

ZONING

15 Attachment 1

Township of Gregg

Village Mixed Use Regulations

	Permitted Uses	Lot Requirements			Yard Setback Requirements			
	Land and Structures to Be Used for Only the Following:	Minimum Lot Size	Minimum Width	Maximum Coverage	Front Yard	Side Yard	Rear Yard	Maximum Height
A.	Permitted Uses.							
(1)	All uses permitted in the Village Residential District. Residential use is not permitted on the first floor of mixed use buildings.							
(2)	Any business activity at a scale greater than home occupation involving light manufacturing, fabrication, or assembly	Residential 10,000 square feet		Residential 50%				
		Nonresidential 21,780 square feet (0.5 acre)		Nonresidential total 75%/ building 50%				
(3)	Machine shops							

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(4)	Automotive or motorized vehicle repair shops							
(5)	Retail establishments for the sale, service, or rental of goods, to include grocery store, lawn and garden supplies, nurseries, and the like					Mixed use to mixed use	Mixed use to mixed use	
(6)	Laboratories or research facilities				30 feet	15 feet	15 feet	40 feet
(7)	On-site retail of product produced at facility. Retail space should not exceed 25% of gross square footage						Mixed use to Residential district	
(8)	Mail order services						35-65 feet	
(9)	Plant nurseries							
(10)	No use shall be permitted which shall be injurious or noxious by reason of odor dust, smoke, gas, illumination or noise or that may otherwise be hazardous to public health or safety.							

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B.	Permitted Accessory Uses	Accessory uses and structures as described in Part 3 of this chapter						
C.	Conditional Uses							
(1)	Essential utility services and structures	Facilities such as telephone transfer stations, electrical transmission connectors and other small structures or facilities necessary for distribution of the essential utility or services.						
D.	Architectural Design Standards							
(1)	Buildings shall be two-story in design and similar to surrounding buildings.							
***	Front setback is measured from the center line of Township roadways.							
E.	Recommendations for lands situated in Zone A of the Gregg Township Floodplain							
(1)	(Reserved)							
(2)	Retain existing vegetation on site for its water and plant vegetation to aid in slowing the rate of stormwater runoff. Vegetation helps prevent erosion and sedimentation that exacerbates flooding, and it slows the rate of stormwater runoff by holding water. Leaf type, branching characteristics, and the texture of bark all affect water-holding capacity. Fibrous root structure can help control erosion. For example, horizontal branching is most effective in preventing water runoff down the tree trunk. Rough bark holds and slows water running down the tree trunk and prevents erosion at the base of the tree. (Source: Design Guidelines for Flood Damage Reduction, Federal Emergency Management Agency, FEMA-15/December 1981).							