, RA-M, VC-E, VC-M, and CI-E DISTRICTS (Zoning Officer)

- Accessory uses customary to approved uses	- Private swimming pools
- Barns, silos, sheds, and similar agricultural buildings	- Required parking areas
- Day care, adult and child as a home occupation	- Signs accessory to approved uses
- Essential services	- Stables, private in association with a single-family detached dwelling
- Home greenhouses	- Yard sales
- Private garages, carports, sheds	

SR-E SUSQUEHANNA RIVER DISTRICT EATON -- SCHEDULE OF USES

INTENT: To afford protection to the Susquehanna River and preclude any uses not related to the recreational use of the River unless approved by a governing state or federal agency.

NOTE: The SR District is delineated as the area between the Township boundary and the top of bank of the River.

<p>PRINCIPAL PERMITTED USES (Zoning Officer)</p> <ul style="list-style-type: none"> - Outdoor recreation uses in accord with the rules and regulations of the Pennsylvania Fish and Boat Commission, the Susquehanna River Basin Commission, the Pennsylvania Department of Environmental Protection and other governing agencies. - Water withdrawal and wastewater discharges structures, and other similar uses meeting all state and federal requirements. 	<p>ACCESSORY USES SPECIAL EXCEPTIONS CONDITIONAL USES</p> <p>- none</p> <hr/> <p>NOTE: Uses not specifically listed by this schedule shall not be permitted in the SR District.</p>
---	--

RA-E RURAL AGRICULTURAL DISTRICT EATON -- SCHEDULE OF USES

INTENT: To maintain the existing character of the traditional rural working landscape. The continued use of land for agriculture and forestry enterprises is permitted, protected and encouraged. Recognizing the need for landowners to have economic opportunity not related to natural resources, residential development, limited recreational uses, certain institutional uses, and a number of other commercial uses are permitted subject to performance standards.

PRINCIPAL PERMITTED USES

(Zoning Officer)

- Agriculture related entertainment*
- Art studios*
- Bed and breakfast establishments*
- Boarding and lodging houses*
- Clubs/lodges, private*
- Commercial greenhouses and nurseries
- Contractor’s yards*
- Crop production
- Day care, adult and child
- Exercise clubs*
- Forestry enterprises
- Group homes
- Livestock operations
- Medical clinics*
- Office buildings*
- Professional offices*
- Restaurants, traditional*
- Retail businesses with 20,000 sq. ft. or less of gross floor area*
- Retail sales of agricultural / forestry products produced and/or processed on the premises
- Self-storage facilities*
- Service establishments*
- Single-family detached dwellings
- Stables, commercial, and horses for hire*
- Storage yards for forest products and minerals*
- Township buildings and uses
- Two-family dwellings
- Veterinary clinics*

*CONDITIONAL USE - Considered a conditional use if the proposed use is located within 300 feet of an existing residential dwelling not located on the same parcel with the proposed use. Measured from the physical location of the proposed use to the property line of the parcel on which the existing dwelling is located.

NOTE: Uses not specifically listed by this schedule shall not be permitted in the RA-E District except as approved in accord with §404.2.

CONDITIONAL USES

(Planning Commission /Board of Supervisors)

- Agricultural products processing
- Archery ranges, outdoor commercial
- Campgrounds and recreational vehicle parks
- Cemeteries
- Colleges and universities
- Commercial communication device sites
- Concentrated animal operations
- Health facilities***
- Heliports, accessory
- Home occupations**
- Kennels and pounds
- Manufacturing, light***
- Mineral extraction
- Mineral processing in association with mineral extraction per §825.3
- Mobile home parks
- Multi-family dwellings at the same density as two-family dwellings
- Places of worship
- Recreational facilities, commercial***
- Sawmills
- Shooting ranges, outdoor commercial
- Vehicle or equipment sales, rental or repair operations***
- Warehouses***
- Wholesale businesses***
- Wind farms
- Zoos and menageries***

**See §503 which classifies certain home occupations as accessory uses.

*** LOT SIZE and SETBACKS - A minimum of 5 acres shall be required and front, side and rear setbacks shall be a minimum of 50 feet unless other Ordinance sections are more restrictive.

