

# ZONING

## *215 Attachment 1*

### **Table of Permitted Uses and Special Exceptions Township of Kilbuck**

#### **R-1 Single-Family Residential [Amended 8-28-2012 by Ord. No. O-12-04]**

##### Permitted Uses

Single-family detached dwellings  
Cluster development  
Parks, playgrounds, noncommercial recreational uses  
Schools  
Churches  
Accessory uses  
Companion animal resource center

##### Special Exceptions

Bed-and-breakfast homestead

#### **R-2 General Residential [Amended 6-25-2009 by Ord. No. O-09-01; 8-28-2012 by Ord. No. O-12-04]**

##### Permitted Uses

Single-family detached dwellings  
Cluster development  
Parks, playgrounds, noncommercial recreational uses  
Schools  
Churches  
Duplexes  
Townhouses  
Quadruplex  
Municipal/civic buildings  
Accessory uses  
Certain uses on property formerly devoted to municipal or fire service use, as described more fully, and subject to certain stated restrictions, in Article III, § 215-17.1.  
Companion animal resource center

##### Special Exceptions

Home occupations  
Professional offices  
Bed-and-breakfast homestead

## KILBUCK CODE

### **R-3 Multifamily Residential** **[Amended 8-28-2012 by Ord. No. O-12-04]**

#### Permitted Uses

Single-family detached dwelling  
Single-family cluster development  
Duplexes  
Townhouses  
Multifamily dwellings (exceeding 2 units)  
Quadruplex  
Conversion apartments  
Individual mobile homes  
Parks, playgrounds, noncommercial recreational uses  
Schools  
Churches  
Offices/professional offices  
Medical/dental offices  
Accessory uses  
Companion animal resource center

#### Special Exceptions

Nursing homes  
Clinics  
Funeral homes  
Mobile home parks  
Bed-and-breakfast homestead

### **C-1 General Commercial**

**[Amended 8-28-2012 by Ord. No. O-12-03; 8-28-2012 by Ord. No. O-12-04; 12-20-2016 by Ord. No. O-16-02]**

#### Permitted Uses

Retail businesses  
Banks  
Offices  
Restaurants  
Motels, hotels  
Cafes  
Motion-picture theaters  
Bowling alleys  
Other places of public amusement  
Personal service establishments  
Bakery, candy, pastry, confectionery, or ice cream retail sales with minor manufacturing permitted  
Motor vehicle sales  
Motor vehicle repair garages  
Gasoline stations/drive-in uses

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Private clubs, lodges, recreational buildings, or properties  
Accessory uses  
Companion animal resource center  
Medical marijuana dispensary, subject to § 215-12D

### Special Exceptions

Outdoor recreation and commercial uses  
Sexually oriented business  
Communications towers and antennas  
Billboards

### **SUD Special Use District**

**[Amended 1-20-2004 by Ord. No. 00-04-1; 8-28-2012 by Ord. No. O-12-04; 7-28-2015 by  
Ord. No. O-15-03; 12-20-2016 by Ord. No. O-16-02]**

### Permitted Uses

Any residential uses permitted by right in the R-3 Zoning District, except the following:

1. Conversion apartments
2. Individual mobile homes
3. Schools
4. Churches

Any commercial uses permitted by right in the C-1 Zoning District, except the following:

1. Motor vehicle sales
2. Private clubs, lodges, recreational buildings, or properties

### Kennels

Wholesale, warehousing and storage  
Building material supplies  
Distributing plant, beverage bottling and/or distribution  
Laboratories devoted to research, design and experimentation  
Light manufacturing, compounding, processing, packing or treatment excluding such uses or  
processes which produce or emit dust, smoke, refuse matter, toxic or noxious odors, gases,  
and fumes, excessive noise, vibration, or similar substances and conditions  
Printing, publishing and allied processes  
Utility operations  
Highway freight, transportation, and warehousing  
Food and kindred products, packaging, storage and distribution  
Accessory uses  
Companion animal resource center  
Medical marijuana grower/processor

### Special Exceptions

Junkyards  
Communications towers and antennas  
Natural gas compressor station  
Natural gas processing plant

## KILBUCK CODE

### **PK Park and Open Space**

#### Permitted Uses

Public reserved open space  
Nature study area  
Plant and wildlife sanctuary  
Hiking and walking trails  
Picnic facilities  
Creative play space  
Recreational fields  
Recreational courts  
Community swimming pools  
Accessory uses

### **CON Conservation**

**[Amended 7-28-2015 by Ord. No. O-15-03]**

#### Permitted Uses

Agriculture  
Forestry  
Park  
Seasonal homes  
Single-family dwelling

#### Special Exceptions

Oil and gas wells