

ARTICLE 3

BASE ZONING DISTRICTS

§ 208-301. Land Use Categories.

A. This Section contains a description of the land use categorization system used to classify land uses in this Chapter and the Permitted Uses tables in Article 3 of this Chapter.

(1) This Chapter classifies land uses into three (3) major groupings, referred to as use categories:

- (a) Residential Uses;
- (b) Non-Residential Uses; and
- (c) Specific Accessory Uses.

(2) Non-Residential Land Uses.

- (a) The non-residential use category is further divided into more specific use “subcategories” based on the specific industry sectors set forth in NAICS.
- (b) Where uncertainty exists relative to a given non-residential use subcategory or specific land use, the NAICS should be consulted. When listed in the Permitted Use tables in Article 3 of this Chapter as “P”, “SE” or “CU”, the specific land uses listed by a given NAICS number and category shall be construed as being permitted in the applicable zoning district, unless specifically and separately listed as not being permitted and listed as “NP”. Specific land uses not listed in NAICS are identified and listed as “N/A” in the NAICS Column and therefore NAICS is not applicable, but those specific uses are defined in Article 2 of this Chapter.
- (c) To aid in the usage of Table 3-1.1 in this subsection below, the non-residential use subcategories and specific land uses are arranged by NAICS Sectors, followed by the specific land uses and related NAICS code references included in the applicable sector. Specific land uses and NAICS code references are displayed within the appropriate sector in numerical order, beginning with Sector 11 (Agricultural, Forestry, Fishing and Hunting) and running through Sector 92 (Public Administration).

**TABLE 3-1.1
 DESIGNATION NON-RESIDENTIAL SUBCATEGORIES –
 NAICS SECTORS**

SECTOR NUMBER	SECTOR NAME
Sector 11	Agriculture, Forestry, Fishing and Hunting
Sector 21	Mining, Quarrying, and Oil and Gas Extraction
Sector 22	Utilities
Sector 23	Construction
Sectors 31 - 33	Manufacturing
Sector 42	Wholesale Trade
Sector 44 – 45	Retail Trade
Sector 48 – 49	Transportation and Warehousing
Sector 51	Information
Sector 52	Finance and Insurance
Sector 53	Real Estate and Rental and Leasing
Sector 54	Professional, Scientific, and Technical Services
Sector 55	Management of Companies and Enterprises
Sector 56	Administrative and Support and Waste Management and Remediation Services
Sector 61	Educational Services
Sector 62	Health Care and Social Assistance
Sector 71	Arts, Entertainment, and Recreation
Sector 72	Accommodation and Food Services
Sector 81	Other Services (except Public Administration)
Sector 92	Public Administration

§ 208-302. Residential Zoning Districts.

- A. Designation and Purpose Statements – Residential Zoning Districts. See Table 3-2.1 in this subsection below for the designations and purpose statements of the applicable Residential Zoning Districts which are shown on the Official Zoning Map listed in Article 1 of this Chapter relating to *Zoning Districts and Official Zoning Map (§ 208-106.)*:

**TABLE 3-2.1
 DESIGNATION AND PURPOSE STATEMENTS –
 RESIDENTIAL ZONING DISTRICTS**

RESIDENTIAL ZONING DISTRICT NAME/MAP SYMBOL	RESIDENTIAL ZONING DISTRICT PURPOSE STATEMENT
Residential Single Detached Residential-1 Zoning District/RSD-1 (formerly LL Residence District)	To encourage, promote & accommodate the continued use and reuse of land for the lowest density residential, detached homes on individual lots, those related uses, which are compatible with those residential homes, and open space in areas where such uses currently exist or where desired.
Residential Single Detached-2 Zoning District/RSD-2 (formerly L Residence District)	To encourage, promote & accommodate the continued use and reuse of land for lower density residential, detached homes on individual lots and those related uses which are compatible with those residential homes, in areas where such uses currently exist or where desired.
Residential Single Detached-3 Zoning District/RSD-3 (formerly portion of L Residence District)	To encourage, promote & accommodate the continued use and reuse of land for lower to medium density residential, detached homes on individual lots and those related uses which are compatible with those residential homes, in areas where such uses currently exist or where desired.
Residential Single Detached-4 Zoning District/RSD-4 (formerly M Residence District)	To encourage, promote & accommodate the continued use and reuse of land for medium density residential, detached homes on individual lots and those related uses which are compatible with those residential homes, in areas where such uses currently exist or where desired.
Residential Mixed-1 Zoning District/RM-1 (formerly T Residence District)	To encourage, promote & accommodate the continued use and reuse of land for a compatible mixture of a variety of medium density residential homes and those related uses which are compatible with those residential homes, in areas where such uses currently exist or where desired.
Residential Mixed-2 Zoning District/RM-2 (formerly portions of SFA Single-Family Attached Residence District and L Residence District)	To encourage, promote & accommodate the continued use and reuse of land for a compatible mixture of a variety of medium to higher density residential homes and those related uses which are compatible with those residential homes, in areas where such uses currently exist or where desired.
Residential Mixed-3 Zoning District/RM-3 (formerly portion of A Apartment District)	To encourage, promote & accommodate the continued use and reuse of land for a compatible mixture of a variety of higher density residential homes, and those related uses which are compatible with those residential homes, in areas where such uses currently exist or where desired.

- B. Permitted Uses – Residential Zoning Districts. See Table 3-2.2.a and Table 3-2.2.b. in this subsection below for the types of uses permitted in the applicable Residential Zoning District as set forth by this Chapter. Uses are divided into those Permitted by Right listed as “P” (zoning decision by Township Zoning Officer), Permitted by Special Exception listed as “SE” (zoning decision by the LMT ZHB), and Permitted by Conditional Use listed as “CU” (zoning decision by the LMT BOC). Many of the uses permitted by the above three (3) categories shall comply with certain criteria, which are found in Article 5, Article 8, or elsewhere of this Chapter. The specific section numbers of Article 5, Article 8, or elsewhere of this Chapter where the criteria are located are noted in Table 3-2.2.a or 3-2.2.b below. Uses not listed in Table 3-2.2.a or 3-2.2.b below or identified by “NP” shall specifically not be permitted in the applicable Residential Zoning Districts:

**TABLE 3-2.2.a
 PERMITTED USES –
 RESIDENTIAL ZONING DISTRICTS:
 RESIDENTIAL SINGLE DETACHED**

USE	NAICS CODE	RESIDENTIAL ZONING DISTRICTS				SEE ARTICLES 5, 8, OR ELSEWHERE OF THIS CHAPTER FOR ADDITIONAL SPECIFIC USE REGULATIONS
		RSD-1 (LL)	RSD-2 (L)	RSD-3 (L)	RSD-4 (M)	
RESIDENTIAL USES						
Flag Lot Residence	N/A	P	P	NP	NP	(§ 208-802.B.)
Single-Family Detached Dwelling	N/A	P	P	P	P	N/A
Single-Family Semi-Detached Dwelling	N/A	NP	NP	NP	P	N/A
Open Space Development (OSD)	N/A	P	P	P	P	(§ 208-802.E.)
Traditional Neighborhood Development (TND)	N/A	NP	NP	NP	CU	(§ 208-802.G.)
Active Adult Housing Development	N/A	NP	CU	NP	CU	(§ 208-802.I.)
NON-RESIDENTIAL USES						
Agriculture, Forestry, Fishing and Hunting - Sector 11						
Crop Production	111	P	P	P	P	N/A
Fishing, Hunting and Trapping	114	SE	NP	NP	NP	(§ 208-803.A.(2))
Manufacturing - Sectors 31 – 33						
Wineries	31213	CU	NP	NP	NP	(§ 208-803.E.(1))
Information - Sector 51						
Telecommunications Supporting Structure	517	SE	SE	SE	SE	(§ 208-803.I.(1))
Libraries and Archives	51912	SE	SE	SE	SE	N/A
Information - Sector 51						
Wireless Telecommunications Facilities (WTF)	517	P or SE as applicable, See § 208-803.I.(1) for specific WTF type, use, locational, and other requirements.				
Educational Services - Sector 61						
Elementary and Secondary Schools	6111	CU	CU	CU	CU	N/A
Health Care and Social Assistance - Sector 62						
Nursing Care Facilities	6231	NP	NP	NP	SE	(§ 208-803.P.(2))
Continuing Care Retirement Communities and Assisted Living Facilities for the Elderly	6233	SE	SE	SE	SE	(§ 208-803.P.(3))
Day Care Centers, Adult	62410	NP	CU	CU	CU	(§ 208-803.P.(4))
Child Day Care Services	6244	NP	CU	CU	CU	(§ 208-803.P.(5))
Arts, Entertainment, and Recreation - Sector 71						

USE	NAICS CODE	RESIDENTIAL ZONING DISTRICTS				SEE ARTICLES 5, 8, OR ELSEWHERE OF THIS CHAPTER FOR ADDITIONAL SPECIFIC USE REGULATIONS
		RSD-1 (LL)	RSD-2 (L)	RSD-3 (L)	RSD-4 (M)	
Museums	71211	CU	CU	CU	CU	N/A
Historical Sites	71212	P	P	P	P	N/A
Nature Parks and Other Similar Institutions	71219	P	P	P	P	N/A
Golf Courses and Country Clubs	71391	CU	CU	CU	NP	(§ 208-803.Q.(1))
Recreational or Youth Sports Teams and Leagues	713990	P	P	P	P	N/A
Riding Stables	713990	CU	NP	NP	NP	(§ 208-803.Q.(2))
Park and Other Non-Commercial Recreational Uses	N/A	P	P	P	P	N/A
Accommodation and Food Services - Sector 72						
Bed-and-Breakfast Inns	721191	CU	CU	CU	CU	(§ 208-803.R.(1))
Other Services - Sector 81						
Cemeteries and Crematories	81222	CU	CU	CU	NP	(§ 208-803.S.(1))
Religious Organizations	81311	CU	CU	CU	CU	N/A
Public Administration - Sector 92						
Municipal Uses	N/A	P	P	P	P	N/A
SPECIFIC ACCESSORY USES						
Day Care, Family	N/A	NP	CU	CU	CU	(§ 208-804.B.)
Home Occupation	N/A	CU	CU	CU	CU	(§ 208-804.E.)
In-Law Suite	N/A	P	P	P	P	(§ 208-804.F.)
No-Impact Home Occupation	N/A	P	P	P	P	(§ 208-804.G.)
Non-Commercial Keeping of Livestock	N/A	P	NP	NP	NP	(§ 208-804.H.)
Personal Care Home Occupation	N/A	CU	CU	CU	CU	(§ 208-804.M.)
ACCESSORY USES AND STRUCTURES						
Accessory uses and structures customarily incidental and subordinate to the principal uses permitted in the applicable Zoning District	N/A	P	P	P	P	As applicable

