

ZONING

155 Attachment 11

Township of Caln

I-1 Zoning District: Utility and Dimensional Requirements (Supplemental Matrix Chart 9)

Use	Utility Requirements		Minimum Net Lot Area	Minimum Lot Width (feet)	Minimum Yard Requirements (feet)			Maximum Height (feet)	Maximum Coverage (percentage)	
	Sewer	Water			Front	Side (each)	Rear		Building	Lot
General agriculture	Refer to § 155-90 for additional requirements									
Public or private utilities	Refer to § 155-93 for additional requirements									
Municipal use	Optional	Optional	Variable	Refer to § 155-95 for additional requirements						
Forestry	Optional	Optional	Variable	Refer to Chapter 85B for additional requirements						
Conservation use	Optional	Optional	Variable	Refer to Article V for additional requirements						
Non-tower wireless communication facilities	Refer to § 155-94 for additional requirements									
Manufacturing use	Public	Public	3 acres	200	60	40	50	50	40%	60%
Warehouse or warehousing	Public	Public	3 acres	200	60	40	50	75	40%	60%
Wholesale or wholesaling	Public	Public	3 acres	200	60	40	50	75	40%	60%
Bus station/terminal	Public	Public	50,000 square feet	200	50	20	40	35	40%	60%
Railway station	Public	Public	50,000 square feet	200	50	20	40	35	40%	60%
Business and professional office	Public	Public	50,000 square feet	200	50	20	40	35	40%	60%
Office and business parks	Public	Public	Refer to § 155-75 for additional requirements							
Medical research park	Public	Public	Refer to § 155-76 for additional requirements							
Industrial park	Public	Public	Refer to § 155-77 for additional requirements							
Commercial water resource use	Public	Public	10 acres	300	60	50	100	35	20%	40%
Veterinary hospital or animal clinic	Public	Public	50,000 square feet	200	40	20	40	35	40%	60%
Educational Use	Public	Public	3 acres	250	60	25	50	50	25%	50%
Tower-based wireless communications facilities	N/A	N/A	1 acre	50	50	50	50	180	70%	70%
Flex space	Public	Public	2 acres	200	60	25	40	35	25%	40%
Trade school; automotive trade school	Public	Public	5 acres	200	100	50	50	35	40%	60%
Use	Utility Requirements		Minimum Net Lot Area	Minimum Lot Width (feet)	Minimum Yard Requirements (feet)			Maximum Height (feet)	Maximum Coverage (percentage)	
	Sewer	Water			Front	Side (each)	Rear		Building	Lot

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Undefined land uses or other land uses	Public	Public	5 to 20 acres	Refer to § 155-98 for additional requirements						
Medical marijuana grower/processor	Public	Public	50,000 square feet	200						
Adult training or adult day-care facility	Public	Public	1 acre	150	40	20	50	35	40%	70%
Automobile service station	Public	Public	30,000 square feet	200	60	25	50	50	30%	70%
Commercial car wash	Public	Public	50,000 square feet	200	40	20	40	35	40%	70%
Recreational use, active	Refer to § 155-91 for additional requirements									
Recreational use, passive	Refer to § 155-91 for additional requirements									
Mobile home park	Public	Public	Refer to § 155-69 for additional requirements							
Adult business use or adult entertainment use	Public	Public	Refer to § 155-78 for additional requirements							
Commercial campground	Public	Public	Refer to § 155-79 for additional requirements							
Quarrying or mining operations	Public	Public	Refer to § 155-86 for additional requirements							
Solid waste disposal and reduction facilities	Public	Public	Refer to § 155-87 for additional requirements							
Religious use	Public	Public	3 acres	250	60	25	50	50	25%	50%
Tobacco store/smoke shop	Public	Public	30,000 sq ft.	150	50	50	50	35	40	70
Hookah bar/lounge	Public	Public	30,000 sq ft.	150	50	50	50	35	40	70
Regulated cannabinoid substances retailer	Public	Public	30,000 sq ft.	150	50	50	50	35	40	70
Unregulated cannabinoid substances retailer	Public	Public	30,000 sq ft.	150	50	50	50	35	40	70
Junkyard or salvage yard	Public	Public	Refer to § 155-88 for additional requirements							
Trucking or motor freight terminal	Public	Public	Refer to § 155-89 for additional requirements							
Intensive agricultural use	Refer to § 155-90 for additional requirements									
Commercial composting	Refer to § 155-90 for additional requirements									