



A-1

AGRICULTURAL

R-1

SUBURBAN RESIDENTIAL

R-2

GENERAL RESIDENTIAL

R-3

MEDIUM DENSITY RESIDENTIAL

C-2/R-3

MIXED USE

C-3/R-2

MIXED USE

C-1

CONVENIENCE COMMERCIAL

C-2

GENERAL COMMERCIAL

C-3

HIGHWAY COMMERCIAL

M-1

LIGHT INDUSTRIAL

M-2

HEAVY INDUSTRIAL

M-1/M-2/C-3/R-3

MIXED USE



M-2/C-3/R-3

R-3

M-1 M-2 C-3 R-3

CANTON TOWNSHIP - LAND USE TABLE

LAND USE	ZONING DISTRICT									
	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	C	C	P	P				
2 Group Residential Facility	C	P	P	C						
3 Home Occupation Category One and Two	P	P	P	P				P	P	
4 Mobile Home Park	SE	SE				SE	SE			
5 Multi-Family Apartment Dwelling		C	C	P	C			C		
6 Planned Residential Development	C	P	C	C						
7 Single-Family Attached Dwelling	P	P	P	P						
8 Single-Family Conversion	P	P	P	P						
9 Single Family Detached Dwelling	P	P	P	P						
10 Single Family Semi-Detached Dwelling	P	P	P	P						
AGRICULTURAL LAND USES										
11 Agricultural Uses	P	C								
12 Commercial Feedlots and Stock Farms	P									
13 Commercial Raising of Animals	P									
14 Fur Farms	C									
15 Kennel	P									
16 Riding Academies & Stables	P									
17 Veterinary Services	C	C			P	P	P	C	C	
INSTITUTIONAL LAND USES										
19 Day Care Center, Adult or Child	C	C	C			P	P			
20 Day Care Home		P	P	C				C	C	
21 Cemetery/Mausoleum	C	C			P	P				
22 Club, Lodge and Fraternal Organization	C	C			P	P	P	C	C	
23 Essential Services	P	P	P	P	P	P	P	P	P	
24 Forestry	P	P	P	P	P	P	P	P	P	
25 Funeral Home		C	C		P	P	P	C	C	
26 Governmental and Public Service Facilities	P	P	P	P	P	P	P	P	P	
27 Government Offices	P	P	P	P	P	P	P	P	P	
28 Hospital	SE	C	C	C	P	P	P	P	P	
29 Library	SE	C	C	C	P	P	P	P	P	
30 Museum	SE	C	C	C	P	P	P	P	P	
31 Parks and Recreation, Public	P	P	P	C				P		
32 Parks and Recreation, Private	C	P	C	C				C	C	
33 Places of Assembly	SE	P	P	P	P	P	P	C	C	
34 Schools	C	P	P	C	P	P	C	C	C	
INDUSTRY & DEVELOPMENT USES										
35 Adult Business										SE
36 Building Materials Sales/Storage					P	P	P	P	P	
37 Contractor's Office		P	P		P	P	P	P	P	
38 Contractor's Plant and Storage		C	C	C	P	P	P	P	P	
39 Distribution Business and Delivery Service						P	P	P	P	
40 Food Processing, Storage, Packaging and Distribution	SE				C	C	C	P	P	

LAND USE	ZONING DISTRICT									
	A-1	R-1	R-2	R-3	C-1	C-2	C-3	M-1	M-2	
ACCESSORY LAND USES										
83 Accessory Structures	P	P	P	P	P	P	P	P	P	P
84 Agricultural Related Ponds	P	P								
85 Agricultural Storage Facilities	P	P								
86 Manure Storage Facility	P									
87 Outdoor Furnaces	P	P	P	P	P	P	P	P	P	P
88 Recreational Accessory Use Private	P	P	P	P	C	C	C	C	C	C
89 Restaurant/Cafeteria Facilities for Employees		P	P	P	P	P	P	P	P	P
90 Roadside Stands	P	P	P	P	P	P	P	P	P	P
91 Satellite Dish, Private	P	P	P	P	P	P	P	P	P	P
92 Satellite Dish Antennas	P	P	P	P	P	P	P	P	P	P
93 Solar Energy-related Equipment	P	P	P	P	P	P	P	P	P	P
94 Storage and Display of Materials	C				C	C	C	C	C	C
95 Telecommunication Circuit	P	P	P	P	P	P	P	P	P	P
96 Wind Energy Conversion System	C									

Key: C-Conditional Use P-Permitted Use SE-Special Exception

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 lot 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.
 1. 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/towerswhen erected on a principal or accessory building roof, may exceed the actual building height by 50 percent. See Zoning Officer for exceptions.
 3. 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:
 1. **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. **R-2: General Residential District.** 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.
 5. **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.