

ZONING

27 Attachment 1

Township of Hepburn

**R-C Residential Conservation District
Uses and Structures**

[Amended by Ord. 10.11.2016.01, 10/11/2016; and by Ord. No. 04.10.2018.01, 4/10/2018]

Principal Permitted Uses and Structures	Permitted Accessory Uses and Structures	Conditional Uses	Prohibited Uses
1. One-family dwelling (See § 27-202)	1. Private garages and carports when supplementary and incidental to a permitted use (See § 27-202)	1. Natural resource production uses mines and quarries (See § 27-613)	1. The incineration, reduction, or storage of offal, animals, fish, or similar objectionable refuse
2. Seasonal dwelling and camping areas (See §§ 27-202 and 27-602)	2. Private swimming pool	2. Mobile/manufactured home parks	2. The tanning or storage of rawhides or skins and fat rendering
3. Recreation vehicles and recreation vehicle parks (See § 27-616)	3. Such other uses and structures normally supplementary to and incidental to a permitted use, provided that the same does not intrude upon the permitted use or structure and does not violate the purpose of this district	3. Shopping centers and commercial enterprise adjacent to major thoroughfares	3. The manufacturing of gunpowder, fireworks or other explosives

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Principal Permitted Uses and Structures	Permitted Accessory Uses and Structures	Conditional Uses	Prohibited Uses
4. Mobile/manufactured home as a permanent, independent dwelling unit (See § 27-612)	4. Outbuildings such as storage sheds when incidental, supplemental and customary with regards to a principal permitted use	4. Such other uses and structures not provided for anywhere in this chapter which are similar to a use or structure permitted in this district and which do not violate the purpose of this district	4. Abattoir and stockyards
5. Municipal buildings and uses, and fairgrounds		5. Home occupation	5. Dumps or dumping of any kind
6. Radio, television, and other wireless transmitting and receiving towers, antennas, and facilities		6. Wind energy facilities, personal or commercial	6. Industrial uses
7. Electric, telephone and other public utility transmission and distribution facilities, including substations, water pump stations and sewage treatment facilities		7. Indoor and/or outdoor storage space sold commercially	7. Adult bookstores
8. Public and private parks, recreation facilities, and vehicle racetracks			

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Principal Permitted Uses and Structures	Permitted Accessory Uses and Structures	Conditional Uses	Prohibited Uses
9. Production of forest, products, forest industries, and agriculture rural activities			
10. Intrastate gathering pipelines			
11. Communications towers, communications antennas and communications equipment facilities (See §§ 27-633 and 27-634)			

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**R-M Residential Medium-Density District
Uses and Structures
[Amended by Ord. 10.11.2016.01, 10/11/2016]**

Principal Permitted Uses and Structures	Permitted Accessory Uses and Structures	Conditional Uses	Prohibited Uses
1. Agriculture uses other than concentrated agriculture use as defined herein	1. Private swimming pools	1. Recreation vehicle parks (See § 27-616)	1. The incineration, reduction, or storage of offal, animals, fish, or similar objectionable refuse
2. Planned residential development (See § 27-615)	2. Private garages and carports when supplementary and incidental to a permitted use	2. Two-family dwellings	2. The tanning or storage of rawhides or skins and fat rendering
3. One-family dwellings	3. Shelters necessary to house utility pumps, transformers and regulatory valves	3. Multifamily dwelling not to exceed a density of 20 families per acre, which shall not exceed 2 stories and shall not contain more than 6 dwelling units per structure	3. The manufacturing of gunpowder, fireworks or other explosives
4. Churches and similar places of worship	4. Shelters and storage facilities in park and municipal areas	4. Mobile/manufactured homes as a permanent independent dwelling unit (See § 27-612)	4. Abattoir and stockyards

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Principal Permitted Uses and Structures	Permitted Accessory Uses and Structures	Conditional Uses	Prohibited Uses
5. Public and private schools, and institutions of higher education, to include dormitory facilities	5. Outbuildings such as storage sheds when incidental, supplemental and customary with regards to a principal permitted use	5. Neighborhood commercial facilities necessary to the convenience of the residents	5. Strip mining
6. Public parks, public playgrounds, municipal recreation areas and fairgrounds		6. Medical centers and clinics and nursing home or other similar elderly care homes	6. Adult bookstores
7. Municipal buildings, public libraries, museums		7. Two-family dwellings - meeting requirements of § 27-503, Subsection 7	7. Dumps or dumping of any kind
8. Communication antennas mounted on an existing structure, and the communication equipment facility, if any, required for that antenna		8. Such other uses and structures not provided for anywhere in this chapter which are similar to use or structure permitted in this district and which do not violate the purpose of this district	
9. Townhouses		9. Home occupation	
10. Intrastate gathering pipelines		10. Wind energy facilities, personal or commercial	

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**R-S Residential Suburban District
Uses and Structures**

[Amended by Ord. 10.11.2016.01, 10/11/2016 and by Ord. 04.10.2018.01, 4/10/2018]

