

ZONING

27 Attachment 1

Township of Spring

District Regulations Table

A-1 District

[Amended by Ord. No. 05-2022, 4/4/2022]

	Lot Requirements			Yard Setback and Height Requirements			
	Minimum Lot Size	Minimum width (feet)	Maximum impervious coverage	Front yard (feet)	Side yard (feet)	Rear yard (feet)	Maximum Height (feet)
PERMITTED USES							
Farm uses							
Horticultural uses	10 acres	300	10% building; 20% total impervious	50	75	75	35
Agricultural Uses							
Commercial establishments for the processing, storage, and sale of farm products produced and raised on the premises	10 acres	300	10% building; 20% total impervious	50	100	75	35; 120 silos
Stables and/or riding academies							
Non-Farm Uses							
Public or private land conservation areas, including State game and forest lands, wildlife or nature preserves	1 acre	50	10% building; 15% total impervious	50	25	35	35
Agricultural entertainment (e.g., hayrides corn mazes, etc.)	5 acres	150	10% building; 20% total impervious	50	50	50	35

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	Lot Requirements			Yard Setback and Height Requirements			
	Minimum Lot Size	Minimum width (feet)	Maximum impervious coverage	Front yard (feet)	Side yard (feet)	Rear yard (feet)	Maximum Height (feet)
Public or private park and recreation areas	No minimum	150	10% building; 20% total impervious	50	50	50	35
Forestry or forest management activities	10 acres	300	10% building; 20% total impervious	50	100	75	35
Churches	5 acres	200	25% bldg. 58% imp.	50	50	50	35
Public and private schools	5 acres	200	30% bldg. 50% imp.	50	50	50	35
Residential Uses							
Single-family detached residential units	1 acre (not to exceed 1 unit per 20 acres)	150	30% bldg. 40% imp.	50	25	50	35
ACCESSORY USES							
Home occupations	See permitted use above to which proposed use is accessory						
Customary and secondary uses and structures necessary to the above permitted uses							
Essential services							
Roadside stands for the sale of products grown on the premises							
Bed and breakfast							

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	Lot Requirements			Yard Setback and Height Requirements			
	Minimum Lot Size	Minimum width (feet)	Maximum impervious coverage	Front yard (feet)	Side yard (feet)	Rear yard (feet)	Maximum Height (feet)
CONDITIONAL USES							
Airports	See supplemental regulations “Conditional Use Criteria”						
Communications towers and antennas							
Concentrated animal feeding operations							
Sawmills							
Principal solar energy systems (PSES)							

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District Regulations Table
A-2 District

[Amended by Ord. No. 05-2022, 4/4/2022]

	Lot Requirements			Yard Setback and Height Requirements			
	Minimum Lot Size	Minimum width (feet)	Maximum coverage	Front yard (feet)	Side yard (feet)	Rear yard (feet)	Maximum Height (feet)
PERMITTED USES							
All permitted primary uses of the A-1 District							
Golf courses	100 acres (18-hole); 50 acres (9-hole)	50 at street line	10% building; 20% total impervious	50	50	50	35
Driving ranges	5 acres						
Veterinary clinics, animal hospitals, and/or kennels	3 acres	150	20% bldg. 40% imp.	50	50	50	35
Community centers	5 acres	150	25% bldg. 50% imp.	50	50	50	35
Seasonal dwelling units	1 acre	150	20% bldg. 60% imp.	50	25	50	35
Government buildings/facilities	5 acres	150	40% bldg. 60% imp.	50	50	50	35
Self-storage facilities	10 acres	300	10% building; 25% total impervious	50	100	75	35
Commercial establishments for the processing, storage and sale of farm products	10 acres	300	10% building; 25% total impervious	50	100	75	35
Horticultural uses related to the raising, propagating, and selling of trees, shrubs, flowers, and other plant materials	5 acres	200	10% building; 25% total impervious	50	75	75	35

