



M-1 M-2

ļ	The second secon	Ann								
A Boundary	LAND USE	A-	1 R-1	R-2	R-3	) C-1	C-2	C-3	(M-1	M-2
-	RESIDENTIAL LAND USES									
1	Bed and Breakfast Home	C	P	С	C	P	Р			
2	Group Residential Facility	C	P	P	С	1				Ì
3	Home Occupation Category One and Two	P	P	P	P				P	P
4	Mobile Home Park	SE	SE				SE	SE		1
5	Multi-Family Apartment Dwelling		С	С	Р	C			C	
6	Planned Residential Development	C	P	C	С					
7	Single-Family Attached Dwelling	P	P	P	Ρ					
8	Single-Family Conversion	P	P	Р	Р			•		
9	Single Family Detached Dwelling	Р	Р	Р	Р					
10	Single Family Semi-Detached Dwelling	P	Р	Р	P					
	AGRICULTURAL LAND USES									
11	Agricultural Uses	P	C							
12	Commercial Feedlots and Stock Farms	P				i	1			
13	Commercial Raising of Animals	P			1	i	*	1		,
	Fur Farms	С					-	j		
15	Kennel	P			1					
16	Riding Academies & Stables	P		Î	Ī			1		
***	Veterinary Services	С	C		1	Р	Р	Р	С	C
	INSTITUTIONAL LAND USES							-	-	1
19	Day Care Center. Adult or Child	С	С	C			P	Р	1. 6790 1	
make .	Day Care Home		Р	P	С		· · · · · · · · · · · · · · · · · · ·		C	C
	Cemetery/Mausoleum	C	С	1		Р	P		West, L	
	Club, Lodge and Fraternal Organization	C	C	4	1	P	Р	Р	С	С
- Acceptance	Essential Services	Р	Р	P	Р	P	P	Р	P	P
	Forestry	Р	Р	Р	Р	Р	P	Р	P	Р
	Funeral Home	,	C	С	************	P	P	Р	C	С
	Governmental and Public Service Facilities	P	P	P	P	Р	P	Р	P	P
27	Government Offices	Ρ	P	Р	P	Ρ	P	Р	P	Р
28	Hospital	SE	C	C	C	P	P	P	P	P
	Library	SE	C	C	C	P	P	P	P	P
104cm 1 10	Museum	SE	C	C	С	P	P	P	P	P
AND DESCRIPTION OF THE PERSON	Parks and Recreation Public	Р	Р	P	C			1	P	A Salva di S
15 1 900	Parks and Recreation Private	C	P	C	C		CREATONNAM ALLE, VALLE	1	C	C
33	Places of Assembly	SE	P	P	P	Р	Р	Р	C	C
M19 10	Schools	C	P	Р	C	Pi	Р	C	C	C
	INDUSTRY & DEVELOPMENT USES	1					1			
	Adult Business	1				Parameter recommendent of a comment	i	-		SE
	Building Materials Sales/Storage	i				Р	P	P	P	Р
	Contractor's Office	-	P	P		P	P	P.	P	Р
	Contractor's Plant and Storage	1	C	C	C	Р	P	P	Р	Р
	Distribution Business and Delivery Service	l					Р	P	P	Р
	food Processing Storage Packaging and Distribution	SE	1			C	C	C	P	P