**TABLE 3-2.2.b
 PERMITTED USES –
 RESIDENTIAL ZONING DISTRICTS:
 RESIDENTIAL MIXED**

USE	NAICS CODE	RESIDENTIAL ZONING DISTRICTS			SEE ARTICLES 5, 8, OR ELSEWHERE OF THIS CHAPTER FOR ADDITIONAL SPECIFIC USE REGULATIONS
		RM-1 (T)	RM-2 (SFA/L)	RM-3 (A)	
RESIDENTIAL USES					
Multi-Family Dwelling (includes conversion)	N/A	NP	NP	P	(§ 208-802.D.)
Single-Family Attached Dwelling	N/A	NP	P	P	(§ 208-802.F.)
Single-Family Detached Dwelling	N/A	P	P	P	N/A
Single-Family Semi-Detached Dwelling	N/A	P	P	P	N/A
Two-Family Detached Dwelling (includes conversion)	N/A	P	P	P	(§ 208-802.H.)
NON-RESIDENTIAL USES					
Agriculture, Forestry, Fishing and Hunting - Sector 11					
Crop Production	111	P	P	P	N/A
Information - Sector 51					
Wireless Telecommunications Facilities (WTF)	517	P or SE as applicable, See § 208-803.I.(1) for specific WTF type, use, locational, and other requirements.			
Libraries and Archives	51912	SE	SE	SE	N/A
Educational Services - Sector 61					
Elementary and Secondary Schools	6111	CU	CU	CU	N/A
Health Care and Social Assistance - Sector 62					
Nursing Care Facilities	6231	SE	SE	SE	(§ 208-803.P.(2))
Continuing Care Retirement Communities and Assisted Living Facilities for the Elderly	6233	SE	SE	SE	(§ 208-803.P.(3))
Day Care Centers, Adult	62410	CU	CU	CU	(§ 208-803.P.(4))
Child Day Care Services	6244	CU	CU	CU	(§ 208-803.P.(5))
Arts, Entertainment, and Recreation - Sector 71					
Museums	71211	CU	CU	CU	N/A
Historical Sites	71212	P	P	P	N/A
Nature Parks and Other Similar Institutions	71219	P	P	P	N/A
Recreational or Youth Sports Teams and Leagues	713990	P	P	P	N/A
Park and Other Non-Commercial Recreational Uses	N/A	P	P	P	N/A

USE	NAICS CODE	RESIDENTIAL ZONING DISTRICTS			SEE ARTICLES 5, 8, OR ELSEWHERE OF THIS CHAPTER FOR ADDITIONAL SPECIFIC USE REGULATIONS
		RM-1 (T)	RM-2 (SFA/L)	RM-3 (A)	
Accommodation and Food Services - Sector 72					
Bed-and-Breakfast Inns	721191	CU	CU	CU	(§ 208-803.R.(1))
Rooming and Boarding Houses	7213	NP	NP	CU	(§ 208-803.R.(2))
Other Services - Sector 81					
Religious Organizations	81311	CU	CU	CU	N/A
Public Administration - Sector 92					
Municipal Uses	N/A	P	P	P	N/A
SPECIFIC ACCESSORY USES					
Day Care, Family	N/A	CU	CU	CU	(§ 208-804.B.)
Home Occupation	N/A	CU	CU	CU	(§ 208-804.E.)
In-Law Suite	N/A	P	P	P	(§ 208-804.F.)
No-Impact Home Occupation	N/A	P	P	P	(§ 208-804.G.)
Personal Care Home Occupation	N/A	CU	CU	CU	(§ 208-804.M.)
ACCESSORY USES AND STRUCTURES					
Accessory uses and structures customarily incidental and subordinate to the principal uses permitted in the applicable Zoning District	N/A	P	P	P	As applicable

- C. Density and Dimensional Requirements – Residential Zoning Districts. See Table 3-2.3.a and Table 3-2.3.b in this subsection below for the density and dimensional requirements (lot, setback, and bulk) for all development activities and uses within the applicable Residential Zoning Districts:

**TABLE 3-2.3.a
 DENSITY AND DIMENSIONAL REQUIREMENTS –
 RESIDENTIAL ZONING DISTRICTS:
 RESIDENTIAL SINGLE DETACHED**

USE	RESIDENTIAL ZONING DISTRICTS			
	RSD-1 (LL)	RSD-2 (L)	RSD-3 (L)	RSD-4 (M)
DENSITY REQUIREMENTS				
Maximum Net Density (Based on Public Water & Public Sewer Service)	1.1	2.4	2.8	3.9
LOT REQUIREMENTS				
Minimum Lot Area (Based on Public Water & Public Sewer Service)				
Single-Family Detached Dwelling	40,000 sq. ft./DU	18,750 sq. ft./DU	15,000 sq. ft./DU	11,250 sq. ft./DU
Other Permitted Use unless specifically listed in Article 8 of this Chapter	40,000 sq. ft.	18,750 sq. ft.	15,000 sq. ft.	11,250 sq. ft.
Minimum Lot Width				
Single-Family Detached Dwelling	200 ft.	125 ft.	100 ft.	90 ft.
Other Permitted Use unless specifically listed in Article 8 of this Chapter	200 ft.	125 ft.	100 ft.	90 ft.
Maximum Lot Coverage				
Single-Family Detached Dwelling	20%	25%	30%	
Other Permitted Use unless specifically listed in Article 8 of this Chapter	20%	25%	30%	
SETBACK REQUIREMENTS				
Minimum Front Setback				
Single-Family Detached Dwelling	60 ft.; otherwise 50 ft. for "long side" of a corner lot	50 ft.; otherwise 40 ft. for "long side" of a corner lot	45 ft.; otherwise 35 ft. for "long side" of a corner lot	30 ft.; otherwise 20 ft. for "long side" of a corner lot
Other Permitted Use unless specifically listed in Article 8 of this Chapter	60 ft.; otherwise 50 ft. for "long side" of a corner lot	50 ft.; otherwise 40 ft. for "long side" of a corner lot	45 ft.; otherwise 35 ft. for "long side" of a corner lot	30 ft.; otherwise 20 ft. for "long side" of a corner lot
Accessory Use or Structure	Unless specified elsewhere in this Chapter including Articles 5, 6, 7, or 8 shall have the same minimum setback as the principal use and shall not be permitted to be located within the front yard.			
Minimum Side Setback				

USE	RESIDENTIAL ZONING DISTRICTS			
	RSD-1 (LL)	RSD-2 (L)	RSD-3 (L)	RSD-4 (M)
Single-Family Detached Dwelling	50 ft. total both sides, with a minimum of 20 ft. for one side		40 ft. total both sides, with a minimum of 15 ft. for one side	30 ft. total both sides, with a minimum of 10 ft. for one side
Other Permitted Use unless specifically listed in Article 8 of this Chapter	50 ft. total both sides, with a minimum of 20 ft. for one side		20 ft. each side	
Accessory Use or Structure	Unless specified elsewhere in this Chapter including Articles 5, 6, 7, or 8 shall have the same minimum setback as the principal use.			
Minimum Rear Setback				
Single-Family Detached Dwelling	25 ft.			
Other Permitted Use unless specifically listed in Article 8 of this Chapter	25 ft.			
Accessory Use or Structure	Unless specified elsewhere in this Chapter including Articles 5, 6, 7, or 8 shall have the same minimum setback as the principal use.			
BULK REQUIREMENTS				
Maximum Building/Structure Height				
Single-Family Detached Dwelling	35 ft.			
Other Permitted Use unless specifically listed in Article 8 of this Chapter	35 ft.			
Accessory Use or Structure less than the principal use setback	15 ft.			
Accessory Use or Structure complying with the principal use setback	25 ft.			
Maximum Building Coverage				
Single-Family Detached Dwelling	15%	20%	25%	
Other Permitted Use unless specifically listed in Article 8 of this Chapter	15%	20%	25%	
Accessory Use or Structure	The total building coverage of all accessory buildings and other similar roofed structures shall not exceed the building coverage of the principal building.			

TABLE 3-2.3.b
DENSITY AND DIMENSIONAL REQUIREMENTS –
RESIDENTIAL ZONING DISTRICTS:
RESIDENTIAL MIXED

USE	RESIDENTIAL ZONING DISTRICTS		
	RM-1 (T)	RM-2 (SFA/L)	RM-3 (A)
DENSITY REQUIREMENTS			
Maximum Net Density (Based on Public Water & Public Sewer Service)	5.0	6.0	10.0
LOT REQUIREMENTS			
Minimum Lot Area (Based on Public Water & Public Sewer Service)			
Multi-Family Dwelling	N/A		1,500 sq. ft./DU
Single-Family Attached Dwelling	N/A	2,500 sq. ft./DU	
Single-Family Detached Dwelling	7,500 sq. ft./DU	6,000 sq. ft./DU	5,000 sq. ft./DU
Single-Family Semi-Detached Dwelling	3,750 sq. ft./DU	3,000 sq. ft./DU	2,500 sq. ft./DU
Two-Family Detached Dwelling	3,750 sq. ft./DU	3,000 sq. ft./DU	2,500 sq. ft./DU
Other Permitted Use unless specifically listed in Article 8 of this Chapter	7,500 sq. ft.	6,000 sq. ft.	5,000 sq. ft.
Minimum Lot Width			
Multi-Family Dwelling	N/A		100 ft.
Single-Family Attached Dwelling	N/A	25 ft.	
Single-Family Detached Dwelling	75 ft.	60 ft.	50 ft.
Single-Family Semi-Detached Dwelling	35 ft.	30 ft.	25 ft.
Two-Family Detached Dwelling	75 ft.	60 ft.	50 ft.
Other Permitted Use unless specifically listed in Article 8 of this Chapter	75 ft.	60 ft.	50 ft.
Maximum Lot Coverage			
Multi-Family Dwelling	N/A	N/A	70%
Single-Family Attached Dwelling	N/A	70%	70%
Single-Family Detached Dwelling	35%	70%	70%
Single-Family Semi-Detached Dwelling	35%	70%	70%
Two-Family Detached Dwelling	35%	70%	70%
Other Permitted Use unless specifically listed in Article 8 of this Chapter	35%	70%	70%
SETBACK REQUIREMENTS			

USE	RESIDENTIAL ZONING DISTRICTS		
	RM-1 (T)	RM-2 (SFA/L)	RM-3 (A)
Minimum Front Setback			
Multi-Family Dwelling	N/A		15 ft.; otherwise 10 ft. for "long side" of corner lot
Single-Family Attached Dwelling	N/A	15 ft.; otherwise 10 ft. for "long side" of corner lot	
Single-Family Detached Dwelling	20 ft.; otherwise 15 ft. for "long side" of a corner lot	15 ft.; otherwise 10 ft. for "long side" of corner lot	
Single-Family Semi-Detached Dwelling	20 ft.; otherwise 15 ft. for "long side" of a corner lot	15 ft.; otherwise 10 ft. for "long side" of corner lot	
Two-Family Detached Dwelling	20 ft.; otherwise 15 ft. for "long side" of a corner lot	15 ft.; otherwise 10 ft. for "long side" of corner lot	
Other Permitted Use unless specifically listed in Article 8 of this Chapter	20 ft.; otherwise 15 ft. for "long side" of a corner lot	15 ft.; otherwise 10 ft. for "long side" of corner lot	
Accessory Use or Structure	Unless specified elsewhere in this Chapter including Articles 5, 6, 7, or 8 shall have the same minimum setback as the principal use and shall not be permitted to be located within the front yard.		
Minimum Side Setback			
Multi-Family Dwelling	N/A	N/A	10 ft. each side
Single-Family Attached Dwelling	N/A	0 ft. attached side, 10 ft. non-attached side	
Single-Family Detached Dwelling	20 ft. total both sides, with a minimum of 8 ft. for one side	15 ft. total both sides, with a minimum of 5 ft. for one side	
Single-Family Semi-Detached Dwelling	0 ft. attached side, 10 ft. non-attached side		
Two-Family Detached Dwelling	20 ft. total both sides, with a minimum of 8 ft. for one side	15 ft. total both sides, with a minimum of 5 ft. for one side	
Other Permitted Use unless specifically listed in Article 8 of this Chapter	10 ft. each side		
Accessory Use or Structure	Unless specified elsewhere in this Chapter including Articles 5, 6, 7, or 8 shall have the same minimum setback as the principal use.		
Minimum Rear Setback			

