

ZONING

155 Attachment 9

Township of Caln

Matrix Chart 9

**[Amended 10-30-2008 by Ord. No. 2008-8; 10-30-2008 by Ord. No. 2008-9;
10-10-2013 by Ord. No. 2013-07; 7-25-2013 by Ord. No. 2013-05; 11-20-2014 by Ord. No. 2014-04; 6-8-2017 by Ord. No. 2017-01; 2-27-2025 by
Ord. No. 2025-01]**

I-1 Zoning District: Utility and Dimensional Requirements (Supplemental Matrix Chart 9)											
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
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						
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						
Manufacturing	Conditional use	Public	Public	3 acres	200	60	40	50	50	40%	60%
Mini warehousing or self-storage units	Conditional use	Optional	Optional	5 acres	200	60	40	50	35	40%	60%
Warehousing	Conditional use	Public	Public	3 acres	200	60	40	50	75	40%	60%
Wholesale and distribution	Conditional use	Public	Public	3 acres	200	60	40	50	75	40%	60%
Fabrication and finishing establishment	Conditional use	Public	Public	3 acres	200	60	40	50	75	40%	60%
Bus or railway station	Conditional use	Public	Public	50,000 square feet	200	50	20	40	35	40%	60%
Business and professional office	Conditional use	Public	Public	50,000 square feet	200	50	20	40	35	40%	60%
Office and business parks	Conditional use	Public	Public	5 acres	Refer to § 155-74 for additional requirements						
Medical research parks	Conditional use	Public	Public	5 acres	Refer to § 155-75 for additional requirements						

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		Sewer	Water			Front	Side (each)	Rear		Building	Lot
Industrial parks	Conditional use	Public	Public	5 acres	Refer to § 155-76 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%
Educational Use	Conditional use	Public	Public	3 acres	250	60	25	50	50	25%	50%
Telecommunications/wireless communications facilities	Conditional use	N/A	N/A	1 acre	50	50	50	50	180	70%	70%
Governmental uses	Conditional use	Public	Public	50,000 square feet	200	50	20	40	35	40%	60%
Flex space	Conditional use	Public	Public	2 acres	200	60	25	40	35	25%	40%
Trade school; automotive trade school	Conditional use	Public	Public	5 acres	200	100	50	50	35	40%	60%
Undefined land uses or other land uses	Conditional use	Public	Public	5 to 20 acres	Refer to § 155-97 for additional requirements						
Medical marijuana grower/processor	Conditional use	Public	Public	50,000 square feet	200						
Mobile home park	Special exception	Public	Public	20 acres	Refer to § 155-61 for additional requirements						
Adult business and entertainment use	Special exception	Public	Public	2 acres	Refer to § 155-77 for additional requirements						
Commercial campground	Special exception	Public	Public	10 acres	Refer to § 155-78 for additional requirements						
Kennels	Special exception	Public	Public	10 acres	Refer to § 155-83 for additional requirements						
Quarrying or mining operations	Special exception	Public	Public	20 acres	Refer to § 155-85 for additional requirements						
Solid waste disposal facilities	Special exception	Public	Public	20 acres	Refer to § 155-86 for additional requirements						
Junk/salvage yards	Special exception	Public	Public	20 acres	Refer to § 155-87 for additional requirements						
Trucking establishment	Special exception	Public	Public	10 acres	Refer to § 155-88 for additional requirements						
Intensive agricultural use	Special exception	Optional	Optional	20 acres	Refer to § 155-89 for additional requirements						
Commercial composting	Special exception	Optional	Optional	20 acres	Refer to § 155-89 for additional requirements						

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		Sewer	Water			Front	Side (each)	Rear		Building	Lot
Religious use	Special exception	Public	Public	3 acres	250	60	25	50	50	25%	50%
Tobacco store/smoke shop	Conditional use	Public	Public	30,000 sq ft.	150	50	50	50	35	40	70
Hookah bar/lounge	Conditional use	Public	Public	30,000 sq ft.	150	50	50	50	35	40	70
Regulated cannabinoid substances retailer	Conditional use	Public	Public	30,000 sq ft.	150	50	50	50	35	40	70
Unregulated cannabinoid substances retailer	Conditional use	Public	Public	30,000 sq ft.	150	50	50	50	35	40	70