Principal Permitted Uses and Structures	Permitted Accessory Uses and Structures	Conditional Uses	Prohibited Uses
1. One-family detached dwellings	1. Private garages and carports when supplementary and incidental to a permitted use (See § 27-202)	1. Conversion apartments to house more than 3 families (See § 27-503)	1. The incineration, reduction, or storage of offal, animals, fish, or similar objectionable refuse
2. Two-family dwellings	2. Private swimming pool	2. Mobile/manufactured homes as a permanent independent dwelling unit (See § 27-612)	2. The tanning or storage of rawhides or skins and fat rendering
3. Conversion apartments not to exceed 3 families per structure	3. Outbuildings such as storage sheds when incidental, supplemental and customary with regards to a principal permitted use	3. Multifamily dwellings, not to exceed a density of 20 families per acre, each dwelling building shall not exceed 2 stories, shall contain no more than 6 dwelling units per dwelling structure, and must have adequate provisions for fire protection	3. The manufacturing of gunpowder, fireworks or other explosives

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Principal Permitted Uses and Structures	Permitted Accessory Uses and Structures	Conditional Uses	Prohibited Uses
4. Churches and similar places of worship, parish house, convent	4. Such residential related uses as are normally supplementary to and incidental to the permitted residential uses and such uses as are supplementary and incidental to other permitted uses, provided that they do not intrude upon the residential purposes	4. Townhouses, not to exceed 8 units per structure	4. Abattoir and stockyards
5. Public and private schools, and institutions of higher education, to include dormitory facilities		5. Planned residential developments (See § 27-615)	5. Dumps or dumping of any kind
6. Public parks, public playgrounds, municipal recreation areas		6. Such other uses and structures not provided for anywhere in this chapter which are similar to a use or structure permitted in this district and which do not violate the purpose of this district	6. Adult bookstores
7. Municipal buildings, public libraries, museums		7. Home occupation	7. Industrial use
8. Communications antennas mounted on an existing structure and the communication equipment facility, if any, required for that antenna			8. Any use or storage that is not specifically allowed under a permitted use or conditional use as set forth in the preceding paragraphs of this section

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Principal Permitted Uses and Structures	Permitted Accessory Uses and Structures	Conditional Uses	Prohibited Uses
9. Intrastate gathering pipelines			

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Village District
Uses and Structures

[Amended by Ord. 10.11.2016.01, 10/11/2016; and by Ord. No. 04.10.2018.01, 4/10/2018]

Principal Permitted Uses and Structures	Permitted Accessory Uses and Structures	Conditional Uses	Prohibited Uses
<p>1. The following residential uses: single- and two-family, multifamily and apartments, and residential in combination with commercial uses</p>	<p>1. Garage and carport when supplementary and incidental to a principal permitted use</p>	<p>1. Automotive service stations</p>	<p>1. The incineration, reduction, or storage of offal, animals, fish, or similar objectionable refuse</p>
<p>2. Stores and shops for retail business, such as restaurants, food, drugs, clothing, hardware, variety, antique shops, personal service shops, provided such shops are conducted entirely within a building</p>	<p>2. Loading and unloading facilities</p>	<p>2. Multifamily dwelling not to exceed a density of 20 families per acre, except for housing for the elderly. In the case of housing for the elderly, the density may be increased to 120 units per acre. Also in the case of housing for the elderly, the parking requirements will be 20 spaces per 100 units. Also, adequate fire protection must be provided.</p>	<p>2. The tanning or storage of rawhides or skins and fat rendering</p>

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Principal Permitted Uses and Structures	Permitted Accessory Uses and Structures	Conditional Uses	Prohibited Uses
3. Offices, to include governmental offices, banks and financial institutions	3. Off-street parking facilities	3. Neighborhood commercial facilities (See § 27-502, Subsection 4E)	3. The manufacturing of gunpowder, fireworks or other explosives
4. Municipal buildings or uses, theaters, radio and television studios	4. Private swimming pools	4. Such other uses and structures not provided for anywhere in this chapter which are similar to use or structure permitted in this district and which do not violate the purpose of this district	4. Abattoir and stockyards
5. Billiards and pool parlors, bowling alley, skating rink	5. Shelters necessary to house utility pumps, transformers and regulatory valves	5. Home occupation	5. Adult bookstores
6. Churches, or similar places of worship, including parish houses or convent	6. Shelters and storage facilities in parks and municipal areas	6. Selected industries (See also § 27-504.4E)	6. Dumps or dumping of any kind
7. Public utilities and facilities, libraries and post offices	7. Such other uses and structures normally supplementary to and incidental to a permitted use, provided that the same does not intrude upon a permitted use or structure and does not violate the purpose of this district	7. Hotels and motels	