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	Lot Requirements			Yard Setback and Height Requirements			
	Minimum Lot Size	Minimum width (feet)	Maximum coverage	Front yard (feet)	Side yard (feet)	Rear yard (feet)	Maximum Height (feet)
Owner-occupied artists, artisans, and craftsmen studios and facilities for the design, production, execution, and storage of arts and crafts in an enclosed structure	5 acres	150	10% building; 25% total impervious	50	50	50	35
Single-family detached residential units *minimum designated open space required = 50%	1 acre minimum; 5 acre maximum	100	20% bldg. 30% imp.	50	25	50	35
Single-family detached residential units *minimum designated open space required = 80% ¹	1/3 acre minimum; 5 acre maximum	75	20% bldg. 40% imp.	35/50 on arterial streets	15	30	35
ACCESSORY USES							
All permitted accessory uses of the A-1 District	See permitted use above to which proposed use is accessory						
CONDITIONAL USES							
Airports	See supplemental regulations “Conditional Use Criteria”						
Communications towers and antennas							
Concentrated animal feeding operations							
Sawmills							
Cemeteries							
Correctional facilities							
Shooting ranges							
Traditional neighborhood design							
Principal solar energy systems (PSES)							

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NOTES:

¹ A-1 zoned property on the parent tract may be included in the open space designation.

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District Regulations Table
C District

	Lot Requirements			Yard Setback and Height Requirements			
	Minimum Lot Size	Minimum width (feet)	Maximum coverage	Front yard (feet)	Side yard (feet)	Rear yard (feet)	Maximum Height (feet)
PERMITTED USES							
Single-family detached residential units (with public sewer) *minimum designated open space required = 70% ²	0.5 acre (shall not exceed 1 unit per 3 acres)	100	20% building; 35% total impervious	40	15	40	35
Single-family detached residential units (without public sewer) *minimum designated open space required = 70% ³	1 acre (shall not exceed 1 unit per 3 acres)	150	20% building; 35% total impervious	50	20	50	35
Forest and forest management uses	10 acres	300	10% building; 20% total impervious	50	100	75	35
Horticultural uses relating to the raising and propagating of shrubs, flowers, and other plant materials produced and raised on the premises							
Tilling of land, raising of crops, fruits and vegetables	10 acres	300	10% building; 20% total impervious	50	100	75	35
Raising and keeping of livestock and poultry (excluding concentrated animal feeding operations)							
Public or private conservation areas for the conservation of open space, water, soil, and wildlife resources							
Public park and recreation areas	5 acres	100					
ACCESSORY USES							
Home occupations	See permitted use above to which proposed use is accessory						

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	Lot Requirements			Yard Setback and Height Requirements			
	Minimum Lot Size	Minimum width (feet)	Maximum coverage	Front yard (feet)	Side yard (feet)	Rear yard (feet)	Maximum Height (feet)
Customary and secondary uses and structures accessory to the above permitted uses							
Bed and breakfast establishments							
Essential services							
CONDITIONAL USES							
Sawmills	See supplemental regulations “Conditional Use Criteria”						
Sales of shrubs, flowers, and other plant materials produced and raised on the premises							

NOTES:

² See Supplemental Regulations - “Open Space Dedication”

³ See Supplemental Regulations - “Open Space Dedication”

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District Regulations Table

R-1 District

[Amended by Ord. No. 01-2024, 7/1/2024]

	Lot Requirements			Yard Setback and Height Requirements			
	Minimum Size	Minimum width (feet)	Maximum coverage	Front yard (feet)	Side yard (feet)	Rear yard (feet)	Maximum Height (feet)
PERMITTED USES							
Single-family detached unit - without public sewer (requires 2 septic areas per lot)	1 acre	150 at building setback line; 50 at street line	20% bldg. 40% imp.	30 on local and collector streets; 50 on arterial streets	30	30	35
Churches	5 acres		40% bldg. 60% imp.	50	50	75	35
Public and private schools	5 acres		30% bldg. 40% imp.	50			
Public park and recreation areas	4 acres						
ACCESSORY USES							
Home occupations	See permitted use above to which it is accessory						
Bed and breakfast establishments							
Customary and secondary uses accessory to above permitted uses							
Essential services							

