

TEXAS TOWNSHIP ZONING ORDINANCE

SCHEDULE OF USES		
C-1 GENERAL COMMERCIAL DISTRICT		
INTENT: To provide locations for retail stores and service establishments designed to serve the needs of both the immediate area and the surrounding region, and to exclude incompatible uses.		
PRINCIPAL PERMITTED USES (Zoning Officer)	CONDITIONAL USES (Planning Commission/ Board of Supervisors)	SPECIAL EXCEPTIONS (Planning Commission/ Zoning Hearing Board)
Agritourism Amusement arcades Art studios Auction houses Auto service stations Banks Bed and breakfast inns Billiard halls Campsites per § 403.3 Clubs/lodges, private Crop production Day-care centers Domestic violence shelters Exercise clubs Farmer's markets Flea markets, indoor Fraternal clubs Funeral homes Health facilities Indoor theaters Massage facilities, therapeutic Meeting, assembly, or banquet halls Offices or office buildings Professional services Public recreation facilities Restaurants Retail stores Service establishments Short term rentals (maximum of 3 rooms) Specialty shops Tattoo, body piercing parlors, etc. Taverns Theaters, indoor Veterinary clinics, indoor	Adult businesses Assisted living facilities Breweries, distilleries and wineries Car and truck washes Cultural facilities Commercial communication devices Greenhouses, commercial Group homes, institutional Halfway houses Homeless shelters Hotels and motels Nightclubs Mineral extraction, minor Nurseries, commercial Nursing homes Outdoor entertainment Personal care homes Rooming houses Vehicle and equipment sales, rental and repair Wholesale businesses	Colleges Dormitories Fraternity or sorority houses Public and semi-public uses
DEVELOPMENT STANDARDS		
Minimum Lot Size		
Off-site sewage disposal and off-site water supply 7,500 square feet		
All others 43,560 square feet		
Minimum Average Lot Width		
Off-site sewage disposal and off-site water supply 75 feet		
All others 150 feet		
Minimum Yards		
Front 50 feet		
Side (each) 15 feet		
Rear 15 feet		
Maximum Building Height 50 feet		
Maximum Lot Coverage 75 percent		
Nonconforming Lots of Record See §512		