

DD - DEVELOPMENT DISTRICT SCHEDULE OF USES

INTENT: One of the key factors affecting development in Scott Township is the location of Interstate 81 which runs north and south along the Township's western edge. Three I-81 interchanges lie within the Township boundary and provide potential sites for business and commercial development, including businesses which rely on the passing travelers on I-81 and businesses which meet the retail and service needs of local and regional residents. At the same time, designated as DD Districts these interchange areas, the gateways to the interior of the Township, provide the opportunity for the development of unobtrusive commercial uses such as research and development facilities, office buildings, distribution centers and light manufacturing. Directing commercial and light manufacturing types of uses to these areas with ease of access to I-81 also provides adequate and necessary separation from Residential Districts, with the Rural District serving as a buffer and transition area. In order to recognize the importance to the Scott Township tax base and the need for continued development, the DD District also encompasses the Heart Lake crossroads area, the Biofor and Pharmacon facilities; and the Scott Technology Park, which in addition to the standards in this Zoning Ordinance, is governed by Park restrictions to appropriate, non-industrial, commercial uses.

NOTES: 1. Any expansion of or addition to a use existing prior to the effective date of this Ordinance (November 19, 1987) and which is classified as a conditional use or special exception shall be considered a conditional use or special exception, respectively. 2. Any expansion of or addition to a use approved under this Ordinance as a conditional use or special exception shall be considered a conditional use or special exception, respectively.

Principal Permitted Uses

Agricultural service establishments
Amusement arcades
Amusement parks
Apartment buildings
Banks
Bed and breakfast establishments
Boarding and lodging houses
Cemeteries
Child care centers
Club/lodge, private
Commercial nurseries
Commercial greenhouses
Country clubs
Crop production
Forestry enterprises
Garden apartments
Garden centers
Group homes
Health facilities
Hotels & motels, density <10 units/acre
Livestock operations
Multiple occupant commercial uses with uses otherwise permitted in DD District
Office buildings
Private recreation facilities
Private schools

Principal Permitted Uses (cont.)

Professional offices and office buildings
Residence attached to a commercial use
Restaurants
Retail and service establishments
Senior day care centers
Single-family detached dwellings
Taverns
Theaters
Townhouses
Two-family dwellings
Vehicle and equipment sales operations
Veterinary clinics
Wholesale businesses

Accessory Uses

Accessory uses customary to approved uses
Essential services
Farm stands
Parking areas, private and public
Private garages, carports, sheds
Private greenhouses
Private stables
Private swimming pools
Signs accessory to approved uses
TV satellite dishes accessory to approved uses
Yard sales