SPECIAL EXCEPTIONS

(Planning Commission / Zoning Hearing Board)

- Public and semi-public buildings and uses
- Public parks and playgrounds
- Recreational facilities, public
- Schools, public or private primary or secondary

RA-M RURAL AGRICULTURAL DISTRICT MONROE -- SCHEDULE OF USES

INTENT: To maintain the existing character of the traditional rural working landscape. The continued use of land for agriculture and forestry enterprises is permitted, protected and encouraged. Recognizing the need for landowners to have economic opportunity not related to natural resources, residential development, limited recreational uses, certain institutional uses, and a number of other commercial uses are permitted subject to performance standards.

PRINCIPAL PERMITTED USES

(Zoning Officer)

- Agricultural products processing*
- Agriculture related entertainment*
- Art studios*
- Bed and breakfast establishments*
- Boarding and lodging houses*
- Clubs/lodges, private*
- Commercial greenhouses and nurseries
- Contractor’s yards*
- Crop production
- Day care, adult and child
- Exercise clubs*
- Forestry enterprises
- Group homes
- Health facilities*
- Hotels*
- Livestock operations
- Manufacturing, light*
- Medical clinics*
- Mobile and manufactured home sales*
- Motels*
- Office buildings*
- Professional offices*
- Recreational facilities, commercial*
- Restaurants, traditional*
- Retail businesses with 20,000 sq. ft. or less of gross floor area*
- Retail sales of agricultural / forestry products produced and/or processed on the premises
- Self-storage facilities*
- Service establishments*
- Single-family detached dwellings
- Stables, commercial, and horses for hire*
- Storage yards for forest products and minerals*
- Theaters, indoor*
- Township buildings and uses
- Two-family dwellings
- Vehicle or equipment sales, rental or repair operations*
- Veterinary clinics*
- Warehouses*
- Wholesale businesses*

*Considered a conditional use if the proposed use is located within 300 feet of an existing residential dwelling not located on the same parcel with the proposed use. Measured from the physical location of the proposed use to the property line of the parcel on which the existing dwelling is located.

CONDITIONAL USES

(Planning Commission /Board of Supervisors)

- Archery ranges, outdoor commercial
- Campgrounds and recreational vehicle parks
- Cemeteries
- Colleges and universities
- Commercial communication device sites
- Concentrated animal operations
- Heliports, accessory
- Home occupations**
- Kennels and pounds
- Mineral extraction
- Mineral processing in association with mineral extraction per §825.3
- Mobile home parks
- Multi-family dwellings at the same density as two-family dwellings
- Places of worship
- Recycling collection facilities, large and small
- Retail home heating fuel distributors
- Sawmills
- Shooting ranges, outdoor commercial
- Truck terminals / distribution facilities
- Wind farms
- Zoos and menageries

**See §503 which classifies certain home occupations as accessory uses.

SPECIAL EXCEPTIONS

(Planning Commission / Zoning Hearing Board)

- Public and semi-public buildings and uses
- Public parks and playgrounds
- Recreational facilities, public
- Schools, public or private primary or secondary

NOTE: Uses not specifically listed by this schedule shall not be permitted in the RA-M District except as approved in accord with §404.2.

VC-E VILLAGE COMMERCIAL DISTRICT -- SCHEDULE OF USES

INTENT: To meet the daily business and community needs of nearby residents and to encourage a mix of uses typically found in traditional villages. Residential and public and semi-public uses are permitted along with limited scale and less intensive types of commercial trades and service activities in areas close to major highways.

PRINCIPAL PERMITTED USES

(Zoning Officer)

- Art studios
- Banks
- Bed and breakfast establishments
- Boarding and lodging houses
- Clubs/lodges, private
- Commercial greenhouses and nurseries
- Crop production
- Day care, adult and child
- Forestry enterprises
- Group homes
- Hotels
- Livestock operations - minimum of fifteen (15) acres
- Medical clinics
- Motels
- Nursing homes
- Office buildings
- Places of worship
- Professional offices
- Recreational facilities, commercial
- Restaurants, traditional
- Retail businesses with 10,000 sq. ft. or less of gross floor area*
- Self-storage facilities
- Service establishments
- Single-family detached dwellings
- Theaters, indoor
- Township buildings and uses
- Trade schools
- Two-family dwellings
- Vehicle or equipment sales or rental operations
- Veterinary clinics
- Wholesale businesses

