

# ZONING

## 155 Attachment 7

### Township of Caln

#### Matrix Chart 7

**[Amended 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; 10-10-2019 by Ord. No. 2019-06; 3-30-2023 by Ord. No. 2023-04]**

<b>C-1 Zoning District: Utility and Dimensional Requirements (Supplemental Matrix Chart 7)</b>											
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 institutions 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.						

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<b>C-1 Zoning District: Utility and Dimensional Requirements (Supplemental Matrix Chart 7)</b>											
<b>Use</b>	<b>Procedural Requirement</b>	<b>Utility Requirements</b>		<b>Minimum Net Lot Area</b>	<b>Minimum Lot Width (feet)</b>	<b>Minimum Yard Requirements (feet)</b>			<b>Maximum Height (feet)</b>	<b>Maximum Coverage (percentage)</b>	
		<b>Sewer</b>	<b>Water</b>			<b>Front</b>	<b>Side (each)</b>	<b>Rear</b>		<b>Building</b>	<b>Lot</b>
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%
Automobile sales	Conditional use	Public	Public	2 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%
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%
Hospital 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%
Governmental uses	Conditional use	Public	Public	30,000 square feet	150	40	10	20	35	40%	70%
Rental business	Conditional use	Public	Public	2 acres	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%
Medical marijuana dispensary with more than 7,500 square feet of gross	Conditional use	Public	Public	30,000 square feet	150	40	10	20	35	40%	70%

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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
floor area											
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 institutions more than 7,500 square feet	Conditional use	Public	Public	30,000 square feet	150	40	10	20	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%
Commercial greenhouse or nursery	Conditional use	Public	Public	2 acres	300	100	50	100	35	40%	70%
Apartment complex	Conditional use	Public	Public	15 acres	Refer to § 155-55C for additional requirements						
Massage business	Conditional use	Public	Public	30,000 square feet	150	40	10	20	35	40%	70%
Self-storage facility	Conditional use	Public	Public	5 acres	200	60	40	50	35	40%	60%
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%
Automobile service station	Special exception	Public	Public	2 acres	200	60	25	50	50	30%	70%
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%
Wagering or gambling establishment	Special exception	Public	Public	2 acres	200	60	25	50	35	25%	40%
Commercial car wash	Conditional use	Public	Public	50,000 square feet	200	40	20	40	35	40%	70%

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