

ZONING

27 Attachment 11

Township of Ferguson

[Amended by Ord. No. 11/16/2020]

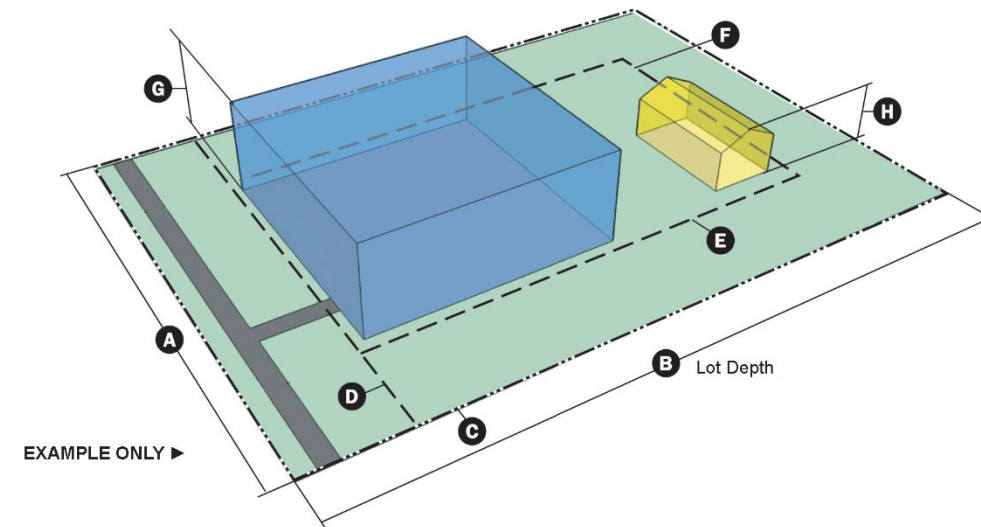
§ 27-205.11 – District – Village (V)

AREA AND BULK CATEGORY	PRINCIPAL USES	
1	Community Gardens	P
1	Forestry	P
1	Park and Outdoor Recreational Facilities, Neighborhood, Public	P
1	Park and Outdoor Recreational Facilities, Community, Public	P
2	Single-Family Detached Dwellings	P
3	Single-Family Attached Dwellings	P
3	Single-Family Semi-Detached Dwellings	P
3	Two-Family Dwellings	P
3	Personal Care Homes, Small	P
3	Group Homes	P
4	Automobile Service Stations and Garages	P
4	Business, Professional and Financial Offices	P
4	Child/Day Care Centers	P
4	Cideries	P
4	Clinics and Medical and Dental Offices	P
4	Convenience Food Stores	C
4	Eating and Drinking Establishments, Sit-Down	P
4	Eating and Drinking Establishments, Takeout	P
4	Grocery Stores	P
4	Health and Athletic Clubs	P
4	Laundromats	P
4	Micro-Distillery/Brewery (Beverage Production Facilities)	P
4	Personal Service Establishments	P
4	Retail Establishments, General	P
4	Studios for Instruction in Music, Performing Arts and Visual Media	P
4	Wineries	P
5	Emergency Services	P
5	Essential Services – Type 1	P
5	Places of Assembly, Neighborhood	P
5	Places of Assembly, Community	P

ACCESSORY USES	Area and Bulk Categories				
	Use				
	1	2	3	4	5
Accessory Use Customarily Incidental to the Specified Principal Use	P	P	P	P	P
Bed and Breakfast (1-3 rooms)		P			
Bed and Breakfasts (10 rooms max.)		C			
Building- and Ground-Mounted Solar and/or Wind Systems	P	P	P	P	P
Community Garden	P	P	P	P	P
Family Child-Care Homes		P	C		
Food Trucks	P	P	P	P	P
General Storage to include Boat and RVs					P
Home-Based Business, No-Impact		P	P		
Home Occupation – Type 1		P	P		C
Raising of Chickens			P		

DIMENSIONS		AREA AND BULK CATEGORIES						
		1	2	3	4	5		
Minimum	Lot Size	C	1 acre	7,500 sf	4,250 sf per unit	7,500 sf	n/a	
			at Building Setback Line	75 feet	50 feet	50 feet	25 feet	60 feet
	Lot Width	A	at Street Line	75 feet	50 feet	50 feet	25 feet	60 feet
		D	Front Yard, for Principal Use on Local/Collector Street	50 feet	0 feet	0 feet	0 feet	50 feet
	Setback	D	Front Yard, for Principal Use on Arterial Street	50 feet	0 feet	0 feet	0 feet	50 feet
		E	Side Yard, for Principal Use	30 feet	3 feet	3 feet	3 feet	75 feet
		F	Rear Yard, for Principal Use	50 feet	20 feet	20 feet	20 feet	50 feet
		G	Accessory Structure (All Sides)	20 feet	5 feet	5 feet	5 feet	20 feet
Maximum	Height	H	Principal Structure	40 feet	40 feet	40 feet	40 feet	40 feet
			Accessory Structure	24 feet	24 feet	24 feet	24 feet	24 feet
	Coverage		Building	n/a	45%	45%	45%	30%
		Impervious Surface	30%	75%	75%	75%	50%	

AREA AND BULK CATEGORIES:
 1 – conservation and recreation activities
 2 – single-family detached dwellings
 3 – other residential uses
 4 – commercial uses
 5 – institutional and governmental uses



P = Permitted Use by Right C = Conditional Use SE = Use by Special Exception