CONDITIONAL USES

(Planning Commission /Board of Supervisors)

- Abused person shelter
- Agricultural products processing with 10,000 sq. ft. or less of gross floor area
- Amusement arcades
- Animal hospitals
- Car and truck washes
- Convenience stores
- Funeral homes
- Group quarters
- Health facilities
- Home based businesses if not a principal permitted use
- Home occupations*
- Indoor shooting ranges
- Multi-family dwellings
- Outdoor entertainment
- Restaurants, drive-in
- Shopping centers
- Vehicle or equipment repair operation
- Warehouses

*See §503 which classifies certain home occupations as accessory uses.

SPECIAL EXCEPTIONS

(Planning Commission / Zoning Hearing Board)

- Public and semi-public buildings and uses
- Public parks and playgrounds
- Recreational facilities, public
- Schools, public or private primary or secondary

NOTE: Uses not specifically listed by this schedule shall not be permitted in the VC-E District except as approved in accord with §404.2.

VC-M VILLAGE COMMERCIAL DISTRICT MONROE -- SCHEDULE OF USES

INTENT: To meet the daily business and community needs of nearby residents and to encourage a mix of uses typically found in traditional villages. Residential and public and semi-public uses are permitted along with limited scale and less intensive types of commercial trades and service activities in areas close to major highways.

PRINCIPAL PERMITTED USES

(Zoning Officer)

- Art studios
- Banks
- Bed and breakfast establishments
- Boarding and lodging houses
- Clubs/lodges, private
- Commercial greenhouses and nurseries
- Crop production
- Day care, adult and child
- Forestry enterprises
- Group homes
- Hotels
- Livestock operations - minimum of two (2) acres
- Medical clinics
- Motels
- Nursing homes
- Office buildings
- Places of worship
- Professional offices
- Recreational facilities, commercial
- Restaurants, traditional
- Retail businesses with 10,000 sq. ft. or less of gross floor area*
- Retail home heating fuel distributors
- Self-storage facilities
- Service establishments
- Single-family detached dwellings
- Theaters, indoor
- Township buildings and uses
- Trade schools
- Two-family dwellings
- Vehicle or equipment sales or rental operations
- Veterinary clinics
- Wholesale businesses

CONDITIONAL USES

(Planning Commission /Board of Supervisors)

- Abused person shelter
- Agricultural products processing with 10,000 sq. ft. or less of gross floor area
- Amusement arcades
- Animal hospitals
- Car and truck washes
- Convenience stores
- Funeral homes
- Group quarters
- Health facilities
- Home based businesses if not a principal permitted use
- Home occupations*
- Indoor shooting ranges
- Multi-family dwellings
- Outdoor entertainment
- Restaurants, drive-in
- Shopping centers
- Vehicle or equipment repair operation
- Warehouses

*See §503 which classifies certain home occupations as accessory uses.

SPECIAL EXCEPTIONS

(Planning Commission / Zoning Hearing Board)

- Public and semi-public buildings and uses
- Public parks and playgrounds
- Recreational facilities, public
- Schools, public or private primary or secondary

NOTE: Uses not specifically listed by this schedule shall not be permitted in the VC-M District except as approved in accord with §404.2.

CI-E COMMERCIAL-INDUSTRIAL DISTRICT EATON -- SCHEDULE OF USES

INTENT: To reserve those areas in the Township best suited for manufacturing and industry, uses with potential for greater community impact, and other offensive uses based on location, existing uses and facilities, and the relationship to other land uses.

PRINCIPAL PERMITTED USES

(Zoning Officer)

- All principal permitted uses in the VC District
- Contractor’s yards
- Manufacturing, light
- Recycling collection facilities, large and small
- Warehouses

SPECIAL EXCEPTIONS

(Planning Commission / Zoning Hearing Board)

- Public and semi-public buildings and uses
- Public parks and playgrounds
- Recreational facilities, public
- Schools, public or private primary or secondary

NOTE: Uses not specifically listed by this schedule shall not be permitted in the CI-E District except as approved in accord with §404.2.