USE	RESIDENTIAL ZONING DISTRICTS		
	RM-1 (T)	RM-2 (SFA/L)	RM-3 (A)
Multi-Family Dwelling	N/A		25 ft.
Single-Family Attached Dwelling	N/A	25 ft.	
Single-Family Detached Dwelling	25 ft.		
Single-Family Semi-Detached Dwelling	25 ft.		
Two-Family Detached Dwelling	25 ft.		
Other Permitted Use unless specifically listed in Article 8 of this Chapter	25 ft.		
Accessory Use or Structure	Unless specified elsewhere in this Chapter including Articles 5, 6, 7, or 8 shall have the same minimum setback as the principal use.		
BULK REQUIREMENTS			
Maximum Building/Structure Height			
Multi-Family Dwelling	N/A		45 ft.
Single-Family Attached Dwelling	N/A	35 ft.	35 ft.
Single-Family Detached Dwelling	35 ft.		
Single-Family Semi-Detached Dwelling	35 ft.		
Two-Family Detached Dwelling	35 ft.		
Other Permitted Use unless specifically listed in Article 8 of this Chapter	35 ft.		
Accessory Use or Structure less than the principal use setback	15 ft.		
Accessory Use or Structure complying with the principal use setback	25 ft.		
Maximum Building Coverage			
Multi-Family Dwelling	N/A		40%
Single-Family Attached Dwelling	N/A	40%	
Single-Family Detached Dwelling	30%	40%	
Single-Family Semi-Detached Dwelling	30%	40%	
Two-Family Detached Dwelling	30%	40%	
Other Permitted Use unless specifically listed in Article 8 of this Chapter	30%	40%	
Accessory Use or Structure	The total building coverage of all accessory buildings and other similar roofed structures shall not exceed the building coverage of the principal building.		

D. Additional Layout, Design, and Other Standards – Residential Zoning Districts. The following additional layout, design, and other standards and regulations shall apply in the applicable Residential Zoning District:

(1) All Residential Zoning Districts. The following additional layout, design, and other standards and regulations shall apply in the Residential Zoning Districts:

(a) Non-Residential Uses Adjoining and Direct Vehicular Access onto Arterial or Collector Streets. Where a proposed non-residential use will generate:

- [1] Twenty (20) or more new vehicle trips in the peak direction (inbound or outbound) during the site peak traffic hour; or
- [2] One hundred (100) or more new vehicle trips to the adjoining street;

then the proposed non-residential use shall be located on a lot that adjoins and has direct vehicular access to an arterial street or collector street. Trip generation rates shall be based on the most recent version of the Institute of Transportation Engineers (ITE) standards.

(b) Conversion and Reuse of Existing Residential Buildings. When reusing an existing residential building for a permitted non-residential use or a conversion to increase the number of dwelling units, except to meet fire and safety requirements, and to accommodate permitted signs, no modification to the external appearance of the existing principal residential building which would alter its existing residential character when viewed from the street line shall be permitted. Additionally, the existing residential building shall maintain an exterior appearance that resembles and is compatible with most of the existing principal residential buildings in the neighborhood.

§ 208-303. Mixed Use Zoning Districts.

- A. Designation and Purpose Statements – Mixed Use Zoning Districts. See Table 3-3.1 in this subsection below for the designations and purpose statements of the applicable Mixed Use Zoning Districts which are shown on the Official Zoning Map listed in Article 1 of this Chapter relating to *Zoning Districts and Official Zoning Map (§ 208-106.)*:

**TABLE 3-3.1
 DESIGNATION AND PURPOSE STATEMENTS –
 MIXED USE ZONING DISTRICTS**

MIXED USE ZONING DISTRICT NAME/MAP SYMBOL	MIXED USE ZONING DISTRICT PURPOSE STATEMENT
Mixed Use Residential Office Zoning District/MU-RO (new; formerly portion of L Residence District)	To encourage, promote & accommodate the continued use and reuse of land for a compatible mixture of lower density residential, detached homes on individual lots and those related uses which are compatible with those residential homes, including reuse and conversion of homes as small offices in a residential character, in areas around and along major transportation corridors, where such uses currently exist or where desired.
Mixed Use Village Center Zoning District/MU-VC (formerly DR Restricted Commercial District and portion of L Residence District)	To encourage, promote & accommodate the continued use and reuse of land for a compatible mixture of a variety of homes, businesses, and those related uses which are compatible with those uses, including reuse and conversion of homes as businesses and non-residential uses in a residential character, in the historic village area of the community, where such uses currently exist or where desired.
Mixed Use Revitalization Zoning District/MU-REV (formerly REV Revitalization District and portion of various other districts)	To encourage, promote & accommodate revitalization via a compatible mixture of a variety of businesses, and higher density residential and related uses, in areas around and along major transportation corridors, where such uses currently exist or where desired, specifically in order to: <ul style="list-style-type: none"> • Encourage redevelopment of underutilized lands; • Promote a coordinated mix of appropriate business and residential uses in the same building; • Expand use of the public transit system by improving pedestrian and bicycle access to passenger rail stations and bus stops; • Create opportunities to live, shop and work in the same area, with coordination among adjacent lots; • Improve the appearance of the Philmont Avenue corridor; • Attract new customers to businesses along the corridor and new and additional sources of employment and tax revenue while preserving and enhancing existing businesses and sources of employment; • Offer flexible development regulations in exchange for innovative site design; and • Maintain and enhance the value of existing properties in this district that have been appropriately maintained and have promoted economic activity, tax revenues, and employment opportunities along the Philmont Avenue corridor.
Mixed Use Manufactured Home Park Community/MU-MHPC (formerly MHP Mobile Home Park District)	To encourage, promote & accommodate the continued use and reuse of land for manufactured home parks and a compatible mixture of a variety of offices, institutional uses, and related uses, in areas around major transportation corridors, where such uses currently exist or where desired.

B. Permitted Uses – Mixed Use Zoning Districts. See Table 3-3.2 in this subsection below for the types of uses permitted in the applicable Mixed Use Zoning District as set forth by this Chapter. Uses are divided into those Permitted by Right listed as “P” (zoning decision by Township Zoning Officer), Permitted by Special Exception listed as “SE” (zoning decision by the LMT ZHB), and Permitted by Conditional Use listed as “CU” (zoning decision by the LMT BOC). Many of the uses permitted by the above three (3) categories shall comply with certain criteria, which are found in Article 5, Article 8, or elsewhere of this Chapter. The specific section numbers of Article 5, Article 8, or elsewhere of this Chapter where the criteria are located are noted in Table 3-3.2 below. Uses not listed in Table 3-3.2 below or identified by “NP” shall specifically not be permitted in the applicable Mixed Use Zoning Districts:

**TABLE 3-3.2
 PERMITTED USES –
 MIXED USE ZONING DISTRICTS**

USE	NAICS CODE	MIXED USE ZONING DISTRICTS				SEE ARTICLES 5, 8, OR ELSEWHERE OF THIS CHAPTER FOR ADDITIONAL SPECIFIC USE REGULATIONS
		MU-RO (NEW)	MU-VC (DR/L)	MU-REV (REV)	MU-MHPC (MHP)	
RESIDENTIAL USES						
Apartments in a Mixed Use Building	N/A	NP	P	P	NP	N/A
Manufactured Home Park	N/A	NP	NP	NP	CU	(§ 208-802.C.)
Single-Family Attached Dwelling	N/A	NP	NP	P	NP	(§ 208-802.F.)
Single-Family Detached Dwelling	N/A	P	P	NP	NP	N/A
NON-RESIDENTIAL USES						
Agriculture, Forestry, Fishing and Hunting - Sector 11						
Crop Production	111	P	P	P	P	N/A
Utilities - Sector 22						
Water Supply System Storage/Treatment	22131	NP	NP	P	NP	N/A
Sewage System Treatment/Disposal	22132	NP	NP	P	NP	N/A
Construction - Sector 23						
Specialty Trade Contractors	238	NP	P	P	NP	N/A
Manufacturing - Sectors 31 - 33						
Breweries	31212	NP	P	P	NP	N/A
Wineries	31213	NP	P	P	NP	N/A
Other Leather and Allied Products Manufacturing	3169	NP	P	P	NP	N/A
Printing and Related Support Activities	323	NP	P	P	NP	N/A
Commercial Screen Printing	323113	NP	P	P	NP	N/A
Vitreous China, Fine Earthenware, and Other Pottery Product Manufacturing	327112	NP	P	P	NP	N/A
Other Pressed and Blown Glass and Glassware Manufacturing	327212	NP	P	P	NP	N/A
Household and Institutional Furniture and Kitchen Cabinet Manufacturing	3371	NP	P	P	NP	N/A
Office Furniture (Including Fixtures) Manufacturing	3372	NP	P	P	NP	N/A
Jewelry and Silverware Manufacturing	339910	NP	P	P	NP	N/A
Sign Manufacturing	33995	NP	P	P	NP	N/A

USE	NAICS CODE	MIXED USE ZONING DISTRICTS				SEE ARTICLES 5, 8, OR ELSEWHERE OF THIS CHAPTER FOR ADDITIONAL SPECIFIC USE REGULATIONS
		MU-RO (NEW)	MU-VC (DR/L)	MU-REV (REV)	MU-MHPC (MHP)	
Retail Trade - Sectors 44 - 45						
Motor Vehicle and Parts Dealers	441	NP	NP	P	NP	N/A
Furniture and Home Furnishings Stores	442	NP	P	P	NP	N/A
Electronic and Appliance Stores	443	NP	P	P	NP	N/A
Building Material and Garden Equipment and Supplies Dealers	444	NP	NP	P	NP	N/A
Hardware Stores	44413	NP	P	P	NP	N/A
Food and Beverage Stores	445	NP	P	P	NP	N/A
Convenience Stores	44512	NP	NP	P	NP	N/A
Beer, Wine, and Liquor Stores	4453	NP	NP	P	NP	N/A
Health and Personal Care Stores	446	NP	P	P	NP	N/A
Medical Marijuana Dispensary	446199	NP	NP	NP	NP	N/A
Gasoline Stations (Fueling Stations)	447	NP	NP	P	NP	(§ 208-803.G.(1))
Clothing and Clothing Accessories Stores	448	NP	P	P	NP	N/A
Sporting Goods, Hobby, Musical Instrument, and Book Stores	451	NP	P	P	NP	N/A
General Merchandise Stores	452	NP	P	P	NP	N/A
Warehouse Clubs and Supercenters	45291	NP	NP	P	NP	N/A
Florists	4531	NP	P	P	NP	N/A
Office Supplies, Stationery, and Gift Stores	4532	NP	P	P	NP	N/A
Used Merchandise Stores	4533	NP	P	P	NP	N/A
Pet and Pet Supplies Stores	45391	NP	P	P	NP	N/A
Art Dealers	45392	NP	P	P	NP	N/A
All Other Miscellaneous Store Retailers (except Cemetery memorial dealers [e.g., headstones, markers, vaults] and Fireworks shops [permanent location])	45399	NP	P	P	NP	N/A
Non-store Retailers	454	NP	P	NP	NP	N/A
Transportation and Warehousing - Sectors 48 - 49						
Transit and Ground Passenger Transportation	485	NP	P	P	NP	N/A
Scenic and Sightseeing Transportation, Land	487	NP	P	P	NP	N/A
Postal Service	491	NP	P	P	NP	N/A

