

ZONING

TOWNSHIP OF ADAMS SCHEDULE OF PERMITTED NONRESIDENTIAL USES BY DISTRICT [Amended 7-23-2001 by Ord. No. 96; 4-24-2023 by Ord. No. 181; 2-10-2025 by Ord. No. 186]

	Zone District		
	C	B	I
Principal Permitted Uses			
Antique sales	X	X	
Automobile sales, including new and used cars, motorcycles, recreation vehicles, mobile homes, trucks or farm equipment, with or without service facilities, but if provided service facilities shall be in an enclosed structure with no outdoor storage of discarded vehicles or parts		X	X
Automobile service station for the sale of gasoline, oil, tires, batteries and accessories and car washing only		X	
Auto service including collision repair and auto painting only if conducted entirely within an enclosed building, with discarded parts of junk vehicles stored either within an enclosed building or completely surrounded by an opaque fence at least six feet in height			X
Bakery, limited to 5,000 square feet with on-site retail sales	X	X	X
Bakery, with or without retail sales			X
Bank or savings and loan office	X	X	
Beverage distributor		X	X
Bottling works			X
Bowling alley and similar indoor recreation facilities		X	X
Building materials sales		X	X
Business services	X	X	
Clothing or footwear sales or repair	X	X	
Clothing manufacturing			X
Clubs, lodges or fraternal or social organizations		X	
Cold storage locker, food storage or self-service storage			X
Contractor's storage yard and office			X
Convenience sales with gasoline sales		X	
Cosmetics and legal drug manufacture			X
Dairy store or delicatessen	X	X	
Dance, art, self-defense or exercise instruction studio		X	X
Day-care center	X	X	
Drug store or pharmacy	X	X	
Factory outlet sales		X	X
Florist shop	X	X	
Food market or supermarket		X	
Forestry	X	X	X
Funeral home	X	X	
Gardening/agricultural materials sales and/or nursery		X	X
Hardware store		X	
Hobby or arts and crafts sales	X	X	
Hotel or motel		X	
Household appliance and furniture sales and service		X	

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SCHEDULE OF PERMITTED NONRESIDENTIAL USES BY DISTRICT (Cont'd)
[Amended 7-23-2001 by Ord. No. 96; 4-24-2023 by Ord. No. 181]

	Zone District		
	C	B	I
Principal Permitted Uses (Cont'd)			
Laundry or dry-cleaning plant			X
Laundry, coin-operated	X	X	
Jewelry, watch, china and silverware sales and repair	X	X	
Manufacture and fabrication			X
Medical, dental or chiropractic office or clinic	X	X	
Offices, business or profession	X	X	
Office park development including no manufacturing or warehousing on the premises		X	X
Office supplies and equipment sales and service		X	X
Personal services	X	X	
Pet shop and supplies	X	X	
Printing, publishing and bookbinding			X
Real estate sales office	X	X	
Recording, radio or TV studios		X	X
Research laboratories			X
Restaurant without drive-through service	X	X	
Restaurant with or without drive-through service		X	
Sporting and outdoor goods sales	X	X	
Studios for photography, graphic arts instruction or exhibition	X	X	
Truck terminals, including offices, dormitories, transfer depots, truck servicing and repair facilities			X
Veterinarian office		X	X
Video tape rental	X	X	
Wholesale sales		X	X
Public utility service buildings, structures and facilities	X	X	X
Municipal facilities and services	X	X	X
Several principal permitted or approved special exception uses in the same or nearby buildings on the same lot with shared parking	X	X	X
Transient dwelling use of single-family dwelling (TDU)	X	X	X
Accessory Uses			
Parking areas and business service areas	X	X	X
Apartments on the second floor of a building, the first floor of which is occupied by a permitted use, but not more than one such apartment for each acre of land on the property, fractions of acres excluded	X	X	
Outbuildings			X
Outbuildings for the storage of garbage, property maintenance equipment, or products of a manufacturing process		X	X
Office building to serve the principal permitted use		X	X
Railroad switching and storage yards			X
Signs	X	X	X
Double dwelling			X
Conditional Uses			
Retail uses in excess of 25,000 square feet	X	X	
Hospitals	X	X	X
Adult business			X

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Landfill			X
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[Amended 7-23-2001 by Ord. No. 96; 4-24-2023 by Ord. No. 181]

	Zone District		
	C	B	I
Conditional Uses (Cont'd)			
Communications and cellular towers			X
Uses by Special Exception			
Retail business use similar to and compatible with those uses listed as permitted (C and B Zones)	X	X	
Retail business use similar to and compatible with those uses listed as permitted (I Zone)			X
Single-family detached dwelling	X	X	X
Government services in excess of 10,000 square feet	X	X	X
Restaurants and bars within 200 feet of residentially zoned property	X	X	X
Public utility transmission lines and towers			X
Salvage yards and wholesale distributing			X