

ZONING

155 Attachment 6

Township of Caln

Matrix Chart 6

[Amended 3-10-2011 by Ord. No. 2011-03; 7-25-2013 by Ord. No. 2013-05; 10-10-2013 by Ord. No. 2013-07; 6-8-2017 by Ord. No. 2017-01; 11-29-2018 by Ord. No. 2018-10]

TV-1 Zoning District: Utility and Dimensional Requirements (Supplemental Matrix Chart 6)											
Use	Procedural Requirement	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
Public utilities	By right	Optional	Optional	Variable	Refer to § 155-92 for additional requirements						
Municipal use	By right	Optional	Optional	Variable	Refer to § 155-94 for additional requirements						
Retail business establishment 7,500 square feet or less	By right	Public	Public	30,000 square feet	150	40	10	20	35	40%	70%
Business and professional office 7,500 square feet or less	By right	Public	Public	30,000 square feet	150	40	10	20	35	40%	70%
Medical/dental clinic 7,500 square feet or less	By right	Public	Public	30,000 square feet	150	40	10	20	35	40%	70%
Medical marijuana dispensary with 7,500 square feet or less gross floor area	By right	Public	Public	30,000 square feet	150	40	10	20	35	40%	70%
Restaurant 7,500 square feet or less	By right	Public	Public	30,000 square feet	150	40	10	20	35	40%	70%
Taverns/taprooms 7,500 square feet or less	By right	Public	Public	30,000 square feet	150	40	10	20	35	40%	70%
Club or lodge 7,500 square feet or less	By right	Public	Public	30,000 square feet	150	40	10	20	35	40%	70%
Personal service establishment 7,500 square feet or less	By right	Public	Public	30,000 square feet	150	40	10	20	35	40%	70%
Banks/financial institution 7,500 square feet or less	By right	Public	Public	30,000 square feet	150	40	10	20	35	40%	70%
Automobile leasing with 7,500 square feet or less of gross floor area	By right	Public	Public	30,000 square feet	150	40	10	20	35	40%	70%
Forestry	By right	Optional	Optional	Variable	Refer to § 155-37 for additional requirements						

CALN CODE

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		Sewer	Water			Front	Side (each)	Rear		Building	Lot
Multifamily townhouse units	Conditional use	Public	Public	25 acres	Maximum residential density = 4.0 dwelling units per acre; refer to § 155-54 for additional requirements						
Mixed-use building	Conditional use	Public	Public	40,000 square feet	150	50	15	30	35	20%	30%
Convenience store or mini market	Conditional use	Public	Public	50,000 square feet	200	40	20	40	35	40%	70%
Child day-care center	Conditional use	Public	Public	2 acres	150	50	30	50	35	30%	50%
Mini malls	Conditional use	Public	Public	5 acres	300	100	50	100	35	40%	70%
Shopping centers and shopping malls	Conditional use	Public	Public	5 acres	300	100	50	100	35	40%	70%
Commercial drive-through establishment	Conditional use	Public	Public	50,000 square feet	200	40	20	40	35	40%	70%
Veterinary hospital or animal clinic	Conditional use	Public	Public	50,000 square feet	200	40	20	40	35	40%	70%
Recreational use	Conditional use	Public	Public	2 acres	Refer to § 155-90 for additional requirements						
Educational use	Conditional use	Public	Public	3 acres	250	60	25	50	50	25%	50%
Hospitals or medical center	Conditional use	Public	Public	3 acres	250	60	25	50	50	25%	50%
Convalescent home or nursing home	Conditional use	Public	Public	3 acres	250	60	25	50	35	25%	50%
Medical marijuana dispensary with more than 7,500 square feet of gross floor area	Conditional use	Public	Public	30,000 square feet	150	40	10	20	35	40%	70%
Governmental uses	Conditional use	Public	Public	30,000 square feet	150	40	10	20	35	40%	70%
Rental business	Conditional use	Public	Public	30,000 square feet	200	50	20	50	35	40%	70%
Retail business establishment more than 7,500 square feet	Conditional use	Public	Public	30,000 square feet	150	40	10	20	35	40%	70%
Business and professional office more than 7,500 square feet	Conditional use	Public	Public	30,000 square feet	150	40	10	20	35	40%	70%
Medical/dental clinic more than 7,500 square feet	Conditional use	Public	Public	30,000 square feet	150	40	10	20	35	40%	70%

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		Sewer	Water			Front	Side (each)	Rear		Building	Lot
Restaurant more than 7,500 square feet	Conditional use	Public	Public	30,000 square feet	150	40	10	20	35	40%	70%
Taverns/taprooms more than 7,500 square feet	Conditional use	Public	Public	30,000 square feet	150	40	10	20	35	40%	70%
Club or lodge more than 7,500 square feet	Conditional use	Public	Public	30,000 square feet	150	40	10	20	35	40%	70%
Personal service establishment more than 7,500 square feet	Conditional use	Public	Public	30,000 square feet	150	40	10	20	35	40%	70%
Banks/financial institution more than 7,500 square feet	Conditional use	Public	Public	30,000 square feet	150	40	10	20	35	40%	70%
Bus or railway station	Conditional use	Public	Public	50,000 square feet	200	40	20	40	35	40%	70%
Theater or family entertainment complex	Conditional use	Public	Public	50,000 square feet	200	40	20	40	35	40%	70%
Hotel or motel	Conditional use	Public	Public	2 acres	300	100	50	100	35	40%	70%
Automobile sales	Conditional use	Public	Public	8 acres	200	60	25	50	50	30%	70%
Automobile leasing with more than 7,500 square feet of gross floor area	Conditional use	Public	Public	30,000 square feet	150	40	10	20	35	40%	70%
Bed-and-breakfast, tourist, rooming- or boardinghouse	Special exception	Public	Public	1 acre	150	40	20	50	35	40%	70%
Adult training or adult day-care use	Special exception	Public	Public	1 acre	150	40	20	50	35	40%	70%
Child group day-care home	Special exception	Public	Public	2 acres	150	50	30	50	35	30%	50%
Religious use	Special exception	Public	Public	3 acres	250	60	25	50	50	25%	50%
Funeral homes	Special exception	Public	Public	50,000 square feet	200	40	20	40	35	40%	70%
Massage business	Conditional use	Public	Public	30,000 square feet	150	40	10	20	35	40%	70%