CONDITIONAL USES

(Planning Commission /Board of Supervisors)

- All conditional uses in the VC District if not a principal permitted use in CI District
- Adult businesses
- Agricultural products processing
- Aircraft sales, repair or modification
- Airports, private and public
- Betting and gambling uses
- Bulk fuel storage
- Bus terminals
- Commercial communication device sites
- Crematoria
- Detention facilities
- Fireworks manufacturing and storage
- Heliports, accessory and commercial
- Junkyards
- Manufacturing and industry
- Mineral processing
- Mobile and manufactured home sales
- Race tracks
- Sawmills
- Slaughter houses
- Solid waste facilities and staging areas
- Treatment centers/clinics
- Truck terminals / distribution facilities

*See §503 which classifies certain home occupations as accessory uses.

SCHEDULE OF DEVELOPMENT STANDARDS				
NOTE: Larger lot sizes, setbacks or other standards may be required by other sections of this Ordinance. In any case the most restrictive shall apply.				
Minimum lot size and density				
Type of Sewage Disposal and Water Supply	Minimum Lot Size (acres)		Minimum Land Area for Multi-Family Dwellings	
	single-family dwellings and non-residential uses	two-family dwellings		
on-site sewage disposal and on-site water	1.00	1.50	(central sewage and central water required) See §603	
on-site sewage disposal and central water	1.00	1.50		
central sewage and on-site water	0.50	0.75		
central sewage and central water	0.50	0.75		
Lot dimensions for lots proposed in a standard subdivision (See §601 for Conservation Design)				
	Lot size equal to or greater than (acres)			
	1.00	0.75	0.50	
Minimum width (feet)	125	100	75	
Maximum depth to width ratio (no lot need exceed a width of 300 ft)	4:1	4:1	4:1	
Minimum street frontage (feet)	not less than 50% of required lot width except for flag lots as provided by the SALDO			
Minimum building setback requirements for all uses (See §601 for Conservation Design)				
	Lot size equal to or greater than (acres)			nonconforming lots less than 0.50 acres
	1.00	0.75	0.50	
Front - from edge of each right-of-way (feet)	30	25	25	20
Each side - from property line (feet)	20	20	15	15
Rear - from property line (feet)	20	20	15	15
Residential maximum lot coverage (percent)	25	25	30	30
Non-residential maximum lot coverage (percent)	commercial and institutional - 50 light manufacturing; manufacturing and industry - 60			
Maximum building height (feet) -- see §501.4 for exceptions				
residential	35			
commercial and institutional	40			
light manufacturing; manufacturing and industry	50			

**TABLE OF USES PERMITTED BY DISTRICT
(See §404.4)**

The Table of Uses by District which follows summarizes the various uses according to the classification of the use in the zoning districts. The Table is for reference only and the Schedule of Uses and all underlying Zoning Ordinance sections shall be the final determinant for regulation.

TABLE OF USES PERMITTED BY DISTRICT- <i>EATON TOWNSHIP</i>					
CODES: P = principal permitted use C = conditional use S = special exception N = not permitted P* = considered a conditional use if the proposed use is located within 300 feet of an existing residential dwelling not located on the same parcel with the proposed use.		ZONING DISTRICTS (SR-E District - See Schedule of Uses)			
ACCESSORY USES	section	R-E	RA-E	VC-E	CI-E
Accessory uses customary to approved uses	--	P	P	P	P
Barns, silos, sheds and similar agricultural buildings	--	P	P	P	P
Day care, adult and child as a home occupation	503.3	P	P	P	P
Essential services	--	P	P	P	P
Home greenhouses	503.5	P	P	P	P
Private garages, carports, sheds	503.4	P	P	P	P
Private swimming pools	503.6	P	P	P	P
Required parking areas	504	P	P	P	P
Signs accessory to approved uses	--	P	P	P	P
Stables, private in association with a single family detached dwelling	806.2	P	P	P	P
Yard sales	503.8	P	P	P	P
RESIDENTIAL USES	section	R-E	RA-E	VC-E	CI-E
Boarding and lodging houses	--	N	P*	P	P
Campgrounds and recreational vehicle parks	--	N	C	N	N
Group homes	605	P	P	P	P
Group quarters	--	N	N	C	C
Mobile home parks	607	N	C	N	N
Multi-family dwellings	603	C	N	C	C
Multi-family dwellings at the same density as two-family dwellings		N	C	N	N
Nursing homes	--	N	N	P	P
Single family detached dwellings	--	P	P	P	P
Two-family dwellings	602	P	P	P	P

