

ZONING

215 Attachment 5

Township of West Nantmeal

Matrix Chart 5: I-1 Zoning District: Utility and Dimensional Requirements
[Amended 7-10-2017 by Ord. No. 2017-5; at time of adoption of Code (see Ch. 1, General Provisions, Art. I)]

Use	Procedural Requirement	Utility Requirements		Minimum Net Lot Area	Minimum Lot Width (feet)	Minimum Yard Requirements			Maximum Height (feet)	Maximum Coverage	
		Sewer	Water			Front (feet)	Side (each) (feet)	Rear (feet)		Building (percent)	Lot (percent)
Conservation uses	By right	Optional	Optional	1 acre	Refer to Article V for additional requirements						
Forestry	By right	Optional	Optional	Variable	Refer to § 215-22 for additional requirements						
Category 1 home occupation	By right	Optional	Optional	Variable	Refer to § 215-43 for additional requirements						
Category 2 home occupation	By right	Optional	Optional	Variable	Refer to § 215-44 for additional requirements						
General agricultural	By right	On-lot	On-lot	2 acres	Refer to § 215-49 for additional requirements						
Intensive agricultural	By right	Optional	Optional	20 acres	Refer to § 215-50 for additional requirements						
Farm-related business	By right	On-lot	On-lot	2 acres	Refer to § 215-51 for additional requirements						
Farm-support business	By right	Optional	Optional	5 acres	Refer to § 215-52 for additional requirements						
Business and professional offices	By right	Optional	Optional	1 acre	150	50	30	50	35	30%	50%
		Public	Public	20,000 square feet	100	50	30	50	35	30%	50%
Commercial greenhouse and tree farm	By right	Optional	Optional	5 acres	Refer to § 215-68 for additional requirements						
Construction services	By right	Optional	Optional	2 acres	200	50	50	50	50	30%	50%
Emergency services operation	By right	Optional	Optional	2 acres	200	50	50	50	50	30%	50%
Fabrication and finishing	By right	Optional	Optional	2 acres	200	50	50	50	50	30%	50%
Food processing facility	By right	Optional	Optional	2 acres	200	50	50	50	50	30%	50%
Home center	By right	Optional	Optional	1 acre	150	50	30	50	35	30%	50%
Manufacturing and grower/processor	By right	Optional	Optional	2 acres	200	50	50	50	50	30%	50%
Medical, dental, vision, counseling, health care service	By right	Optional	Optional	1 acre	150	50	30	50	35	30%	50%
		Public	Public	20,000 square feet	100	50	30	50	35	30%	50%
Municipal uses	By right	Optional	Optional	Variable	Refer to § 215-98 for additional requirements						

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Governmental use	By right	Optional	Optional	1 acre	150	50	40	40	35	30%	50%
		Public	Public	20,000 square feet	100	50	30	50	35	30%	50%
Nursery or landscaping center	By right	Optional	Optional	2 acres	200	50	40	50	35	30%	50%
Personal services establishment	By right	Optional	Optional	1 acre	150	50	30	50	35	30%	50%
		Public	Public	20,000 square feet	100	50	30	50	35	30%	50%
Printing or publishing establishment	By right	Optional	Optional	1 acre	150	50	40	40	35	30%	50%
Noncommercial recreation use	By right	Optional	Optional	2 acres	Refer to § 215-106 for additional requirements						
Retail business use and dispensary	By right	Optional	Optional	1 acre	150	50	30	50	35	30%	50%
		Public	Public	20,000 square feet	100	50	30	50	35	30%	50%
Self-storage or pod facilities	By right	Optional	Optional	5 acres	Refer to § 215-112 for additional requirements						
Public utilities	By right	Optional	Optional	Variable	Refer to § 215-118 for additional requirements						
Warehouse and freight terminal	By right	Optional	Optional	5 acres	300	50	50	50	50	30%	50%
Wholesale and distribution	By right	Optional	Optional	2 acres	200	50	50	50	50	30%	50%
Business, office or industrial parks	Conditional use	Public	Public	10 acres	Refer to § 215-61 for additional requirements						
Hospitals, medical centers, amb. care	Conditional use	Public	Public	5 acres	300	50	50	50	50	30%	50%
Incarceration facility	Conditional use	Public	Public	20 acres	Refer to § 215-90 for additional requirements						
Junkyard or salvage yard	Conditional use	Optional	Optional	20 acres	Refer to § 215-91 for additional requirements						
Quarry and mining activities	Conditional use	Optional	Optional	20 acres	Refer to § 215-104 for additional requirements						
Quarry support activities	Conditional use	Optional	Optional	20 acres	Refer to § 215-104 for additional requirements						
Commercial recreation use	Special exception	Optional	Optional	2 acres	200	50	40	50	35	30%	50%
Research facility	Conditional use	Optional	Optional	2 acres	200	50	50	50	35	30%	50%
Single-family detached dwelling	Special exception	Optional	Optional	2 acres	200	50	50	50	35	10%	20%
		Public	Public	1 acre	150	50	30	50	35	30%	50%
Adult business and entertainment use	Special exception	Optional	Optional	1 acre	150	50	40	40	35	30%	50%
Airports, heliports and helistops	Special exception	Optional	Optional	20 acres	Refer to § 215-54 for additional requirements						
Car washing facility	Special exception	Optional	Optional	1 acre	150	50	30	50	35	30%	50%
Commercial composting mulch production	Special exception	Optional	Optional	20 acres	Refer to § 215-66 for additional requirements						
Commercial mushroom production	Special exception	Optional	Optional	20 acres	Refer to § 215-67 for additional requirements						

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Commercial water resource use	Special exception	Optional	Optional	20 acres	Refer to § 215-69 for additional requirements						
Group child day-care home	Special exception	Public	Public	Variable	Refer to § 215-75 for additional requirements						
Child day-care center	Special exception	Public	Public	2 acres	200	50	40	50	35	30%	50%
Adult care facility	Special exception	Public	Public	2 acres	200	50	40	50	35	30%	50%
Hotel or motel	Special exception	Public	Public	2 acres	200	50	50	50	50	30%	50%
Solid waste disposal and reduction	Special exception	Optional	Optional	20 acres	Refer to § 215-113 for additional requirements						
Truck service and washing facility	Special exception	Optional	Optional	2 acres	200	50	40	50	35	30%	50%
Private utilities	Special exception	Optional	Optional	20 acres	Refer to § 215-117 for additional requirements						
Undefined uses	Special exception	Optional	Optional	Variable	Refer to § 215-122 for additional requirements						