

ZONING

155 Attachment 9

Township of Caln

VG Zoning District: Utility and Dimensional Requirements (Supplemental Matrix Chart 7)

Use	Utility Requirements		Minimum Net Lot Area	Minimum Lot Width (feet)	Yard Requirements (feet)			Height (Min/Max) (feet)	Maximum Coverage (percentage)	
	Sewer	Water			Front (Min/Max)	Side (Min. each)	Rear (Min.)		Building	Lot
Automobile rental	Public	Public	30,000 square feet	150	15/25	10	20	20*/35	40%	70%
Automobile sales and leasing	Public	Public	2 acres	200	60 min.	25	50	20*/50	30%	70%
Banks/financial institution	Public	Public	30,000 square feet	150	15/25	10	20	20*/35	40%	70%
Brew pub, distillery pub, or winery pub	Public	Public	30,000 square feet	150	15/25	10	20	20*/35	40%	70%
Business and professional office	Public	Public	30,000 square feet	150	15/25	10	20	20*/35	40%	70%
Category 1 home occupation	Optional	Optiona l	Variable	Refer to § 155-115 for additional requirements						
Category 2 home occupation	Optional	Optiona l	Variable	Refer to § 155-115 for additional requirements						
Club or lodge	Public	Public	30,000 square feet	150	15/25	10	20	20*/35	40%	70%
Forestry	Optional	Optiona l	Variable	Refer to Chapter 85B for additional requirements						
General agriculture	Refer to § 155-90 for additional requirements									
Hotel or motel	Public	Public	2 acres	300	100 min.	50	100	20*/35	40%	70%
Massage/Day-Spa business	Public	Public	30,000 square feet	150	15/25	10	20	20*/35	40%	70%
Medical marijuana dispensary	Public	Public	30,000 square feet	150	15/25	10	20	20*/35	40%	70%
Mixed-use building	Public	Public	40,000 square feet	150	15/25	15	30	20*/50	40%	70%
Multifamily	Public	Public	Refer to § 155-63 for additional requirements							
Municipal use	Optional	Optiona l	Variable	Refer to § 155-95 for additional requirements						
Non-tower wireless communication facility	Refer to § 155-94 for additional requirements									
Personal service establishment	Public	Public	30,000 square feet	150	15/25	10	20	20*/35	40%	70%
Restaurant	Public	Public	30,000 square feet	150	15/25	10	20	20*/35	40%	70%
Retail use	Public	Public	30,000 square feet	150	15/25	10	20	20*/35	40%	70%
Townhouse	Public	Public	Refer to § 155-62 for additional requirements							
Veterinary hospital or animal clinic	Public	Public	50,000 square feet	200	15/25	20	40	20*/35	40%	70%

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Use	Utility Requirements		Minimum Net Lot Area	Minimum Lot Width (feet)	Yard Requirements (feet)			Height (Min/Max) (feet)	Maximum Coverage (percentage)	
	Sewer	Water			Front (Min/Max)	Side (Min. each)	Rear (Min.)		Building	Lot
Adult training facility or adult day-care facility	Public	Public	1 acre	150	15/25	20	50	20*/35	40%	70%
Bed-and-breakfast	Public	Public	1 acre	150	15/25	20	50	20*/35	40%	70%
Child day-care center	Public	Public	2 acres	150	50 min.	30	50	20*/35	30%	50%
Child group day-care home	Public	Public	2 acres	150	50	30	50	35	30%	50%
Drive-through establishment	Public	Public	50,000 square feet	200	15/25	20	40	20*/35	40%	70%
Nursery or greenhouse	Public	Public	2 acres	300	15/25	50	100	20*/35	40%	70%
Commercial recreational use	Refer to § 155-91 for additional requirements									
Convenience store or mini market	Public	Public	50,000 square feet	200	15/25	20	40	20*/35	40%	70%
Educational use	Public	Public	3 acres	250	60 min.	25	50	20*/50	25%	50%
Funeral home	Public	Public	50,000 square feet	200	15/25	20	40	20*/35	40%	70%
Medical center	Public	Public	3 acres	250	60 min.	25	50	50	25%	50%
Recreational use, active	Refer to § 155-91 for additional requirements									
Recreational use, passive	Refer to § 155-91 for additional requirements									
Shopping center and shopping mall	Public	Public	5 acres	300	15/25	50	100	20*/35	40%	70%
Religious use	Public	Public	3 acres	250	15/25	25	50	20*/50	25%	50%
Public or private utilities	Refer to § 155-93 for additional requirements									

* Minimum building height shall be 20 feet or two stories.

Note: For a pedestal constructed building with ground floor parking, the maximum building height may be increased by an amount equivalent to height of the ground floor, but in no case shall the total building height exceed 60 feet.