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District Regulations Table

R-1 District

Open Space Option

[Amended by Ord. No. 01-2024, 7/1/2024]

	Lot Requirements			Yard Setback and Height Requirements			
	Maximum Density	Minimum width (feet)	Maximum coverage	Front yard (feet)	Side yard (feet)	Rear yard (feet)	Maximum Height (feet)
PERMITTED USES							
Single-family detached unit	2.4 units per acre	75 at building setback line; 50 feet at street line	20% bldg. 40% imp.	25 on local and collector streets; 50 on arterial streets	10	30	35
Duplex unit					10; 0 at common wall		
Churches	5 acres			40% bldg. 60% imp.	50	50	75
Public and private schools	5 acres		20% bldg. 40% imp.				
Public park and recreation areas	4 acres						
ACCESSORY USES							
Home occupations	See permitted use above to which it is accessory						
Bed and breakfast establishments							
Customary and secondary uses accessory to above permitted uses							
Essential services							

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District Regulations Table

R-1 District

Traditional Neighborhood Development (TND) Option

	Lot Requirements			Yard Setback and Height Requirements					
	Maximum Permitted Density	Minimum width (feet)	Maximum coverage	Front yard (feet)	Side yard (feet)	Rear yard (feet)	Maximum Height (feet)		
PERMITTED USES									
Single-family detached unit	3 units per acre	80 at building setback line; 50 at street line 40 feet unit	40% bldg. 60% imp.	20 on local and collector streets	10	30	35		
Duplex; quadplex		20 fee simple 150 condo			150 feet at building setback line; 50 feet at street line	50	50	75	35
Townhouse									
Neighborhood commercial (excluding gasoline sales)	20,000 square feet	150 feet at building setback line; 50 feet at street line	50% bldg. 60% imp.	50					
Government offices	25,000 square feet								
Churches	5 acres								
Public and private schools	5 acres								
Public park and recreation areas	4 acres				20% bldg. 40% imp.				
ACCESSORY USES									
Home occupations	See permitted use above to which it is accessory								
Bed and breakfast establishments									
Customary and secondary uses accessory to above permitted uses									
Essential services									

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District Regulations Table
R-1 District
Density Bonus - WFH Option

	Lot Requirements			Yard Setback and Height Requirements			
	Minimum Size	Minimum width (feet)	Maximum coverage	Front yard (feet)	Side yard (feet)	Rear yard (feet)	Maximum Height (feet)
PERMITTED USES							
Single-family home	3.5 units/ AC 5% WFH	70 at building setback line;	40% bldg. 60% imp.	20 on local and collector streets; 40 on arterial streets	10	20	35
Duplex; quadplex		50 at street line 40 unit			10; 0 at common wall	30	
Townhouse		20 fee simple 150 condo					
Churches	5 acres	150	30% bldg. 50% imp.	50	30	50	
Public and private schools					50		
Public park and recreation areas	4 acres		20% bldg. 40% imp.		50	50	
ACCESSORY USES							
Home occupations	See permitted use above to which it is accessory						
Bed and breakfast establishments							
Customary and secondary uses accessory to above permitted uses							
Essential services							

Also see Appendix A

ZONING
District Regulations Table
R-2 District

	Lot Requirements			Yard Setback and Height Requirements			
	Minimum Size	Minimum width (feet)	Maximum coverage	Front yard (feet)	Side yard (feet)	Rear yard (feet)	Maximum Height (feet)
PERMITTED USES							
Single-family home	7,500 square feet	50	40% bldg. 50% imp.	⁴ see below	5	20	35
Duplex	15,000 square feet/unit	50			5; 0 at common wall	30	
Churches	5 acres	150 at building setback line; 50 at street line	50	30	50		
Public and private schools	5 acres			30	50		
Child day care centers	25,000 square feet			50	75		
Public park and recreation areas	4 acres			50	50		
Firehouse	10 acres	20% bldg. 40% imp.		25	50		
ACCESSORY USES							
Home occupations	See permitted use above to which it is accessory						
Bed and breakfast establishments							
Customary and secondary uses accessory to above permitted uses							
Essential services							

NOTE:

⁴ The front yard setback shall be generally consistent with the existing streetscape on a per block basis as determined by the Zoning Officer, but in no case be less than 10 feet.