COMMERCIAL and MANUFACTURING USES					
Retail, Service and Health Related Commercial Uses	section	R-E	RA-E	VC-E	CI-E
Abused person shelter	--	N	N	C	C
Animal hospitals	--	N	N	C	C
Banks	--	N	N	P	P
Car and truck washes	856.1	N	N	C	C
Convenience stores	--	N	N	C	C
Day care, adult	--	C	P	P	P
Day care, child	--	C	P	P	P
Exercise clubs	--	N	P*	N	N
Funeral homes	--	N	N	C	C
Health facilities	853	N	C	C	C
Kennels and pounds	806.1	N	C	N	N
Medical clinics	853	N	P*	P	P
Mobile and manufactured home sales	--	N	N	N	C
Office buildings	--	N	P*	P	P
Professional offices	--	N	P*	P	P
Restaurants, drive-in	--	N	N	C	C
Restaurants, traditional	--	N	P*	P	P
Retail businesses	--	N	N	N	N
Retail businesses with 10,000 square feet or less of gross floor area	--	N	N	P	P
Retail businesses with 20,000 square feet or less of gross floor area	--	N	P*	N	N
Retail businesses with more than 10,000 sq. ft. of gross floor area (Note: See next row above for up to 20,000 sq. ft.)	--	N	see note	N	C
Retail sales limited to 1,000 sq. ft. of agricultural/forestry related products/produce in association with an active agriculture/forestry use	--	N	N	N	N
Retail sales of agricultural/forestry products produced and/or processed on the premises	--	P	P	N	N
Self-storage facilities	841	N	P*	P	P
Service establishments	--	N	P*	P	P
Shopping centers	845	N	N	C	C
Treatment centers/clinics	853	N	N	N	C
Vehicle or equipment repair operation	856	N	C	C	C
Vehicle or equipment sales or rental operations	856	N	C	P	P
Veterinary clinics	--	N	P*	P	P

Recreation Related Commercial Uses	section	R-E	RA-E	VC-E	CI-E
Amusement arcades	--	N	N	C	C
Archery ranges, outdoor	844	N	C	N	N
Bed and breakfast establishments	610	C	P	P	P
Hotels	611	N	N	P	P
Motels	611	N	N	P	P
Outdoor entertainment	--	N	N	C	C
Race tracks	856.4	N	N	N	C
Recreational facilities, commercial	--	N	C	P	P
Shooting ranges, indoor	--	N	N	C	C
Shooting ranges, outdoor commercial	844	N	C	N	N
Stables, commercial (minimum of fifteen (15) acres)	806.3	P	N	N	N
Stables, commercial and horses for hire		N	P*	N	N
Theaters, indoor	--	N	N	P	P
Zoos and menageries		N	C	N	N
Manufacturing, Warehousing and Similar Uses	section	R-E	RA-E	VC-E	CI-E
Agricultural products processing	--	N	C	N	C
Agricultural products processing with 10,000 square feet or less of gross floor area	--	N	N	C	C
Bulk fuel storage	808	N	N	N	C
Bus terminals	--	N	N	N	C
Contractor's yards	--	N	P*	N	P
Fireworks manufacturing and storage		N	N	N	C
Manufacturing, light	--	N	C	N	P
Manufacturing and industry	--	N	N	N	C
Recycling collection facilities, large and small	--	N	N	N	P
Retail home heating fuel distributors	--	N	N	N	N
Truck terminals/distribution facilities	--	N	N	N	C
Warehouses	--	N	C	C	P
Wholesale businesses	--	N	C	P	P
Miscellaneous Uses	section	R-E	RA-E	VC-E	CI-E
Adult businesses	801	N	N	N	C
Aircraft sales, repair or modification	--	N	N	N	C