USE	NAICS CODE	MIXED USE ZONING DISTRICTS				SEE ARTICLES 5, 8, OR ELSEWHERE OF THIS CHAPTER FOR ADDITIONAL SPECIFIC USE REGULATIONS
		MU-RO (NEW)	MU-VC (DR/L)	MU-REV (REV)	MU-MHPC (MHP)	
Couriers and Messengers	492	NP	P	P	NP	N/A
Information - Sector 51						
Publishing Industries	511	NP	P	NP	NP	N/A
Motion Picture and Sound Recording Industries	512	NP	NP	P	P	N/A
Motion Picture Theaters (except Drive-Ins)	512131	NP	NP	P	NP	N/A
Broadcasting (except Internet)	515	NP	P	NP	P	N/A
Wireless Telecommunications Facilities (WTF)	517	P or SE as applicable, See § 208-803.1.(1) for specific WTF type, use, locational, and other requirements.				
Other Information Services	519	NP	P	P	P	N/A
Libraries and Archives	51912	SE	P	P	P	N/A
Finance and Insurance - Sector 52						
Monetary Authorities - Central Bank	521	NP	P	P	P	N/A
Credit Intermediation and Related Activities	522	CU	P	P	P	N/A
Finance Companies or Personal Credit Institutions (i.e., providing unsecured cash loans)	522291	NP	NP	NP	P	N/A
Pawnshops	522298	NP	NP	NP	P	N/A
Securities, Commodity Contracts, and Other Financial Investments and Related Activities	523	CU	P	P	P	N/A
Insurance Carriers and Related Activities	524	CU	P	P	P	N/A
Funds, Trusts, and Other Financial Vehicles	525	CU	P	P	P	N/A
Real Estate and Rental and Leasing - Sector 53						
Real Estate	531	CU	P	P	P	N/A
Formal Wear and Costume Rental	53222	NP	P	P	NP	N/A
Video Tape and Disc Rental	53223	NP	P	P	NP	N/A
Professional, Scientific, and Technical Services - Sector 54						
Professional, Scientific, and Technical Services	541	CU	P	P	P	N/A
Management of Companies and Enterprises - Sector 55						
Management of Companies and Enterprises	551	CU	P	P	P	N/A
Administrative and Support and Waste Management and Remediation Services - Sector 56						
Administrative and Support Services	561	NP	P	P	P	N/A

USE	NAICS CODE	MIXED USE ZONING DISTRICTS				SEE ARTICLES 5, 8, OR ELSEWHERE OF THIS CHAPTER FOR ADDITIONAL SPECIFIC USE REGULATIONS
		MU-RO (NEW)	MU-VC (DR/L)	MU-REV (REV)	MU-MHPC (MHP)	
Office Administrative Services	5611	CU	P	P	P	N/A
Business Support Services	5614	CU	P	P	P	N/A
Repossession Services	561491	NP	NP	NP	NP	N/A
Travel Arrangement and Reservation Services	5615	CU	P	P	P	N/A
Educational Services - Sector 61						
Educational Services	611	NP	P	P	P	N/A
Elementary and Secondary Schools	6111	CU	P	P	P	N/A
Other Schools and Instruction	6116	CU	P	P	P	N/A
Educational Support Services	6117	CU	P	P	P	N/A
Health Care and Social Assistance - Sector 62						
Ambulatory Health Care Services	621	NP	NP	P	NP	N/A
Offices of Physicians	6211	CU	P	P	P	N/A
Offices of Dentists	6212	CU	P	P	P	N/A
Offices of Other Health Practitioners	6213	CU	P	P	P	N/A
Outpatient Mental Health Centers (except Substance Abuse)	6214	NP	P	P	P	N/A
Outpatient Substance Abuse Centers	6214	NP	NP	NP	NP	N/A
Medical and Diagnostic Laboratories	6215	NP	NP	P	P	N/A
Home Health Care Services	6216	CU	P	P	P	N/A
All Other Ambulatory Health Care Services	62199	NP	NP	NP	P	N/A
Hospitals	622	NP	NP	NP	P	N/A
Nursing and Residential Care Facilities (except Group Homes)	623	NP	NP	P	P	(§ 208-803.P.(2))
Social Assistance	624	NP	P	P	P	N/A
Day Care Centers, Adult	62410	CU	P	P	P	(§ 208-803.P.(4))
Child Day Care Services	6244	CU	P	P	P	(§ 208-803.P.(5))
Senior Living Community	N/A	NP	NP	CU	NP	(§ 208-803.P.(6))
Arts, Entertainment, and Recreation - Sector 71						
Performing Arts, Spectator Sports, and Related Industries	711	NP	NP	P	NP	N/A
Performing Arts Companies	7111	NP	P	P	NP	N/A
Spectator Sports	7112	NP	NP	P	NP	N/A

USE	NAICS CODE	MIXED USE ZONING DISTRICTS				SEE ARTICLES 5, 8, OR ELSEWHERE OF THIS CHAPTER FOR ADDITIONAL SPECIFIC USE REGULATIONS
		MU-RO (NEW)	MU-VC (DR/L)	MU-REV (REV)	MU-MHPC (MHP)	
Agents and Managers for Artists, Athletes, Entertainers, and Other Public Figures	7114	CU	P	P	P	N/A
Museums	71211	CU	P	P	P	N/A
Historical Sites	71212	P	P	P	P	N/A
Nature Parks and Other Similar Institutions	71219	P	P	P	P	N/A
Amusement Parks and Arcades	7131	NP	NP	P	NP	N/A
Other Amusement and Recreation Industries	7139	NP	NP	P	NP	N/A
Fitness and Recreational Sports Centers	71394	NP	P	P	NP	N/A
Miniature Golf Courses	713990	NP	NP	P	NP	N/A
Recreational or Youth Sports Teams and Leagues	713990	P	P	P	NP	N/A
Park and Other Non-Commercial Recreational Uses	N/A	P	P	P	P	N/A
Accommodation and Food Services - Sector 72						
Accommodation	721	NP	NP	P	NP	N/A
Hotels	72111	NP	P	P	NP	N/A
Motels	72111	NP	NP	P	NP	N/A
Bed-and-Breakfast Inns	721191	CU	P	P	P	(§ 208-803.R.(1))
Rooming and Boarding Houses	7213	NP	NP	P	P	(§ 208-803.R.(2))
Food Services and Drinking Places	722	NP	NP	P	NP	N/A
Caterers	72232	NP	P	P	NP	N/A
Drinking Places (Alcoholic Beverages)	7224	NP	NP	P	NP	N/A
Restaurants and Other Eating Places	7225	NP	P	P	NP	N/A
Other Services, except Public Administration - Sector 81						
Electronic and Precision Equipment Repair and Maintenance	8112	NP	P	P	NP	N/A
Personal and Household Goods Repair and Maintenance	8114	NP	P	P	NP	N/A
Hair, Nail, and Skin Care Services	81211	NP	P	P	NP	N/A
Diet and Weight Reducing Centers	812191	NP	P	P	NP	N/A
Color Consulting Services (i.e., personal care services)	812199	NP	P	P	NP	N/A
Day Spas	812199	NP	P	P	NP	N/A
Depilatory (i.e., hair removal) Salons	812199	NP	P	P	NP	N/A

USE	NAICS CODE	MIXED USE ZONING DISTRICTS				SEE ARTICLES 5, 8, OR ELSEWHERE OF THIS CHAPTER FOR ADDITIONAL SPECIFIC USE REGULATIONS
		MU-RO (NEW)	MU-VC (DR/L)	MU-REV (REV)	MU-MHPC (MHP)	
Ear Piercing Services	812199	NP	P	P	NP	N/A
Electrolysis (i.e., hair removal) salons	812199	NP	P	P	NP	N/A
Hair Removal (i.e., depilatory, electrolysis) Services	812199	NP	P	P	NP	N/A
Hair Replacement Services (except by offices of physicians)	812199	NP	P	P	NP	N/A
Hair Weaving Services	812199	NP	P	P	NP	N/A
Make-up Salons, Permanent	812199	NP	P	P	NP	N/A
Scalp Treating Services	812199	NP	P	P	NP	N/A
Sun Tanning Salons	812199	NP	P	P	NP	N/A
Tattoo Parlors	812199	NP	P	NP	NP	N/A
Death Care Services (except Crematories)	8122	NP	P	NP	P	N/A
Dry Cleaning and Laundry Services	81232	NP	P	P	NP	N/A
Other Personal Services	8129	NP	P	P	NP	N/A
Parking Garages/Structures	81293	NP	P	P	P	N/A
Parking Lots	81293	NP	NP	P	P	N/A
Religious, Grant making, Civic, Professional, and Similar Organizations	813	CU	P	P	P	N/A
Religious Organizations	81311	CU	P	P	P	N/A
Public Administration - Sector 92						
Municipal Uses	N/A	P	P	P	P	N/A
Executive, Legislative, and Other General Government Support	921	NP	P	P	P	N/A
Justice, Public Order, and Safety Activities	922	NP	P	P	P	N/A
Correctional Institutions	92214	NP	NP	NP	NP	N/A
Fire Protection	92216	NP	P	P	P	N/A
Administration of Human Resource Programs	923	CU	P	P	P	N/A
Administration of Environmental Quality Programs	924	CU	P	P	P	N/A
Administration of Housing Programs, Urban Planning, and Community Development	925	CU	P	P	P	N/A
Administration of Economic Programs	926	CU	P	P	P	N/A
SPECIFIC ACCESSORY USES						

USE	NAICS CODE	MIXED USE ZONING DISTRICTS				SEE ARTICLES 5, 8, OR ELSEWHERE OF THIS CHAPTER FOR ADDITIONAL SPECIFIC USE REGULATIONS
		MU-RO (NEW)	MU-VC (DR/L)	MU-REV (REV)	MU-MHPC (MHP)	
Automated Banking/Postal Facility	N/A	NP	P	P	P	(§ 208-804.A.)
Day Care, Family	N/A	CU	P	P	NP	(§ 208-804.B.)
Drive-Thru Facilities for Permitted Use	N/A	NP	NP	P	NP	(§ 208-804.C.)
Home Occupation	N/A	CU	P	P	P	(§ 208-804.E.)
In-Law Suite	N/A	P	P	NP	NP	(§ 208-804.F.)
No-Impact Home Occupation	N/A	P	P	P	P	(§208-804.G.)
Outside Dining	N/A	NP	P	P	NP	(§208-804.I.)
Outside Display	N/A	NP	P	P	NP	(§ 208- 804.J.)
Outside Shopping Cart Storage	N/A	NP	NP	P	NP	(§ 208-804.K.)
Outside Storage	N/A	NP	NP	P	NP	(§ 208-804.L.)
Personal Care Home Occupation	N/A	CU	P	P	P	(§ 208-804.M.)
ACCESSORY USES AND STRUCTURES						
Accessory uses and structures customarily incidental and subordinate to the principal uses permitted in the applicable Zoning District	N/A	P	P	P	P	As applicable