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District Regulations Table

R-3 District

[Added by Ord. No. 02-19, 9/3/2019]

	Lot Requirements			Yard Setback and Height Requirements			
	Open Space Required/Max Density Permitted	Minimum width (feet)	Maximum coverage	Front yard (feet)	Side yard (feet)	Rear yard (feet)	Maximum Height (feet)
PERMITTED USES							
Single-Family detached unit	4 units per acre	70	40% bldg. 50% imp.	25	10	25	35
Duplex		70		50			
Townhouse		20 fee simple 150 condo			15' at ends		
Child day-care center	1 acre minnum lot size	150		50	30	30	
Churches	5 acre minimum lot size	150	35% bldg. 50% imp.	30	30	50	
Firehouse							
Public and private schools	5 acre minimum lot size	150		30	30	50	
Public park and recreation areas	4 acres		20% bldg. 40% imp.	30			
ACCESSORY USES							
Home occupations	See permitted use above to which it is accessory						
Bed-and-breakfast establishments							
Customary and secondary uses accessory to above permitted uses							
Essential services							

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District Regulations Table
R-4 District

	Lot Requirements			Yard Setback and Height Requirements			
	Open Space Required/Max Density Permitted	Minimum width (feet)	Maximum coverage	Front yard (feet)	Side yard (feet)	Rear yard (feet)	Maximum Height (feet)
PERMITTED USES							
Townhouse	6 units per acre	20 fee simple 150 condo	50% bldg. 60% imp.	20	15 at ends	20	35
Duplex		70		50	10', 0' at common wall		
Patio (home)						10' one side 0' one side	
Apartment building	10 units per acre	150		50	30	30	
Churches	5 acre minimum lot size	150	35% bldg. 50% imp.	30	30	50	
Firehouse							
Public and private schools	5 acre minimum lot size	150		30	30	50	
Public park and recreation areas	4 acres			20% bldg. 40% imp.	30		
ACCESSORY USES							
Home occupations	See permitted use above to which it is accessory						
Bed and breakfast establishments							
Customary and secondary uses accessory to above permitted uses							
Essential services							

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District Regulations Table
HC District
[Amended by Ord. 02-17, 8/7/2017]

Permitted Uses	Lot Requirements			Yard Setback and Height Requirements			
	Minimum Lot Size	Minimum width (feet)	Maximum impervious coverage	Front yard (feet)	Side yard (feet)	Rear yard (feet)	Maximum Height (feet)
All retail establishments for the sale, service, and rental of goods	The minimum lot size shall be determined on the basis of the minimum width, maximum coverage, yard setback, parking and other requirements contained in this chapter	150	30% buildings; 65% total impervious	50	15	50	35
Eating and drinking establishments							
Hotels and motels							
Professional offices							
Business and financial services							
Personal services							
Studios for instruction in music and the performing arts							
Photography studios							
Motor vehicle services and sales							
Bus passenger services							
Commercial parking lots							
Transportation terminals							
Amusement enterprises	The minimum lot size shall be determined on the basis of the minimum width, maximum coverage, yard setback, parking and other requirements contained in this chapter	150	30% buildings; 65% total impervious	50	15	50	35
Arenas, stadiums, and commercial auditoriums							
Motion picture and other theaters							
Government offices							
Public and private institutions of higher education							
Emergency service facilities							
Community centers							

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Permitted Uses	Lot Requirements			Yard Setback and Height Requirements			
	Minimum Lot Size	Minimum width (feet)	Maximum impervious coverage	Front yard (feet)	Side yard (feet)	Rear yard (feet)	Maximum Height (feet)
Clubs, lodges, and fraternal organizations							
Out-patient medical clinics and offices							
Adult day care centers							
Hospitals							
Opticians and optical goods dealers							
Animal hospitals and veterinary offices							
Funeral homes/mortuaries							
Self-storage facilities							
Essential services							
Medical marijuana dispensary							
Customary incidental and secondary uses and structures accessory to the above primary uses	See primary use above to which it is accessory						