Airports, private and public	804	N	N	N	C
Art studios	--	N	P	P	P
Betting and gambling uses	--	N	N	N	C
Commercial communication device sites	809	N	C	N	C
Crematoria	--	N	N	N	C
Detention facilities	813	N	N	N	C
Heliports, accessory	503.11	N	C	N	C
Heliports, commercial	804	N	N	N	C
Home based businesses	503.3	N	N	N	N
Home based business if not a principal permitted use		N	N	C	C
Home occupations	503.3	C	C	C	C
Junk yards	820	N	N	N	C
Solid waste facilities and staging areas	848	N	N	N	C
PUBLIC, SEMI-PUBLIC, COMMUNITY RELATED USES	section	R-E	RA-E	VC-E	CI-E
Cemeteries	--	N	C	N	N
Clubs/lodges, private	--	N	P*	P	P
Colleges and universities	--	N	C	N	N
Places of worship	--	C	C	P	P
Public and semi-public buildings and uses	--	S	S	S	S
Public parks and playgrounds	--	S	S	S	S
Recreational facilities, public	--	S	S	S	S
Schools, public or private primary or secondary	--	S	S	S	S
Township buildings and uses	--	N	P	P	P
Trade schools	--	N	N	P	P
AGRICULTURAL AND NATURAL RESOURCE USES	section	R-E	RA-E	VC-E	CI-E
Agriculture related entertainment		N	P*	N	N
Commercial greenhouses and nurseries	--	N	P	P	P
Concentrated animal feeding operations	810	N	C	N	N
Crop production	803	P	P	P	P
Forestry enterprises	815	P	P	P	P
Livestock operations	803	N	P	N	N
Livestock operations on a minimum of fifteen (15) acres	803	P	N	P	P

Mineral extraction	825	N	C	N	N
Mineral processing	826	N	N	N	C
Mineral processing in association with mineral extraction	825.3	N	C	N	N
Sawmills	--	N	C	N	C
Slaughter houses	--	N	N	N	C
Storage yards for forest products and minerals	850	N	P*	N	N
Storage yards for forest product and stone	850	N	N	N	N
Wind farms	858	N	C	N	N

TABLE OF USES PERMITTED BY DISTRICT- <u>MONROE TOWNSHIP</u>				
CODES: P = principal permitted use C = conditional use S = special exception N = not permitted P* = considered a conditional use if the proposed use is located within 300 feet of an existing residential dwelling not located on the same parcel with the proposed use.		ZONING DISTRICTS		
ACCESSORY USES	section	R-M	RA-M	VC-M
Accessory uses customary to approved uses	--	P	P	P
Barns, silos, sheds and similar agricultural buildings	--	P	P	P
Day care, adult and child as a home occupation	503.3	P	P	P
Essential services	--	P	P	P
Home greenhouses	503.5	P	P	P
Private garages, carports, sheds	503.4	P	P	P
Private swimming pools	503.6	P	P	P
Required parking areas	504	P	P	P
Signs accessory to approved uses	--	P	P	P
Stables, private in association with a single family detached dwelling	806.2	P	P	P
Yard sales	503.8	P	P	P
RESIDENTIAL USES	section	R-M	RA-M	VC-M
Boarding and lodging houses	--	N	P*	P
Campgrounds and recreational vehicle parks	--	N	C	N
Group homes	605	P	P	P
Group quarters	--	N	N	C
Mobile home parks	607	N	C	N
Multi-family dwellings	603	C	N	C
Multi-family dwellings at same density as two-family dwellings		N	C	N
Nursing homes	--	N	N	P
Single family detached dwellings	--	P	P	P
Two-family dwellings	602	P	P	P
COMMERCIAL and MANUFACTURING USES				
Retail, Service and Health Related Commercial Uses	section	R-M	RA-M	VC-M
Abused person shelter	--	N	N	C
Animal hospitals	--	N	N	C
Banks	--	N	N	P