- C. Density and Dimensional Requirements – Mixed Use Zoning Districts. See Table 3-3.3 in this subsection below for the density and dimensional requirements (lot, setback, and bulk) for all development activities and uses within the applicable Mixed Use Zoning Districts:

**TABLE 3-3.3
 DENSITY AND DIMENSIONAL REQUIREMENTS –
 MIXED USE ZONING DISTRICTS**

USE	MIXED USE ZONING DISTRICTS			
	MU-RO (NEW)	MU-VC (DR/L)	MU-REV (REV)	MU-MHPC (MHP)
DENSITY REQUIREMENTS				
Maximum Net Density (Based on Public Water & Public Sewer Service)	1.1	12.0	Tracts less than 10 acres: 6.0 Tracts 10 acres or more: 8.0	6.0
LOT REQUIREMENTS				
Minimum Lot Area (Based on Public Water & Public Sewer Service)				
Single-Family Detached Dwelling	18,750 sq. ft.	5,000 sq. ft.	N/A	
Other Permitted Use unless specifically listed in Article 8 of this Chapter	18,750 sq. ft.	5,000 sq. ft., plus an additional 1,500 sq. ft./DU	10,000 sq. ft., plus an additional 1,500 sq. ft./DU	10,000 sq. ft.
Minimum Lot Width				
Single-Family Detached Dwelling	125 ft.	50 ft.	N/A	
Other Permitted Use unless specifically listed in Article 8 of this Chapter	125 ft.	50 ft.	100 ft.	
Maximum Lot Coverage				
Single-Family Detached Dwelling	50%	80%	N/A	
Other Permitted Use unless specifically listed in Article 8 of this Chapter	50%	80%	60%	
SETBACK REQUIREMENTS				
Minimum Front Setback				
Single-Family Detached Dwelling	50 ft.; otherwise 40 ft. for "long side" of a corner lot	See <i>Additional Layout, Design, and Other Standards – Mixed Use Zoning Districts</i> in the subsection below (§ 208-303.C.).	N/A	

USE	MIXED USE ZONING DISTRICTS			
	MU-RO (NEW)	MU-VC (DR/L)	MU-REV (REV)	MU-MHPC (MHP)
Other Permitted Use unless specifically listed in Article 8 of this Chapter	50 ft.; otherwise 40 ft. for "long side" of a corner lot	See <i>Additional Layout, Design, and Other Standards – Mixed Use Zoning Districts</i> in the subsection below (§ 208-303.D.).		50 ft.; otherwise 40 ft. for "long side" of a corner lot
Accessory Use or Structure	Unless specified elsewhere in this Chapter including Articles 5, 6, 7, or 8 shall have the same minimum setback as the principal use and shall not be permitted to be located within the front yard.			
Minimum Side Setback				
Single-Family Detached Dwelling	50 ft. total both sides, with a minimum of 20 ft. for one side	20 ft. total both sides, with a minimum of 8 ft. for one side	N/A	
Other Permitted Use unless specifically listed in Article 8 of this Chapter	50 ft. total both sides, with a minimum of 20 ft. for one side	20 ft. total both sides, with a minimum of 8 ft. for one side	20 ft. each side; or 50 ft. if adjoining a Residential Zoning District ¹	20 ft. total both sides, with a minimum of 8 ft. for one side; or 50 ft. if adjoining a Residential Zoning District ¹
Accessory Use or Structure	Unless specified elsewhere in this Chapter including Articles 5, 6, 7, or 8 shall have the same minimum setback as the principal use.			
Minimum Rear Setback				
Single-Family Detached Dwelling	25 ft.	20 ft.	N/A	
Other Permitted Use unless specifically listed in Article 8 of this Chapter	25 ft.	20 ft.	20 ft.; or 50 ft. if adjoining a Residential Zoning District ¹	
Accessory Use or Structure	Unless specified elsewhere in this Chapter including Articles 5, 6, 7, or 8 shall have the same minimum setback as the principal use.			
BULK REQUIREMENTS				
Maximum Building/Structure Height				
Single-Family Detached Dwelling	35 ft.		N/A	
Other Permitted Use unless specifically listed in Article 8 of this Chapter	35 ft.		45 ft.	50 ft.
Accessory Use or Structure less than the principal use setback	15 ft.			
Accessory Use or Structure complying with the principal use setback	25 ft.			

USE	MIXED USE ZONING DISTRICTS			
	MU-RO (NEW)	MU-VC (DR/L)	MU-REV (REV)	MU-MHPC (MHP)
Maximum Building Coverage				
Single-Family Detached Dwelling	40%	65%	N/A	
Other Permitted Use unless specifically listed in Article 8 of this Chapter	40%	65%		40%
Accessory Use or Structure	The total building coverage of all accessory buildings and other similar roofed structures shall not exceed the building coverage of the principal building.			

NOTES:

- 1 Any required additional setback shall include required screening, buffering, and buffer yards, and shall not be further reduced by any permitted setback and yard exemption / modification as specified elsewhere in this Chapter.

D. Additional Layout, Design, and Other Standards – Mixed Use Zoning Districts. The following additional layout, design, and other standards and regulations shall apply in the applicable Mixed Use Zoning District:

- (1) All Mixed Use Zoning Districts. The following additional layout, design, and other standards and regulations shall apply in the Mixed Use Zoning Districts:
 - (a) In accordance with Article 5 of this Chapter relating to *Number of Uses on One (1) Lot in Lot and Structure Regulations and Exemptions/Modifications (§ 208-507.E.)*, permitted uses may be combined together in one (1) or more buildings.
- (2) MU-RO. The following additional layout, design, and other standards and regulations shall apply in the MU-RO:
 - (a) Conversion and Reuse of Existing Residential Buildings. When reusing an existing residential building for a permitted non-residential use, except to meet fire and safety requirements, and to accommodate permitted signs, no modification to the external appearance of the existing principal residential building which would alter its existing residential character shall be permitted. Additionally, the existing residential building shall maintain an exterior appearance that resembles and is compatible with most of the existing principal residential buildings in the neighborhood.
- (3) MU-VC. The following additional layout, design, and other standards and regulations shall apply in the MU-VC:
 - (a) Required Minimum and Maximum Front Setbacks. There shall be a required minimum and a maximum front setback in accordance with Article 5 of this Chapter relating to *Interior Lots within Developed Blocks in Frontage, Lot Line, Setback, and Yard, and Lot Width Exemptions/Modifications in Lot and Structure Regulations and Exemptions/Modifications (§ 208-507.B.(3))*. Otherwise the minimum shall be twenty-five (25) ft., with twenty (20) ft. for the “long side” of a corner lot.

- (b) Minimum Principal Building/Structure Height. The minimum height of a principal building/structure shall be twenty-five (25) feet.
 - (c) Conversion and Reuse of Existing Residential Buildings. When reusing an existing residential building for a permitted non-residential use or a conversion to increase the number of dwelling units, except to meet fire and safety requirements, and to accommodate permitted signs, no modification to the external appearance of the existing principal residential building which would alter its existing residential character when viewed from the street line shall be permitted. Additionally, the existing residential building shall maintain an exterior appearance that resembles and is compatible with most of the existing principal residential buildings in the neighborhood.
 - (d) Above Ground Parking Garage/Structures. Parking garage/structures located thirty (30) feet or less of any street line shall be designed and constructed with continuous, usable, street-fronting, ground floor, non-residential building facades, space, or uses along the entire length of the garage/structure oriented toward any street line, except for ingress and egress points necessary for motor vehicle and pedestrian entrances. Additionally, motor vehicle ingress and egress points shall be designed and arranged so that no motor vehicle is visible from the street line. The portions of the garage/structure above the ground floor shall have an architectural theme that complements the design of the ground floor portion of the garage/building.
- (4) MU-REV. The following additional layout, design, and other standards and regulations shall apply in the MU-REV:
- (a) Percentage of Total Floor Area. See Table 3-3.4 in this subsection below for the percentage requirements of the total floor area for all development activities and uses:

**TABLE 3-3.4
 FLOOR AREA REQUIREMENTS**

USE	AMOUNT OF GROSS FLOOR AREA OF A DEVELOPMENT	
	MINIMUM	MAXIMUM
Residential Uses on lots 1 acre or more	N/A	33%
Non-Residential Uses on lots 1 acre or more	67%	N/A
All development on lots of less than 1 acre	N/A	

(b) Buildings and Structures.

[1] Front Setbacks.

- [a] Minimum Front Setback/Maximum Height Modifications. If a building has a height of more than thirty-five (35) feet, then the building shall be set back from the minimum required front setback of the applicable zoning district a minimum horizontal distance equal to one (1) additional foot for each one (1) foot of height above thirty-five (35) feet.
 - [b] Maximum Front Setback from Philmont Avenue. If a new principal building is constructed on a lot that has frontage on Philmont Avenue, the principal building shall have a maximum set back from Philmont Avenue of thirty (30) feet, unless this is not possible because of floodplain or wetland regulations in accordance with Article 4 of this Chapter relating to *Floodplain Conservation Overlay Zoning District/O-FC (§ 208-402.)*.
 - [c] Otherwise the minimum shall be twenty (20) ft., with fifteen (15) ft. for the “long side” of a corner lot.
- [2] Minimum Principal Building/Structure Height. The minimum height of a principal building/structure shall be twenty-five (25) feet.
 - [3] Each principal building shall not have greater than one-half (0.5) of the ground floor portion of the building façade constructed of vinyl or aluminum siding. For purposes of this regulation, the calculation applies to the remaining area of the building façade that is not comprised of windows and doors.
 - [4] Each principal building shall have a minimum of one (1) principal public pedestrian entrance on the ground floor portion of the building façade, oriented towards the adjoining street line.
 - [5] Each principal building oriented towards Philmont Avenue shall have a minimum of thirty-five (35) percent and a maximum of seventy-five (75) percent of the ground floor portion of the building façade oriented towards Philmont Avenue comprised of windows and doors.
 - [6] Smoked, reflective or black glass shall not be permitted for any window or door located on the ground floor portion of the building facade.
 - [7] Continuous building spans one hundred (100) feet or more in length shall be designed to avoid a monotonous appearance. This shall be accomplished through variations in rooflines, overhangs, setbacks, colors or building facade materials or with the use of canopies, porches, awnings, building recesses, balconies or towers.
 - [8] Each principal building shall have an articulated line between the ground floor portion of the building façade and the upper floors. This shall be

accomplished through variations in rooflines, overhangs, setbacks, colors or building facade materials or with the use of canopies, porches, awnings, building recesses, balconies or towers.