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District Regulations Table
IC District
[Amended by Ord. 02-17, 8/7/2017]

PERMITTED USES	Lot Requirements			Yard Setback and Height Requirements			
	Minimum Lot Size	Minimum width (feet)	Maximum coverage	Front yard (feet)	Side yard (feet)	Rear yard (feet)	Maximum Height (feet)
All retail establishments for the sale, service, and rental of goods, including gasoline	The minimum lot size shall be determined on the basis of the minimum width, maximum coverage, yard setback, parking and other requirements contained in this chapter	150	25% buildings; 65% total impervious	Reference table below	20 Minimum setback along the edge of interstate R.O.W. 75 for buildings 50 for driveways and parking lots	50	45
Eating and drinking establishments							
Hotels and motels							
Professional offices							
Business and financial services							
Personal services							
Motor vehicle services and sales, public and private garages for the storage and maintenance of motor vehicles							
Repair establishments, including small appliance, shoe and electronic							
Bus passenger services							
Commercial parking lots							
Transportation terminals							
Amusement enterprises, including billiard parlors, bowling alleys, skating rinks, or similar uses							

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PERMITTED USES	Lot Requirements			Yard Setback and Height Requirements			
	Minimum Lot Size	Minimum width (feet)	Maximum coverage	Front yard (feet)	Side yard (feet)	Rear yard (feet)	Maximum Height (feet)
Arenas, stadiums, and commercial auditoriums							
Motion picture and other theaters							
Government offices							
Public and private institutions of higher education							
Emergency service facilities							
Community centers							
Clubs, lodges, and fraternal organizations							
Out-patient medical clinics and offices							
Hospitals							
Opticians and optical goods dealers							
Animal hospitals and veterinary offices							
Funeral homes/mortuaries							
Essential services							
Medical marijuana dispensary							
Customary incidental and secondary uses and structures accessory to the above primary uses	See primary use above to which it is accessory						

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District Regulations Table
VC District

PERMITTED USES	Lot Requirements			Yard Setback and Height Requirements			
	Minimum Lot Size	Minimum width (feet)	Maximum impervious coverage	Front yard (feet)	Side yard (feet)	Rear yard (feet)	Maximum Height (feet)
PERMITTED PRIMARY USES							
All permitted primary uses of the R-2 residential district	10,000 square feet	50	25% building; 65% total impervious	⁵ see below	5	20	35
Duplex							
Neighborhood retail							
Eating and drinking establishments							
Bakeries							
Banks							
Medical and dental offices; Opticians and optical goods dealers							
Business, professional, and financial offices							
Clubs, lodges, and fraternal organizations							
Personal services							
Fine arts studio							
Neighborhood retail	10,000 square feet	50	25% building; 65% total impervious	Generally consistent with the existing streetscape as determined by the Zoning Officer, but in no case less than 10.	5	20	30
Tailors and seamstresses; Laundromats; Dry cleaner service retailers							
Florists; Jewelry stores							
Government offices; Community centers; Public or private schools							
Bed and breakfasts							

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PERMITTED USES	Lot Requirements			Yard Setback and Height Requirements			
	Minimum Lot Size	Minimum width (feet)	Maximum impervious coverage	Front yard (feet)	Side yard (feet)	Rear yard (feet)	Maximum Height (feet)
PERMITTED PRIMARY USES							
Repair establishments (except for motor vehicle repair)							
Communications antennas mounted on an existing public utility transmission tower, existing communication tower and structures	Refer to conditional uses						
ACCESSORY USES							
Home occupations	See primary use above to which it is accessory						
Essential services							
Customary incidental and secondary uses and structures accessory to the above primary uses							
Communications equipment building							

NOTE:

⁵ The front yard setback shall be generally consistent with the existing streetscape on a per block basis as determined by the Zoning Officer. But in no case less than 10 feet.