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To Course	LAND USE		ZONING DISTRICT A-1 R-1 R-2 (R-3) C-1 C-2 (C-3) M-1 (M-1)									
		A-	1 R	1 R	-2 (	R-3	C-1	C-2	? (C-3	STATE OF THE OWNER, WHEN	and in column 2 is not	
- The	Foundry	manner of the party series					.01#		ļ	C	P	
	Landfills	SE		_L_					ļ.,,,,,	SE	S	
A ATTEMPT TO SHAPE TO	Manufacturing, General and Limited			1			*** .	Р	↓ P	P	I P	
	Mineral Extraction - Natural Gas Compressor Stations.		C	C			С	С	C	C	C	
	Mineral Extraction - Natural Gas Processing Plants	C					С	С	С	C	C	
m	Mineral Extraction - Oil and Gas Drilling Sites	C	C	C		1	C	C	C	C	C	
Afternal Streetheastern PR	Mini-Warehousing, Indoor	C	C	1			P	Р	P	P	P	
TA Ampril .	Mini-Warehousing, Outdoor	) C	C			-	P	Р	P	P	Р	
	Printing and Publishing		<u>  C</u>	C	1	C	P	P	P	P	P	
	Research and Testing Laboratories				1		C	С	P	Р	Р	
	Supply Yard		1	1			***************************************	P	P	Р	P	
51	Transportation Depots and Terminals		C	C		C	C	Р	P	Р	Р	
52	Trucking Terminal	1			1				P	Р	P	
53	Utility Service Depot	C	Р	P		P	P	Р	P	Р	P	
54	Warehousing and Storage	İ	C	C	1		C	P	Р	Р	Р	
55	Waste Recycling Center				1	-				C	С	
56	Wholesale Business					ļ	C	Р	Р	C	C	
	COMMERCIAL LAND USES			1				1				
57	Art, Music or Photography Studios .			1		-	P	P	Р	Р	P	
58	Automobile Car Wash Facility			i		1	Р	P	P	C	C	
	Automobile Sales and Service		- programmer A. T				P	P	P	P	P	
60	Automobile Service Stations			1	1		P	Р	Р	C	C	
61	Automobile Rental			1	1	- View	P	P	P	P	P	
62	Bakery, Production or Retail		C	C	. (	5	P	P	P	P	P	
63	Bank/Financial Institution		C	C	C		P	P	P	P	Р	
64 1	Business Campus		С	Ç	I		P	P	P	P	P	
PHOTO NO.	Casino	SE	SE	SE	S	E S	SE	SE	SE	SE	SE	
66	Communication Facilities	C	С	C	C		C	CI	C	С	C	
67 [	Orinking Establishment				-	1	P	P	Р	P	Р	
1	Furniture, Home Furnishings, Hardware				1	1		2		~	_	
	and Household Appliance Store	-				1	P	P	P	Р	Р	
with the same	Solf Course, Public or Private	P	Р	P	E mountain	1		-		;	1207	
	Grocery Store			-	-		P	P	P	Р	Р	
Same I and some	Hote/Mote	1	SE	SE	Si	=		C	Р	PIP	)	
	ndoor Entertainment		P			Mark 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		Р	Р	C	С	
V-100	Medicai Clinic	1	C	- Armyrian	A			P	Р	P	P	
	Mobile Home Sales	į, į		-		***		P	P	P	P	
Withward We	age a servicia final hayaram non manage a format department department de la particular de la constitución d	P	P		-		******	P	Р	Р	P	
-	lursery or Greenhouse	-				-	me and much	P	P	P	P	
	Office Professional or Personal Services					1 .			P	P	P	
	Pharmacy					-   -	2	P				
	Recreational Hunting	C		pra.			_  -	_				
Accept Table 100	Recreation, Municipal (Public)	Р	P	Р	P	ar		P	P	P	P	
******	lestaurant Fast-Food or Sit-Down		P	P				P	P	P	P	
	tetail Sales. Convenience or General	-	C	C	F 940-88-7	I	· · · · · · · · · · · · · · · · · · ·	P	Р		Р	
32 5	hooting Range, Indoor or Outdoor	C	CI	C	C	1 (		C I	CI	C	C	

	LAND USE		ZONING DISTRICT A-1 R-1 R-2 (R-3) C-1 C-2 (C-3) M-1 (M-2)										
		A-1	R-1	R-2	R-3	C-1	C-2	(C-3	M-1	M-:			
	ACCESSORY LAND USES							$\bigcirc$					
83	Accessory Structures	P	Р	P	Р	P	P	P	Ρ	Р			
84	Agricultural Related Ponds	P	ρ:										
85	Agricultural Storage Facilities	Р	Р										
86	Manure Storage Facility	Р						1					
87	Outdoor Furnaces	P	P	Р	P	P	P	P	ρ	P			
88	Recreational Accessory Use Private	i p	Р	P	Р	C	C	С	C	C			
89	Rest and/Cafeter a Facilities for Employees		P	P	Р	P	P	P	P	P			
90	Roadside Stands	Р	P	P	P	P	P	Р	Р	Р			
91	Satellite Dish. Private	P	P	P	P	P	P	Р	Р	P			
92	Satellite Dish Antennas	Р	Р	P	P	P	P	P	P	P			
93	Solar Energy-related Equipment	Р	Р	P	P	P	P	Р	P	P			
94	Storage and Display of Materials	C				C	C	Č	C	C			
95	Telecommunication Circuit	Р	P	P	P	PT	Р	P	P	P			
96	Wind Energy Conversion System	С		were w	<b>-</b>					to the			
	Wind Energy Conversion System  Key C-Conditional Use P-Permitted		SE-	Spe	cial E	xcep	otion						