- [9] Rear and side building walls of principal buildings shall have colors and materials similar to the building facade.
- [10] Above Ground Parking Garage/Structures. Parking garage/structures located thirty (30) feet or less of any street line shall be provided with continuous, usable, street-fronting, ground floor, non-residential building facades, space, or uses along the entire length of the garage/structure oriented toward any street line, except for ingress and egress points necessary for motor vehicle and pedestrian entrances. Additionally, motor vehicle ingress and egress points shall be designed and arranged so that no motor vehicle is visible from the street line. The portions of the garage/structure above the ground floor shall have an architectural theme that complements the design of the ground floor portion of the garage/building.
- [11] Any development with two (2) or more buildings, including above-ground parking structures, shall have a common architectural theme throughout the development.

(c) Open Space and Pedestrian Walkways or Bicycle/Pedestrian Pathways For All Development.

- [1] A minimum of twenty (20) percent of the net lot area of the tract shall be set aside as permanent, usable outdoor open space in compliance with Article 5 of this Chapter relating to *Open Space* (§ 208-512.).
- [2] That open space shall be landscaped and shall include walkways or pathways. It shall also include an outdoor landscaped area, at least five hundred (500) square feet in area that contains durable benches for sitting.
- [3] Vegetative Buffer Along Watercourse. A minimum fifty (50) feet vegetative buffer along a watercourse shall be maintained for retention of existing and planting of new, healthy, natural, non-invasive, non-noxious vegetation. For purposes of this regulation, the vegetative buffer shall be measured perpendicular to and horizontally (landward) from the established ordinary high water mark of a watercourse.
- [4] Pedestrian Walkway or Bicycle/Pedestrian Pathway along Huntingdon Valley Creek. The applicant shall provide public access to Huntingdon Valley Creek if that creek is on the applicant's tract. The applicant shall construct a continuous, public walkway or pathway along at least one (1) side of that creek. This walkway or pathway shall extend along the entire

length of the portion of the Huntingdon Valley Creek located on the applicant's tract. The applicant shall offer dedication of that walkway or pathway or an easement to maintain that walkway or pathway to the Township of Lower Moreland. The Township of Lower Moreland may decline that offer.

(d) Parking.

- [1] Parking in the Front Yard. Where a parking lot is situated in the front yard, the maximum depth of the parking lot shall be sixty (60) feet, as measured from the street line at the front of the lot to the rear of the lot.
- [2] Parking in the Side Yard. Where a parking lot is situated in the side yard, the maximum width of the parking lot shall be sixty (60) feet, as measured from one (1) side lot line to the other side lot line.
- [3] For off-street parking lots, see Article of 5 of this Chapter relating to *Permitted Accessory Use or Structure Setback and Yard Exemptions/Modifications in Lot and Structure Regulations and Exemptions/Modifications (§ 208-507.B.(5))* for specific setback and yard modifications, unless the applicant provides, and the Township Zoning Officer approves, a landscaped screening or a fence or wall constructed of (or surfaced in) natural stone a minimum of twenty-four (24) inches in height along the entire lot frontage of that parking lot.

(e) Net Density Bonus for Transportation Improvements.

- [1] In accordance with an approved traffic impact study complying with the applicable standards and requirements of Chapter 180 of the LMT Codified Ordinances relating to Subdivision of Land, where the applicant or developer installs the necessary transportation improvements required to improve the current level of service of an existing roadway or intersection as set forth in the following transportation studies conducted by the Township of Lower Moreland:
 - [a] Future Conditions at Red Lion Road (SR 2013/0063) and Philmont Avenue (SR 2013/0063); or
 - [b] Philmont Avenue (SR 2013) and Pine Road (SR 2050)/Tomlinson Road Traffic Evaluation;

the proposed development may qualify for an additional net density bonus to increase the maximum permitted net density of the applicable zoning district by three (3.0) for necessary transportation improvements that improves a roadway's or intersection's level of service by one (1) additional level of service. The Township of Lower Moreland may also authorize the applicant or developer to install the necessary

transportation improvements to additional roadways or intersections as agreed upon by the Township of Lower Moreland and the applicant or developer.

[2] Transportation Improvement Agreement.

- [a] The necessary transportation improvements shall be constructed by the applicant or developer, in accordance with a transportation improvement agreement in language and a form acceptable to and approved by the Township of Lower Moreland.
- [b] The transportation improvement agreement shall establish scope and limits of the necessary transportation improvements to be installed, responsibility for installing the necessary transportation improvements sight triangle, stormwater, or other related improvements, as well as a schedule for completion.
- [c] In the event the applicant or developer sells the property prior to the necessary transportation improvements being completed to the satisfaction of the Township of Lower Moreland, the transportation improvement agreement shall be updated to reflect current ownership of the property.
- [d] The Township of Lower Moreland shall have the right to require that any density bonuses for the necessary transportation improvements be conditioned on the transportation improvement agreement being updated.
- [e] No transportation agreement shall be terminable by any party except upon agreement by all parties.
- [f] References to said transportation improvement agreement shall be provided on all plans and permits, as applicable.

§ 208-304. Business Zoning Districts.

- A. Designation and Purpose Statements – Business Zoning Districts. See Table 3-4.1 in this subsection below for the designations and purpose statements of the applicable Business Zoning Districts which are shown on the Official Zoning Map listed in Article 1 of this Chapter relating to *Zoning Districts and Official Zoning Map (§ 208-106.)*:

**TABLE 3-4.1
 DESIGNATION AND PURPOSE STATEMENTS –
 BUSINESS ZONING DISTRICTS**

BUSINESS ZONING DISTRICT NAME/MAP SYMBOL	BUSINESS ZONING DISTRICT PURPOSE STATEMENT
Business Office Institutional Zoning District/B-OI (formerly O Office Building District)	To encourage, promote & accommodate the continued use and reuse of land for a compatible mixture of a variety of offices, institutional uses, and related uses, in areas around and along major transportation corridors, where such uses currently exist or where desired.
Business Industrial Zoning District/B-IND (formerly I Industrial District)	To encourage, promote & accommodate the continued use and reuse of land for a compatible mixture of a variety of commercial and industrial business operations and related uses, in areas where such uses currently exist or where desired.

B. Permitted Uses – Business Zoning Districts. See Table 3-4.2 in this subsection below for the types of uses permitted in the applicable Business Zoning District as set forth by this Chapter. Uses are divided into those Permitted by Right listed as “P” (zoning decision by Township Zoning Officer), Permitted by Special Exception listed as “SE” (zoning decision by the LMT ZHB), and Permitted by Conditional Use listed as “CU” (zoning decision by the LMT BOC). Many of the uses permitted by the above three (3) categories shall comply with certain criteria, which are found in Article 5, Article 8, or elsewhere of this Chapter. The specific section numbers of Article 5, Article 8, or elsewhere of this Chapter where the criteria are located are noted in Table 3-4.2 below. Uses not listed in Table 3-4.2 below or identified by “NP” shall specifically not be permitted in the applicable Business Zoning Districts:

**TABLE 3-4.2
 PERMITTED USES –
 BUSINESS ZONING DISTRICTS**

USE	NAICS CODE	BUSINESS ZONING DISTRICTS		SEE ARTICLES 5, 8, OR ELSEWHERE OF THIS CHAPTER FOR ADDITIONAL SPECIFIC USE REGULATIONS
		B-OI (O)	B-IND (I)	
NON-RESIDENTIAL USES				
Agriculture, Forestry, Fishing and Hunting - Sector 11				
Crop Production	111	P	P	N/A
Animal Production and Aquaculture	112	NP	P	(§ 208-803.A.(1))
Fishing, Hunting and Trapping	114	NP	P	(§ 208- 803.B.(1))
Support Activities for Agriculture and Forestry	115	NP	P	N/A
Mining, Quarrying, and Oil and Gas Extraction - Sector 21				

USE	NAICS CODE	BUSINESS ZONING DISTRICTS		SEE ARTICLES 5, 8, OR ELSEWHERE OF THIS CHAPTER FOR ADDITIONAL SPECIFIC USE REGULATIONS
		B-OI (O)	B-IND (I)	
Oil and Gas Extraction	211	NP	P	N/A
Mining (Except Oil and Gas)	212	NP	P	N/A
Support Activities for Mining	213	NP	P	N/A
Utilities - Sector 22				
Utilities	221	NP	P	N/A
Solar Electric Power Generation	221114	NP	P	(§ 208-803.C.(1))
Wind Electric Power Generation	221115	NP	P	(§ 208-803.C.(2))
Construction - Sector 23				
Construction of Buildings	236	NP	P	N/A
Heavy and Civil Engineering Construction	237	NP	P	N/A
Specialty Trade Contractors	238	NP	P	N/A
Manufacturing - Sectors 31 - 33				
Food Manufacturing	311	NP	P	N/A
Beverage and Tobacco Product Manufacturing	312	NP	P	N/A
Textile Mills	313	NP	P	N/A
Textile Product Mills	314	NP	P	N/A
Apparel Manufacturing	315	NP	P	N/A
Leather and Allied Product Manufacturing	316	NP	P	N/A
Wood Product Manufacturing	321	NP	P	N/A
Paper Manufacturing	322	NP	P	N/A
Printing and Related Support Activities	323	NP	P	N/A
Petroleum and Coal Products Manufacturing	324	NP	P	N/A
Chemical Products	325	NP	P	N/A
Plastics and Rubber Products Manufacturing	326	NP	P	N/A
Nonmetallic Mineral Product Manufacturing	327	NP	P	N/A
Primary Metal Manufacturing	331	NP	P	N/A
Fabricated Metal Product Manufacturing	332	NP	P	N/A
Machinery Manufacturing	333	NP	P	N/A
Computer and Electronic Product Manufacturing	334	NP	P	N/A

USE	NAICS CODE	BUSINESS ZONING DISTRICTS		SEE ARTICLES 5, 8, OR ELSEWHERE OF THIS CHAPTER FOR ADDITIONAL SPECIFIC USE REGULATIONS
		B-OI (O)	B-IND (I)	
Electrical Equipment, Appliance, and Component Manufacturing	335	NP	P	N/A
Transportation Equipment Manufacturing	336	NP	P	N/A
Furniture and Related Product Manufacturing	337	NP	P	N/A
Miscellaneous Manufacturing	339	NP	P	N/A
Medical Marijuana Grower/Processor	339999	NP	P	N/A
Wholesale Trade - Sector 42				
Merchant Wholesalers, Durable Goods	423	NP	P	N/A
Motor Vehicle Parts (Used) Merchant Wholesalers	42314	NP	P	N/A
Coal and Other Mineral and Ore Merchant Wholesalers	42352	NP	P	N/A
Recyclable Material Merchant Wholesalers	42393	NP	P	N/A
Merchant Wholesalers, Nondurable Goods	424	NP	P	N/A
Livestock Merchant Wholesalers	42452	NP	P	N/A
Other Farm Product Raw Material Merchant Wholesalers	42459	NP	P	N/A
Chemical and Allied Products	4246	NP	P	N/A
Petroleum and Petroleum Products Merchant Wholesalers	4247	NP	P	N/A
Wholesale Electronic Markets and Agents and Brokers	425	NP	P	N/A
Retail Trade - Sectors 44 - 45				
Motor Vehicle and Parts Dealers	441	NP	P	N/A
Automotive Parts, Accessories, and Tire Stores	4413	NP	P	N/A
Building Material and Garden Equipment and Supplies Dealers	444	NP	P	N/A
Medical Marijuana Dispensary	446199	NP	P	N/A
Gasoline Stations (Fueling Stations)	447	NP	P	N/A
Warehouse Clubs and Supercenters	45291	NP	P	N/A
Manufactured Home Dealers	45393	NP	P	N/A
Cemetery Memorial Dealers (e.g., headstones, markers, vaults)	453998	NP	P	N/A
Fireworks shops (permanent location)	453998	NP	P	N/A