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District Regulations Table

HMD District

	Lot Requirements			Yard Setback and Height Requirements			
	Minimum Lot Size	Minimum width (feet)	Maximum coverage	Front yard (feet)	Side yard (feet)	Rear yard (feet)	Maximum Height (feet)
PERMITTED USES							
All retail establishments for the sale, service, and rental of goods	The minimum lot size shall be determined on the basis of the minimum width, maximum coverage, yard setback, parking and other requirements contained in this chapter	150	30% buildings; 65% total impervious	30	15	30	35
Eating and drinking establishments							
Professional offices							
Business and financial services							
Personal services							
Studios for instruction in music and the performing arts							
Photography studios							
Motor vehicle services and sales							
Bus passenger services							
Commercial parking lots							
Transportation terminals							
Government offices							
Emergency service facilities							
Out-patient medical clinics and offices							
Adult day care centers							
Opticians and optical goods dealers							
Funeral homes/mortuaries							
Self-storage facilities							
Essential services							

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	Lot Requirements			Yard Setback and Height Requirements			
	Minimum Lot Size	Minimum width (feet)	Maximum coverage	Front yard (feet)	Side yard (feet)	Rear yard (feet)	Maximum Height (feet)
Customary incidental and secondary uses and structures accessory to the above primary uses	See primary use above to which it is accessory						
CONDITIONAL USES							
Industrial Uses	See supplemental regulations - "Conditional Use Criteria," § 911						

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District Regulations Table

LI District

[Amended by Ord. 02-17, 8/7/2017]

	Lot Requirements			Yard Setback and Height Requirements			
	Minimum Lot Size	Minimum width (feet)	Maximum impervious coverage	Front yard (feet)	Side yard (feet)	Rear yard (feet)	Maximum Height (feet)
PERMITTED USES							
Assembly from electronic or microelectronic components	The minimum lot size shall be determined on the basis of the minimum width, maximum coverage, yard setback, parking and other requirements contained in this chapter	150	50% buildings; 65% total impervious	50	25	50	35
Fabricating of models or test equipment used in research							
Newspaper publishing							
Printing and binding							
Research, engineering, or testing laboratories							
Optical instrument systems development							
Medical device manufacturing							
Radio and television studios, transmitters, and towers							
Public utility facilities							
Business and professional offices							
Self-service storage facilities							
Government buildings							
Pharmaceutical production and packaging							
Contractors supply, offices, and equipment storage							

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	Lot Requirements			Yard Setback and Height Requirements			
	Minimum Lot Size	Minimum width (feet)	Maximum impervious coverage	Front yard (feet)	Side yard (feet)	Rear yard (feet)	Maximum Height (feet)
Moving and storage, parcel delivery, and express transfer station	The minimum lot size shall be determined on the basis of the minimum width, maximum coverage, yard setback, parking and other requirements contained in this chapter	150	50% buildings; 65% total impervious	50	25	50	35
Communication antennas mounted on an existing public utility transmission tower, existing communication tower and structures							
Warehousing and wholesale trade establishments							
Heavy equipment sales, service, and repair							
Health/fitness club							
Child daycare							
Adult daycare							
Animal hospitals and veterinary offices							
Medical/dental offices							
Studios for music and performing arts							
Motor vehicle service/maintenance garage							

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	Lot Requirements			Yard Setback and Height Requirements			
	Minimum Lot Size	Minimum width (feet)	Maximum impervious coverage	Front yard (feet)	Side yard (feet)	Rear yard (feet)	Maximum Height (feet)
Public and private institutions of higher education							
Medical marijuana growing/processing facility							
ACCESSORY USES							
Customary incidental and secondary uses and structures accessory to the above primary uses	See primary use above to which it is accessory						
Essential services							
Communications equipment building							
CONDITIONAL USES							
Communication towers and antennas	See - "Conditional Use Criteria"						
Truck or motor freight terminals							
Adult oriented businesses							
Junkyards							
Sawmills							
Slaughtering, processing, rendering, and packaging operations							
Natural gas facility compression station							

Note: No more than 10% of the gross floor area may be used for retail/showroom space.

