

ZONING

15 Attachment 3

Township of Gregg

Village Commercial 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 commercial building.							
(2)	Village oriented shop							
(3)	Eating and drinking establishments			Nonresidential total 75%/ building 50%			15 feet	
(4)	Studios for instruction in the performing arts, photographic studios and artist studios						Commercial use to Residential District and High Density Residential District	
(5)	Farmer's market						35 feet	
(6)	Laundromats							

GREGG CODE

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	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
(7)	Live work quarters							
(8)	Hostel - a place where travelers can stay for a limited duration, as recognized by the International Hostel Association							
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 of facilities necessary for distribution of the essential utility or services.						
**	Measured from center line of Township roadways.							
D.	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 exacerbate 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 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).							