USE	NAICS CODE	BUSINESS ZONING DISTRICTS		SEE ARTICLES 5, 8, OR ELSEWHERE OF THIS CHAPTER FOR ADDITIONAL SPECIFIC USE REGULATIONS
		B-OI (O)	B-IND (I)	
Nonstore Retailers	454	NP	P	N/A
Transportation and Warehousing - Sectors 48 - 49				
Air Transportation	481	NP	P	N/A
Rail Transportation	482	NP	P	N/A
Truck Transportation	484	NP	P	N/A
Transit and Ground Passenger Transportation	485	NP	P	N/A
Pipeline Transportation	486	NP	P	N/A
Support Activities for Transportation	488	NP	P	N/A
Postal Service	491	NP	P	N/A
Warehousing and Storage	493	NP	P	N/A
Information - Sector 51				
Publishing Industries	511	NP	P	N/A
Motion Picture and Sound Recording Industries	512	P	P	N/A
Drive-In Motion Picture Theatres	512132	NP	P	N/A
Broadcasting (except Internet)	515	P	P	N/A
Wireless Telecommunications Facilities (WTF)	517	P or SE as applicable, See § 208-803.I.(1) for specific WTF type, use, locational, and other requirements.		
Data Processing, Hosting, and Related Services	518	P	P	N/A
Other Information Services	519	P	P	N/A
Libraries and Archives	51912	P	NP	N/A
Off-Premises Signs	N/A	NP	P	(§ 208-707.)
Finance and Insurance - Sector 52				
Monetary Authorities - Central Bank	521	P	NP	N/A
Credit Intermediation and Related Activities	522	P	NP	N/A
Finance Companies or Personal Credit Institutions (i.e., providing unsecured cash loans)	522291	NP	P	N/A
Pawnshops	522298	NP	P	N/A
Securities, Commodity Contracts, and Other Financial Investments and Related Activities	523	P	NP	N/A
Insurance Carriers and Related Activities	524	P	NP	N/A

USE	NAICS CODE	BUSINESS ZONING DISTRICTS		SEE ARTICLES 5, 8, OR ELSEWHERE OF THIS CHAPTER FOR ADDITIONAL SPECIFIC USE REGULATIONS
		B-OI (O)	B-IND (I)	
Funds, Trusts, and Other Financial Vehicles	525	P	NP	N/A
Real Estate and Rental and Leasing - Sector 53				
Real Estate	531	P	NP	N/A
Lessors of Mini-Warehouses and Self-Storage Units	53113	NP	P	N/A
Rental and Leasing Services	532	NP	P	N/A
Professional, Scientific, and Technical Services - Sector 54				
Professional, Scientific, and Technical Services	541	P	NP	N/A
Testing Laboratories	54138	P	P	N/A
Scientific Research and Development Services	5417	P	P	N/A
Veterinary Services	54194	P	P	N/A
Management of Companies and Enterprises - Sector 55				
Management of Companies and Enterprises	551	P	NP	N/A
Administrative and Support and Waste Management and Remediation Services - Sector 56				
Administrative and Support Services	561	P	NP	N/A
Repossession Services	561491	NP	P	N/A
Armored Car Services	561613	NP	P	N/A
Services to Buildings and Dwellings	5617	NP	P	N/A
Landscaping Services	56173	NP	P	N/A
Waste Management and Remediation Services	562	NP	P	N/A
Educational Services - Sector 61				
Educational Services	611	P	P	N/A
Elementary and Secondary Schools	6111	P	P	N/A
Apprenticeship Training	611513	NP	P	N/A
Truck Driving Schools	611519	NP	P	N/A
Fine Arts Schools	61161	P	NP	N/A
Sports and Recreation Instruction	61162	NP	P	N/A
Automobile Driving Schools	611692	NP	P	N/A
Health Care and Social Assistance - Sector 62				
Ambulatory Health Care Services	621	NP	P	N/A
Offices of Physicians	6211	P	NP	N/A

USE	NAICS CODE	BUSINESS ZONING DISTRICTS		SEE ARTICLES 5, 8, OR ELSEWHERE OF THIS CHAPTER FOR ADDITIONAL SPECIFIC USE REGULATIONS
		B-OI (O)	B-IND (I)	
Offices of Dentists	6212	P	NP	N/A
Offices of Other Health Practitioners	6213	P	NP	N/A
Outpatient Mental Health Center (except Substance Abuse)	6214	P	NP	N/A
Outpatient Substance Abuse Center	6214	NP	SE	(§ 208-803.P.(1))
Medical and Diagnostic Laboratories	6215	P	NP	N/A
Home Health Care Services	6216	P	NP	N/A
Other Ambulatory Health Care Services	6219	NP	P	N/A
Ambulance Services	62191	NP	P	N/A
All Other Ambulatory Health Care Services	62199	P	P	N/A
Hospitals	622	P	NP	N/A
Nursing and Residential Care Facilities (except Group Homes)	623	NP	P	N/A
Nursing Care Facilities	6231	P	NP	(§ 208-803.P.(2))
Other Residential Care Facilities	6239	NP	P	N/A
Individual and Family Services	6241	P	NP	N/A
Community Food and Housing, and Emergency and Other Relief Services	6242	NP	P	N/A
Day Care Centers, Adult	62410	P	NP	(§ 208-803.P.(4))
Child Day Care Services	6244	P	NP	(§ 208-803.P.(5))
Arts, Entertainment, and Recreation - Sector 71				
Performing Arts, Spectator Sports, and Related Industries	711	NP	P	N/A
Performing Arts Companies	7111	NP	P	N/A
Spectator Sports	7112	NP	P	N/A
Agents and Managers for Artists, Athletes, Entertainers, and Other Public Figures	7114	P	P	N/A
Museums	71211	P	P	N/A
Historical Sites	71212	P	P	N/A
Nature Parks and Other Similar Institutions	71219	P	P	N/A
Amusement, Gambling, and Recreation Industries	713	NP	P	N/A

USE	NAICS CODE	BUSINESS ZONING DISTRICTS		SEE ARTICLES 5, 8, OR ELSEWHERE OF THIS CHAPTER FOR ADDITIONAL SPECIFIC USE REGULATIONS
		B-OI (O)	B-IND (I)	
Park and Other Non-Commercial Recreational Uses	N/A	P	P	N/A
Accommodation and Food Services - Sector 72				
Rooming and Boarding Houses	7213	NP	P	(§ 208-803.R.(2))
Special Food Services	7223	NP	P	N/A
Other Services, except Public Administration - Sector 81				
Repair and Maintenance	811	NP	P	N/A
Death Care Services (except Crematories)	8122	P	NP	N/A
Death Care Services	8122	NP	P	N/A
Linen and Uniform Supply	81233	NP	P	N/A
Parking Lots and Garages	81293	P	P	N/A
Religious, Grant making, Civic, Professional, and Similar Organizations	813	P	P	N/A
Adult-Oriented Establishments	N/A	NP	SE	(§ 208-803.S.(2))
Public Administration - Sector 92				
Municipal Uses	N/A	P	P	N/A
Executive, Legislative, and Other General Government Support	921	P	P	N/A
Justice, Public Order, and Safety Activities	922	P	P	N/A
Correctional Institutions	92214	NP	SE	N/A
Fire Protection	92216	P	P	N/A
Administration of Human Resource Programs	923	P	P	N/A
Administration of Environmental Quality Programs	924	P	P	N/A
Administration of Housing Programs, Urban Planning, and Community Development	925	P	P	N/A
Administration of Economic Programs	926	P	P	N/A
SPECIFIC ACCESSORY USES				
Automated Banking/Postal Facility	N/A	P	P	(§ 208-804.A.)
Drive-Thru Facilities for Permitted Uses	N/A	NP	P	(§ 208-804.C.)
Helipad, Private	N/A	CU	NP	(§ 208-804.D.)
Outside Display	N/A	NP	P	(§ 208-804.J.)

USE	NAICS CODE	BUSINESS ZONING DISTRICTS		SEE ARTICLES 5, 8, OR ELSEWHERE OF THIS CHAPTER FOR ADDITIONAL SPECIFIC USE REGULATIONS
		B-OI (O)	B-IND (I)	
Outside Shopping Cart Storage	N/A	NP	P	(§ 208- 804.K.)
Outside Storage	N/A	NP	P	(§ 208-804.L.)
ACCESSORY USES AND STRUCTURES				
Accessory uses and structures customarily incidental and subordinate to the principal uses permitted in the applicable Zoning District	N/A	P	P	As applicable

- C. Density and Dimensional Requirements – Business Zoning Districts. See Table 3-4.3 in this subsection below for the density and dimensional requirements (lot, setback, and bulk) for all development activities and uses within the applicable Business Zoning Districts:

**TABLE 3-4.3
 DENSITY AND DIMENSIONAL REQUIREMENTS –
 BUSINESS ZONING DISTRICTS**

USE	BUSINESS ZONING DISTRICTS	
	B-OI (O)	B-IND (I)
LOT REQUIREMENTS		
Minimum Lot Area (Based on Public Water & Public Sewer Service)		
All Permitted Uses unless specifically listed in Article 8 of this Chapter	10,000 sq. ft.	
Minimum Lot Width		
All Permitted Uses unless specifically listed in Article 8 of this Chapter	100 ft.	125 ft.
Maximum Lot Coverage		
All Permitted Uses unless specifically listed in Article 8 of this Chapter	60%	85%
SETBACK REQUIREMENTS		
Minimum Front Setback		
All Permitted Uses unless specifically listed in Article 8 of this Chapter	50 ft.; otherwise 40 ft. for “long side” of corner lot	
Accessory Use or Structure	Unless specified elsewhere in this Chapter including Articles 5, 6, 7, or 8 shall have the same minimum setback as the principal use and shall not be permitted to be located within the front yard.	
Minimum Side Setback		

USE	BUSINESS ZONING DISTRICTS	
	B-OI (O)	B-IND (I)
All Permitted Uses unless specifically listed in Article 8 of this Chapter	20 ft. total both sides, with a minimum of 8 ft. for one side; or 50 ft. if adjoining a Residential Zoning District ¹	20 ft. total both sides, with a minimum of 8 ft. for one side; or 75 ft. if adjoining a Residential Zoning District ¹
Accessory Use or Structure	Unless specified elsewhere in this Chapter including Articles 5, 6, 7, or 8 shall have the same minimum setback as the principal use.	
Minimum Rear Setback		
All Permitted Uses unless specifically listed in Article 8 of this Chapter	20 ft.; or 50 ft. if adjoining a Residential Zoning District ¹	20 ft.; or 75 ft. if adjoining a Residential Zoning District ¹
Accessory Use or Structure	Unless specified elsewhere in this Chapter including Articles 5, 6, 7, or 8 shall have the same minimum setback as the principal use.	
BULK REQUIREMENTS		
Maximum Building/Structure Height		
All Permitted Uses unless specifically listed in Article 8 of this Chapter	50 ft.	
Accessory Use or Structure	25 ft.	
Maximum Building Coverage		
All Permitted Uses unless specifically listed in Article 8 of this Chapter	40%	60%
Accessory Use or Structure	The total building coverage of all accessory buildings and other similar roofed structures shall not exceed the building coverage of the principal building.	