## Ss 27-305. Dimensional Criteria.

- A. Lot Size Reduction. No lot shall be reduced in size or otherwise altered so that any nonconformity with this or any other applicable Township ordinances shall be created. This section shall not, however, prohibit lot size reductions when such reduction is the result of conveying a portion of a lot to a government agency or public utility for public purposes.
- B. Minimum lot area for new uses, utilizing individual fot sewage disposal systems in any zoning district shall be two acres in area and the maximum residential density for any dwelling unit shall be one dwelling unit per two net developable acres, unless the individual zoning district regulations specify a greater minimum lot area or lesser density. For failing septic systems on smaller lots contact the township offices for instructions.
- C. The following uses shall be exempt from the minimum lot width and depth requirements specified in the various zoning district regulations. This section shall not be construed to exempt any other lot criteria, except dimensions.
  - a. Public utility service structures or private authorities as joint authorities.
  - b. Firehouses.
  - c. Municipal buildings and uses.
- D. Maximum Height Exceptions.
  - Building and/or structures devoted to agricultural uses may permitted in A-1 and R-1 up to a maximum height of 100 feet (silos may be taller) provided that their required yard setbacks are increased by one foot for every one foot of height.
  - 2. The certain structures such as
    - Chimneys
    - Domes
    - Flagpoles
    - Antennas, other than satellite antennas and communications antennas
    - Skylights
    - Penthouses for housing mechanical equipment
    - Windmills
    - Sirens or alarms
    - Utility poles/masts/towers

when erected on a principal or accessory building roof, may exceed the actual building height by 50 percent. See Zoning Officer for exceptions.

- The following free-standing accessory structures are permitted to exceed the maximum height limitations specified elsewhere in this Chapter and may have a maximum height of 50 feet.
  - Antennas other than satellite antennas and communications antennas
  - Utility poles/masts/towers other than communications towers
  - Windmills
  - Sirens or alarms
  - Flagpoles

4. The Township Zoning Hearing Board may grant a variance to permit public utility service structures to exceed the maximum height regulations when the Board finds that the proposal does not adversely affect the health, safety or welfare of the general public or adversely affect the use and value of abutting properties and when the applicant can demonstrate a public need for the structures that could not be accommodated if the structures were not constructed to a height in excess of this Chapter's maximum height limitations. This procedure shall not be available in or applicable to the Airport Safety Zone Overlay Variance

## Article IV Zoning Districts and Overlays

## Ss 27-401. District Overview.

- A. The following zoning districts are applicable to the Canton Township Zoning Ordinance and Zoning Map:
- B. The purpose of the Base Zoning Districts is to provide area for the following:
  - A-1: Agricultural District. To preserve productive agricultural land resources, to encourage
    conservation of environmentally sensitive land and to provide sites for low density
    residential use compatible with natural land features and constraints and agricultural
    pursuits.
  - 2. R-1: Suburban Residential District. To encourage low density neighborhood development in conjunction with rural agricultural and suburban land use activities.
  - 3. <u>R-2: General Residential District</u>. To maintain mature and developing neighborhoods and to provide for a mix of compatible higher density residential units and ancillary land use activities.
  - 4. R-3: Medium Density Residential District. To provide for existing residential developments that accommodate a mix of compatible high density, residential units and ancillary land use activities.
  - C-1: Convenience Commercial District. To provide limited retail and service facilities for the primary use of local residents in their immediate vicinity in a manner compatible with adjacent residential areas.
  - 6. C-2: General Commercial District. To provide for commercial "cores" that include a variety of contiguous shopping, service and related activities for consumers throughout the community and environs. Regulations are designed to provide a variety of sales and service concepts to promote stable commercial growth to strengthen the local economic base.
  - (7.) C-3: Highway Commercial District. To provide incentives for orderly commercial development in conjunction with major highway corridors at local regional highway access points.
  - (8.) M-1: Light Industrial District. To provide appropriate location for less intensive industrial land uses such as light manufacturing, assembly, processing, research/testing facilities, and supporting offices.
  - 9. M-2: Heavy Industrial District. To accommodate industrial activities of an intrusive nature that are not normally compatible with, or that detract from, the viability of other use activities because of high levels of traffic generation, noise, adverse aesthetic conditions and related circumstances.