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Principal Permitted Uses and Structures	Permitted Accessory Uses and Structures	Conditional Uses	Prohibited Uses
8. Mortuary and undertaking establishments	8. Outbuildings such as storage sheds when incidental, supplemental and customary with regards to a principal permitted use	8. Restaurants	
9. Clubs, lodges and fraternal organizations		9. Other uses which are a permitted use listed in § 27-505.2 for the Commercial Highway District	
10. Medical centers and clinics, nursing homes, and other similar elderly care homes			
11. Communications antennas mounted on an existing structure, and the communications equipment facility, if any, required for that antenna			
12. Intrastate gathering pipelines			
13. Signs, as provided for in this chapter			

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**C-H Commercial Highway District
Uses and Structures**

[Amended by Ord. 10.11.2016.01, 10/11/2016; and by Ord. No. 04.10.2018.01, 4/10/2018]

Principal Permitted Uses and Structures	Permitted Accessory Uses and Structures	Conditional Uses	Prohibited Uses
1. Automobile service stations, hotels, motels, restaurants, drive-in restaurants, supermarkets, drugstores and laundromats	1. Garages for the storage of automobiles and equipment necessary to the maintenance and upkeep of the permitted uses	1. Golf driving range	1. The incineration, reduction, or storage of offal, animals, fish, or similar objectionable refuse
2. Medical centers and clinics, nursing homes or similar elderly care homes	2. Storage facilities for products sold or displayed in a permitted use	2. Miniature golf course	2. The tanning or storage of rawhides or skins and fat rendering
3. Municipal buildings and uses, clubs and fraternal organizations	3. Loading docks	3. Wholesale establishment	3. The manufacturing of gunpowder, fireworks or other explosives
4. Communications towers, communications antennas and communications equipment facilities subject to all of the standards and requirements herein, whether private, commercial or governmental	4. Residential uses, only when accessory and incidental to the proper functioning of a permitted use	4. Distribution centers	4. Abattoir and stockyards

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Principal Permitted Uses and Structures	Permitted Accessory Uses and Structures	Conditional Uses	Prohibited Uses
5. Public utility facilities	5. Home occupation	5. Churches and related buildings, sectors, or parsonages, schools, convents, and parish halls	5. Dumps or dumping of any kind
6. Self-storage units	6. Outbuildings such as storage sheds when incidental, supplemental and customary with regards to a principal permitted use	6. Theaters	6. Industrial uses
7. Intrastate gathering pipelines	7. Such other uses and structures normally supplemental to and incidental to a permitted use, provided that the same does not intrude upon the permitted use or structure and does not violate the purpose of this district	7. Adult bookstores, adult theaters, health clubs, massage studios or parlors, health spas, exercise studios or similar establishments	
		8. Retail shopping centers	
		9. Such other uses and structures not provided for anywhere in this chapter which are similar to a use or structure permitted in this district and which do not violate the purpose of this district	

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Principal Permitted Uses and Structures	Permitted Accessory Uses and Structures	Conditional Uses	Prohibited Uses
		10. Selected industrial uses (See § 27-505.5C)	
		11. Indoor and/or outdoor storage space sold commercially	

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**A Agriculture District
Uses and Structures**

[Amended by Ord. 10.11.2016.01, 10/11/2016; and by Ord. No. 04.10.2018.01, 4/10/2018]

Principal Permitted Uses and Structures	Permitted Accessory Uses and Structures	Conditional Uses	Prohibited Uses
1. One-family dwelling	1. Private swimming pools	1. Animal hospitals, kennels and veterinary facilities	1. The incineration, reduction, or storage of offal, animals, fish, or similar objectionable refuse
2. Two-family dwellings	2. Private garages, barns, outbuildings, silos, and carports when supplementary and incidental to a principal permitted use	2. Bed-and-breakfast/guest home	2. The tanning or storage of rawhides or skins and fat rendering
3. Communication towers, and antennas mounted on existing structure, and the communication equipment facility, if any, required for that antenna	3. Shelters necessary to house utility pumps, transformers and regulatory valves	3. Campgrounds, commercial and private	3. The manufacturing of gunpowder, fireworks or other explosives
4. Public parks, public playgrounds, municipal recreation areas and fairgrounds	4. Shelters and storage facilities in park and municipal areas	4. Cemeteries	4. Abattoir and stockyards

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Principal Permitted Uses and Structures	Permitted Accessory Uses and Structures	Conditional Uses	Prohibited Uses
5. Municipal buildings		5. Church-related educational or day-care facilities, subject to all state and federal regulations	5. Strip mining
6. Mobile/manufactured homes as a permanent Independent dwelling (See § 27-612)		6. Churches	6. Adult bookstores
7. Nonconcentrated agricultural use		7. Commercial day-care centers	7. Dumps or dumping of any kind
8. Intrastate gathering pipelines		8. Group homes	
		9. Professional offices	
		10. Such other uses and structures not provided for anywhere in this chapter which are similar to a use or structure permitted in this district and which do not violate the purpose of this district	
		11. Mobile/manufactured home parks	
		12. Concentrated agriculture uses	
		13. Wind energy facilities, personal or commercial	
		14. Indoor and/or outdoor storage space sold commercially	

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