NOTES:

- Any required additional setback shall include required screening, buffering, and buffer yards, and shall not be further reduced by any permitted setback and yard exemption/modification as specified elsewhere in this Chapter.

§ 208-305. Special Purpose Zoning Districts.

- A. Designation and Purpose Statements – Special Purpose Zoning Districts. See Table 3-5.1 in this subsection below for the designations and purpose statements of the applicable Special Purpose Zoning Districts which are shown on the Official Zoning Map listed in Article 1 of this Chapter relating to *Zoning Districts and Official Zoning Map (§ 208-106.)*:

**TABLE 3-5.1
 DESIGNATION AND PURPOSE STATEMENTS –
 SPECIAL PURPOSE ZONING DISTRICTS**

SPECIAL PURPOSE ZONING DISTRICT NAME/MAP SYMBOL	SPECIAL PURPOSE ZONING DISTRICT PURPOSE STATEMENT
Special Purpose Park, Recreation, and Open Space Zoning District / SP-PRO (formerly PR Park Recreation District and portions of various other districts)	To encourage, promote & accommodate the continued use and reuse of land for a compatible mixture of a variety of park, recreation, open space, and related uses, in areas where such uses currently exist or where desired.
Special Purpose Education Zoning District / SP-EDUC	To encourage, promote & accommodate the continued use and reuse of land for a compatible mixture of elementary and secondary school facilities and related uses in areas where such uses currently exist or where desired or acceptable.

- B. Permitted Uses – Special Purpose Zoning Districts. See Table 3-5.2 in this subsection for the types of uses permitted in the applicable Special Purpose Zoning District as set forth by this Chapter. Uses are divided into those Permitted by Right listed as “P” (zoning decision by Township Zoning Officer), Permitted by Special Exception listed as “SE” (zoning decision by the LMT ZHB), and Permitted by Conditional Use listed as “CU” (zoning decision by the LMT BOC). Many of the uses permitted by the above three (3) categories shall comply with certain criteria, which are found in Article 5, Article 8, or elsewhere of this Chapter. The specific section numbers of Article 5, Article 8, or elsewhere of this Chapter where the criteria are located are noted in Table 3-5.2 below. Uses not listed in Table 3-5.2 below or identified by “NP” shall specifically not be permitted in the applicable Special Purpose Zoning Districts:

**TABLE 3-5.2
 PERMITTED USES –
 SPECIAL PURPOSE ZONING DISTRICTS**

USE	NAICS CODE	SPECIAL PURPOSE ZONING DISTRICTS		SEE ARTICLES 5 AND 8 FOR ADDITIONAL SPECIFIC USE REGULATIONS
		SP-PRO (PR)	SP-EDUC (NEW)	
NON-RESIDENTIAL USES				
Agriculture, Forestry, Fishing and Hunting - Sector 11				
Crop Production	111	P	NP	N/A
Animal Production and Aquaculture	112	P	NP	(§ 208-803.A.(1))
Fishing, Hunting and Trapping	114	P	NP	(§ 208-803.A.(2))
Manufacturing - Sectors 31 - 33				
Wineries	31213	P	NP	(§ 208-803.E.(1))
Information - Sector 51				
Wireless Telecommunications Facilities (WTF)	517	P or SE as applicable, See § 208-803.I.(1) for specific WTF type, use, locational, and other requirements.		
Educational Services - Sector 61				
Elementary and Secondary Schools	6111	P	P	N/A
Sports and Recreation Instruction	61162	P	P	N/A
Arts, Entertainment, and Recreation - Sector 71				
Museums	71211	P	NP	N/A
Historical Sites	71212	P	NP	N/A
Zoos and Botanical Gardens	71213	P	NP	N/A
Nature Parks and Other Similar Institutions	71219	P	NP	N/A
Golf Courses and Country Clubs	71391	P	NP	(§ 208-803.Q.(1))
Riding Stables	713990	P	NP	(§ 208-803.Q.(2))
Park and Other Non-Commercial Recreational Uses	N/A	P	NP	N/A
Other Services, except Public Administration - Sector 81				
Cemeteries (except Crematories)	81222	P	NP	(§ 208-803.S.(1))
Religious Organizations	81311	P	NP	N/A
Environment, Conservation and Wildlife Organizations	813312	P	NP	N/A
Public Administration - Sector 92				
Municipal Uses	N/A	P	NP	N/A
Administration of Environmental Quality Programs	924	P	NP	N/A

USE	NAICS CODE	SPECIAL PURPOSE ZONING DISTRICTS		SEE ARTICLES 5 AND 8 FOR ADDITIONAL SPECIFIC USE REGULATIONS
		SP-PRO (PR)	SP-EDUC (NEW)	
SPECIFIC ACCESSORY USES				
Non-Commercial Keeping of Livestock	N/A	P	NP	(§ 208-804.H.)
ACCESSORY USES AND STRUCTURES				
Athletic fields with related facilities	N/A	N/A	P	(§ 208-803.O)
Accessory uses and structures customarily incidental and subordinate to the principal uses permitted in the applicable Zoning District	N/A	P	On the same lot as principal use, owned and operated by the applicable school district or contracted for use strictly by school users P	As applicable
Services provided by private contractors for public use	N/A	NP	CU	As applicable

- C. Density and Dimensional Requirements – Special Purpose Zoning Districts. See Table 3-5.3 in this subsection below for the density and dimensional requirements (lot, setback, and bulk) for all development activities and uses within the applicable Special Purpose Zoning Districts:

**TABLE 3-5.3
 DENSITY AND DIMENSIONAL REQUIREMENTS –
 SPECIAL PURPOSE ZONING DISTRICTS**

USE	SPECIAL PURPOSE ZONING DISTRICTS	
	SP-PRO (PR)	SP-EDUC (NEW)
LOT REQUIREMENTS		
Minimum Lot Area (Based on Public Water & Public Sewer Service)		
All Permitted Uses unless specifically listed in Article 8 or elsewhere of this Chapter	Shall be based on the provision of water and sewage disposal; setbacks; lot coverage; building coverage; parking, loading/unloading; and other applicable standards of this Chapter and also including of Chapter 180 of the LMT Codified Ordinances relating to Subdivision of Land and Chapter 172 of the LMT Codified Ordinances relating to Stormwater Management and Grading.	15 acres
Minimum Lot Width		

USE	SPECIAL PURPOSE ZONING DISTRICTS	
	SP-PRO (PR)	SP-EDUC (NEW)
All Permitted Uses unless specifically listed in Article 8 or elsewhere of this Chapter	20 ft.	100 ft.
Maximum Lot Coverage		
All Permitted Uses unless specifically listed in Article 8 or elsewhere of this Chapter	20%	40%
SETBACK REQUIREMENTS		
Minimum Front Setback		
All Permitted Uses unless specifically listed in Article 8 or elsewhere of this Chapter	20 ft.	50 ft. {See § 208-803.O} Open Bus Storage – Not permitted in Front Yard Parking Lots 25 ft. Sports Courts 30 ft.
Accessory Use or Structure	Unless specified elsewhere in this Chapter including Articles 5, 6, 7, or 8 shall have the same minimum setback as the principal use and shall not be permitted to be located within the front yard.	
Minimum Side Setback		
Other Permitted Use unless specifically listed in Article 8 or elsewhere of this Chapter	20 ft. each side	50 ft. {See § 208-803.O} Open Bus Storage 200 ft. Parking Lots 25 ft. Sports Courts 50 ft.
Accessory Use or Structure	Unless specified elsewhere in this Chapter including Articles 5, 6, 7, or 8 shall have the same minimum setback as the principal use.	
Minimum Rear Setback		
All Permitted Uses unless specifically listed in Article 8 of this Chapter	20 ft.	75 ft. {See § 208-803.O} Open Bus Storage 300 ft. Parking Lots 75 ft. Sports Courts 30 ft.
Accessory Use or Structure	Unless specified elsewhere in this Chapter including Articles 5, 6, 7, or 8 shall have the same minimum setback as the principal use.	
BULK REQUIREMENTS		
Maximum Building/Structure Height		
All Permitted Uses unless specifically listed in Article 8 or elsewhere of this Chapter	40 ft.	75 ft.
Accessory Use or Structure	25 ft.	
Maximum Building Coverage		
All Permitted Uses unless specifically listed in Article 8 or elsewhere of this Chapter	10%	20%

USE	SPECIAL PURPOSE ZONING DISTRICTS	
	SP-PRO (PR)	SP-EDUC (NEW)
Accessory Use or Structure	The total building coverage of all accessory buildings and other similar roofed structures shall not exceed the building coverage of the principal building.	The total building coverage of all accessory buildings and other similar roofed structures shall be included in the calculation of the total building coverage for the subject principal building(s) and the overall total building coverage shall meet the standard noted above.

§ 208-306. Compliance with General Standards.

Additionally, all development activities and uses within the applicable base zoning districts shall comply with all applicable general standards of this Chapter including but not limited to:

- A. General Regulations of Article 5 of this Chapter;
- B. Parking, Loading, and Lot Access Regulations of Article 6 of this Chapter; and
- C. Sign Regulations of Article 7 of this Chapter.

§ 208-307. Overlay Zoning Districts.

See Table 3-7.1 in this subsection below, if located within the boundary of the following overlay zoning districts, then development activities or uses within the applicable base zoning districts shall also meet the requirements of the applicable overlay zoning district provisions set forth in Article 4 of this Chapter:

**TABLE 3-7.1
 OVERLAY ZONING DISTRICTS**

BASE ZONING DISTRICTS	OVERLAY ZONING DISTRICTS			
	O-FC (FCD)	O-HD (new)	O-TOD (new)	O-AP (new)
RESIDENTIAL ZONING DISTRICTS				
RSD-1 (formerly LL)	O	N/A	N/A	N/A
RSD-2 (formerly L)	O	N/A	N/A	O
RSD-3 (formerly L)	O	N/A	N/A	N/A
RSD-4 (formerly M)	O	N/A	N/A	O
RM-1 (formerly T)	O	N/A	N/A	N/A
RM-2 (formerly SFA/L)	N/A	N/A	N/A	N/A
RM-3 (formerly A)	O	N/A	N/A	N/A
MIXED USE ZONING DISTRICTS				
MU-RO (new)	O	O	N/A	N/A
MU-VC (formerly DR/L)	O	O	N/A	N/A
MU-REV (formerly REV)	O	N/A	O	N/A
MU-MHPC (formerly MHP)	N/A	N/A	N/A	O
BUSINESS ZONING DISTRICTS				
B-OI (formerly O)	O	N/A	N/A	N/A
B-IND (formerly I)	O	N/A	N/A	N/A
SPECIAL PURPOSE ZONING DISTRICTS				
SP-PRO (formerly PR)	O	N/A	N/A	N/A
SP-EDUC (new)	O	N/A	N/A	N/A

NOTES:

O Specific Overlay Zoning District Requirements shall apply.