

# ZONING

## 155 Attachment 8

### Township of Caln

#### Matrix Chart 8

[Amended 10-30-2008 by Ord. No. 2008-9; 7-25-2013 by Ord. No. 2013-05; 10-10-2013 by Ord. No. 2013-07; 11-29-2018 by Ord. No. 2018-10]

C-2 Zoning District: Utility and Dimensional Requirements (Supplemental Matrix Chart 8)											
Use	Procedural Requirement	Utility Requirements		Minimum Net Lot Area	Minimum Lot Width (feet)	Minimum Yard Requirement (feet)			Maximum Height (feet)	Maximum Coverage (percentage)	
		Sewer	Water			Front	Side (each)	Rear		Building	Lot
General agricultural	By right	Optional	Optional	1.75 acres	Refer to § 155-89 for additional requirements						
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%
Restaurant 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%
Forestry	By right	Optional	Optional	Variable	Refer to § 155-37 for additional requirements.						
Conservation use	By right	Optional	Optional	Variable	Refer to Article V for additional requirements						
Child day-care center	Conditional use	Public	Public	2 acres	150	50	30	50	35	30%	50%
Office and business parks	Conditional use	Public	Public	10 acres	Refer to § 155-74 for additional requirements						

CALN CODE

<b>C-2 Zoning District: Utility and Dimensional Requirements (Supplemental Matrix Chart 8)</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 Requirement (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>
Medical research parks	Conditional use	Public	Public	10 acres	Refer to § 155-75 for additional requirements						
Commercial water resource use	Conditional use	Public	Public	10 acres	300	60	50	100	35	20%	40%
Veterinary hospital or animal clinic	Conditional use	Public	Public	50,000 square feet	200	40	20	40	35	40%	60%
Recreational use	Conditional use	Public	Optional	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%	60%
Flex space	Conditional use	Public	Public	2 acres	200	60	25	40	35	25%	40%
Business and professional office more than 7,500 square feet	Conditional use	Public	Public	30,000 square feet	150	40	10	20	35	40%	60%
Medical/dental clinic more than 7,500 square feet	Conditional use	Public	Public	30,000 square feet	150	40	10	20	35	40%	60%
Restaurant more than 7,500 square feet	Conditional use	Public	Public	30,000 square feet	150	40	10	20	35	40%	60%
Club or lodge more than 7,500 square feet	Conditional use	Public	Public	30,000 square feet	150	40	10	20	35	40%	60%
Personal service establishment more than 7,500 square feet	Conditional use	Public	Public	30,000 square feet	150	40	10	20	35	40%	60%
Banks/financial institution more than 7,500 square feet	Conditional use	Public	Public	30,000 square feet	150	40	10	20	35	40%	60%
Theater or family entertainment complex	Conditional use	Public	Public	50,000 square feet	200	40	20	40	35	40%	60%
Hotel or motel	Conditional use	Public	Public	2 acres	300	100	50	100	35	40%	60%
Commercial greenhouse or nursery	Conditional use	Public	Public	2 acres	300	100	50	100	35	40%	60%
Home center or lumber yard	Conditional use	Public	Public	2 acres	300	100	50	100	35	40%	60%

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<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 Requirement (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>
Shopping centers and shopping malls	Conditional use	Public	Public	20 acres	200	100	50	100	35	40%	70%
Higher learning institution; trade school	Conditional use	Public	Public	3 acres	250	60	25	50	50	25%	50%
Adult training or adult day-care use	Special exception	Public	Public	1 acre	150	40	20	50	35	40%	60%
Commercial campground	Special exception	Public	Public	10 acres	Refer to § 155-78 for additional requirements						
Religious use	Special exception	Public	Public	3 acres	250	60	25	50	50	25%	50%
Wagering or gambling establishment	Special exception	Public	Public	2 acres	200	60	25	50	35	25%	40%
Massage business	Conditional use	Public	Public	30,000 square feet	150	40	10	20	35	40%	70%