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District Regulations Table
HI District
[Amended by Ord. 02-17, 8/7/2017]

	Lot Requirements			Yard Setback and Height Requirements			
	Minimum Lot Size	Minimum width (feet)	Maximum impervious coverage	Front yard (feet)	Side yard (feet)	Rear yard (feet)	Maximum Height (feet)
PERMITTED USES							
All primary uses permitted within the Light Industrial District	The minimum lot size shall be determined on the basis of the minimum width, maximum coverage, yard setback, parking and other requirements contained in this chapter	150	50% buildings; 65% total impervious	50	50	50	35
Any production, manufacturing, assembly, processing, cleaning, repair, storage, or distribution of goods, materials, foodstuffs, and other products not involving a retail activity except as an accessory use							
Auto wrecking, junk and scrap establishments							
Freight and trucking terminals							
The manufacture, processing, or bulk storage of natural gas, petroleum, gasoline, and other petroleum derivatives and explosives							
Moving and storage, parcel delivery and express transfer stations							
Public and private storage and maintenance of motor vehicles							
Public utility facilities							
Heavy equipment sales, service, and repair							
Refractories							

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	Lot Requirements			Yard Setback and Height Requirements			
	Minimum Lot Size	Minimum width (feet)	Maximum impervious coverage	Front yard (feet)	Side yard (feet)	Rear yard (feet)	Maximum Height (feet)
Rendering plants	The minimum lot size shall be determined on the basis of the minimum width, maximum coverage, yard setback, parking and other requirements contained in this chapter		50% buildings; 65% total impervious				
Wholesale distribution, warehouses, contractor storage and office facilities							
Communications facilities and communications towers and antennas							
Medical marijuana growing/processing facility							
ACCESSORY USES							
Customary incidental and secondary uses and structures accessory to the above primary uses	See primary use above to which it is accessory						
Essential services							
Communications equipment building							
CONDITIONAL USES							
Solid waste disposal and processing facilities	See supplemental regulations - "Conditional Use Criteria"						
Recycling facilities							
Incinerators							
Adult businesses							
Mineral resource processing facilities							
Sawmills							
Slaughtering, processing, rendering, and packaging operations							
Communication towers and antennas							

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Note: No more than 10% of the gross floor area may be used for sales/showroom space.

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District Regulations Table
RR District

[Amended by Ord. No. 05-2022, 4/4/2022]

	Lot Requirements			Yard Setback and Height Requirements			
	Minimum Lot Size	Minimum width (feet)	Maximum impervious coverage	Front yard (feet)	Side yard (feet)	Rear yard (feet)	Maximum Height (feet)
PERMITTED USES							
Tilling of land, raising of crops, fruits and vegetables	10 acres	300	10% buildings; 20% total impervious	50	100	75	35
Horticultural uses related to the raising, propagating, and selling of trees, shrubs, flowers, and other plant materials produced and raised on the premises							
Commercial establishments for the processing, storage, and sale of farm products produced and raised on the premises							
Forestry or forest management areas							
Usual farm structures including barns, silos, and greenhouses							35: 120 (silos)
Public or private land conservation areas, including State game and forest lands, wildlife or nature preserves	No minimum	150	10% building; 20% total impervious	50	50	50	35
Public or private park and recreation areas							
ACCESSORY USES							
Customary incidental and secondary uses and structures accessory to the above primary uses	See primary use above to which it is accessory						
Essential services							

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	Lot Requirements			Yard Setback and Height Requirements			
	Minimum Lot Size	Minimum width (feet)	Maximum impervious coverage	Front yard (feet)	Side yard (feet)	Rear yard (feet)	Maximum Height (feet)
CONDITIONAL USES	See supplemental regulations - "Conditional Use Criteria"						
Mining and quarrying	10 acres	300	10% buildings; 30% total impervious	50	100	75	35
Mineral resource processing facilities							
Solid waste disposal and processing facilities							
Recycling facilities							
Incinerators							
Shooting ranges							
Principal solar energy systems (PSES)							