

ZONING

27 Attachment 13

Township of Ferguson

§ 27-205.13 General Commercial (C) District Quick [Amended by Ord. No. 1074, 6/21/2021; Ord. No. 1087, 2/21/2023]

AREA AND BULK CATEGORY	PRINCIPAL USES	
1	Forestry	P
1	Park and Outdoor Recreational Facilities, Neighborhood, Public	P
1	Park and Outdoor Recreational Facilities, Community, Public	P
1	Park and Outdoor Recreational Facilities, Regional, Public	P
1	Sport and Field Complexes	P
2	Group Homes	P
2	Personal Care Homes, Small	P
3	Automobile Service Stations and Garages	P
3	Banks and Financial Establishments	P
3	Business, Professional and Financial Offices	P
3	Car Washes	P
3	Child/Day Care Centers	P
3	Cideries	P
3	Cigar, Hookah, and/or Vapor Lounge	C
3	Clinics and Medical and Dental Offices	P
3	Convenience Food Stores	P
3	Eating and Drinking Establishments, Sit-Down	P
3	Eating and Drinking Establishments, Takeout	P
3	Essential Services	P
3	Food Catering	P
3	Health and Athletic Clubs	P
3	Laundromats	P
3	Medical Marijuana Dispensary	P
3	Mortuaries	P
3	Personal Service Establishments	P
3	Pet Care Services Facility	C
3	Pet Stores	P
3	Printing Establishments	P
3	Retail Establishments, General	P
3	Schools, Commercial	P
3	Studios for Instruction in Music, Performing Arts and Visual Media	P
3	Tasting Room	P
3	Treatment Centers	C
3	Tutoring and Study Centers	P
3	Veterinary Offices/Clinics	P
4	Adult Business Uses	C
4	Amusement Arcades	P
4	Bowling Alleys	P

AREA AND BULK CATEGORY	PRINCIPAL USES, continued	
4	Exercise and Fitness Centers	P
4	Grocery Stores	P
4	Health and Athletic Clubs	P
4	Hotels and Motels	P
4	Micro-Distillery/Brewery (Beverage Production Facilities)	P
4	Miniature Golf	P
4	Public or Private Parking Garages	P
4	Self-Service Storage Facility	P
4	Theater	P
4	Wineries	P
4	All Other Commercial Uses	C
5	Bus Passenger Stations	P
5	Communication Facilities*	C
5	Communication Towers*	C
5	Emergency Services	P
5	Places of Assembly, Neighborhood	C
5	Places of Assembly, Community	C
5	Places of Assembly, Regional	C
5	Potable Water Pump Station Facilities	C
5	Radio and Television Studios, Excluding Towers in Excess of District Max. Height	P
5	Taxi and Limousine Services	P

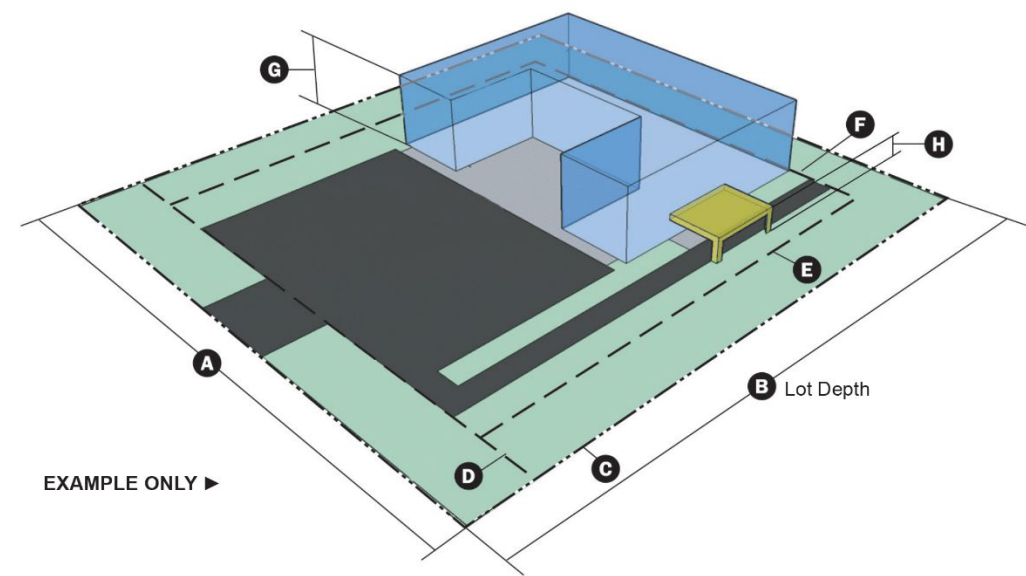
ACCESSORY USES					
Use	Area and Bulk Categories				
	1	2	3	4	5
Accessory Use Customarily Incidental to the Specified Principal Use	P	P	P	P	P
Building- and Ground-Mounted Solar and/or Wind Systems	P	P	P	P	P
Communication Facilities*	C				
Communication Towers*	C				
Food Truck	P	P	P	P	P
General Storage to include Boats and RVs					P

DIMENSIONS		AREA AND BULK CATEGORIES					
		1	2	3	4	5	
Minimum	<b>C</b> Lot Size	1 acre	10,000 sf	5,000 sf	20,000 sf	n/a	
	Lot Width	at Building Setback Line	75 ft	50 ft	25 ft	100 ft	60 ft
		<b>A</b> at Street Line	75 ft	50 ft	50 ft	100 ft	60 ft
	Setback	<b>D</b> Front Yard, for Principal Use on Local/Collector Street	50 ft	50 ft	50 ft	50 ft	50 ft
		<b>D</b> Front Yard, for Principal Use on Arterial Street	50 ft	50 ft	50 ft	50 ft	50 ft
		<b>E</b> Side Yard, for Principal Use	30 ft	15 ft	15 ft	25 ft	75 ft
<b>F</b> Rear Yard, for Principal Use		50 ft	50 ft	20 ft	50 ft	50 ft	
Maximum	Height	<b>G</b> Principal Structure	40 ft	40 ft	40 ft	45 ft	40 ft
		<b>H</b> Accessory Structure	40 ft	40 ft	40 ft	40 ft	40 ft
	Coverage	Building	n/a	45%	45%	45%	30%
Impervious Surface		30%	80%	80%	80%	50%	

AREA AND BULK CATEGORIES:

- 1 – conservation and recreation activities
- 2 – residential uses
- 3 – local commercial uses
- 4 – regional commercial uses
- 5 – institutional, governmental, utility, and communication facilities

\*See §27-710-Wireless Communication Facilities for applicable Setback and Height requirements.



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