Car and truck washes	856.1	N	N	C
Convenience stores	--	N	N	C
Day care, adult	--	C	P	P
Day care, child	--	C	P	P
Exercise clubs	--	N	P*	N
Funeral homes	--	N	N	C
Health facilities	853	N	P*	C
Kennels and pounds	806.1	N	C	N
Medical clinics	853	N	P*	P
Mobile and manufactured home sales	--	N	P*	N
Office buildings	--	N	P*	P
Professional offices	--	N	P*	P
Restaurants, drive-in	--	N	N	C
Restaurants, traditional	--	N	P*	P
Retail businesses	--	N	N	N
Retail businesses with 10,000 square feet or less of gross floor area		N	N	P
Retail businesses with 20,000 square feet or less of gross floor area		N	P*	N
Retail sales limited to 1,000 sq. ft. of agricultural/forestry related products and produce in association with an active agriculture/forestry use	--	N	N	N
Retail sales of agricultural/forestry products produced and/or processed on the premises	--	P	P	N
Self-storage facilities	841	N	P*	P
Service establishments	--	N	P*	P
Shopping centers	845	N	N	C
Treatment centers/clinics	853	N	N	N
Vehicle or equipment repair operation	856	N	P*	C
Vehicle or equipment sales or rental operations	856	N	P*	P
Veterinary clinics	--	N	P*	P
Recreation Related Commercial Uses	section	R-M	RA-M	VC-M
Amusement arcades	--	N	N	C
Archery ranges, outdoor commercial	844	N	C	N
Bed and breakfast establishments	610	C	P*	P
Hotels	611	N	P*	P

Motels	611	N	P*	P
Outdoor entertainment	--	N	N	C
Race tracks	856.4	N	N	N
Recreational facilities, commercial	--	N	P*	P
Shooting ranges, indoor	--	N	N	C
Shooting ranges, outdoor commercial	844	N	C	N
Stables, commercial (minimum of fifteen (15) acres)	806.3	P	N	N
Stables, commercial and horses for hire		N	P*	N
Theaters, indoor	--	N	P*	P
Zoos and menageries		N	C	N
Manufacturing, Warehousing and Similar Uses	section	R-M	RA-M	VC-M
Agricultural products processing	--	N	P*	N
Agricultural products processing with 10,000 square feet or less of gross floor area		N	N	C
Agricultural products processing only for products raised on the premises	--	N	N	N
Bulk fuel storage	808	N	N	N
Bus terminals	--	N	N	N
Contractor's yards	--	N	P*	N
Manufacturing, light	--	N	P*	N
Manufacturing and industry	--	N	N	N
Recycling collection facilities, large and small	--	N	C	N
Retail home heating fuel distributors	--	N	C	P
Truck terminals/distribution facilities	--	N	C	N
Warehouses	--	N	P*	C
Wholesale businesses	--	N	P*	P
Miscellaneous Uses	section	R-M	RA-M	VC-M
Adult businesses	801	N	N	N
Aircraft sales, repair or modification	--	N	N	N
Airports, private and public	804	N	N	N
Art studios	--	N	P*	P
Betting and gambling uses	--	N	N	N
Commercial communication device sites	809	N	C	N
Crematoria	--	N	N	N

Detention facilities	813	N	N	N
Heliports, accessory	503.11	N	C	N
Heliports, commercial	804	N	N	N
Home based businesses	503.3	N	N	N
Home based business if not a principal permitted use		N	N	C
Home occupations	503.3	C	C	C
Junk yards	820	N	N	N
Solid waste facilities and staging areas	848	N	N	N
PUBLIC, SEMI-PUBLIC, COMMUNITY RELATED USES	section	R-M	RA-M	VC-M
Cemeteries	--	N	C	N
Clubs/lodges, private	--	N	P*	P
Colleges and universities	--	N	C	N
Places of worship	--	C	C	P
Public and semi-public buildings and uses	--	S	S	S
Public parks and playgrounds	--	S	S	S
Recreational facilities, public	--	S	S	S
Schools, public or private primary or secondary	--	S	S	S
Township buildings and uses	--	N	P	P
Trade schools	--	N	N	P
AGRICULTURAL AND NATURAL RESOURCE USES	section	R-M	RA-M	VC-M
Agriculture related entertainment		N	P*	N
Commercial greenhouses and nurseries	--	N	P	P
Concentrated animal feeding operations	810	N	C	N
Crop production	803	P	P	P
Forestry enterprises	815	P	P	P
Livestock operations	803	N	P	N
Livestock operations on a minimum of two (2) acres		N	N	P
Livestock operations on a minimum of fifteen (15) acres	803	P	N	N
Mineral extraction	825	N	C	N
Mineral processing	826	N	N	N
Mineral processing in association with mineral extraction	825.3	N	C	N
Sawmills	--	N	C	N

Slaughter houses	--	N	N	N
Storage yards for forest products and minerals	850	N	P*	N
Storage yards for forest product and stone	850	N	N	N
Wind farms	858	N	C	N