

ZONING

304 Attachment 1

Borough of Churchill Table 201

Permitted Uses, Conditional Uses, Yard and Area Requirements

[Amended 3-13-2007 by Ord. No. 699; 11-9-2015 by Ord. No. 727; 8-1-2016 by Ord. No. 731; 6-3-2019 by Ord. No. 749; 8-5-2019 by Ord. No. 750; 11-16-2020 by Ord. No. 755; 4-10-2023 by Ord. No. 768; 4-10-2023 by Ord. No. 769; 9-11-2023 by Ord. No. 771]

District	R-1 Residential	R-2 Residential	R-3 Residential	R-4 Residential	R-5 Residential	C-1 Commercial	C-2 Commercial
Permitted uses	Single-family dwelling Public park Accessory use Small wireless communications facility Essential services	Single-family dwelling Public park Accessory use Small wireless communications facility Essential services	Single-family dwelling Public park Municipal building Accessory use Small wireless communications facility Essential services	Single-family dwelling Public park Cemetery Accessory use Small wireless communications facility Essential services	Single-family dwelling Public park Accessory use Small wireless communications facility Essential services	Banks Child-care center Medical clinic Public use Accessory use Small wireless communications facility Municipal building Public park Essential services	Banks Business services Offices Public use Motel Accessory use Small wireless communications facility Nursery Essential services
Conditional uses	Multifamily dwellings Short-term rentals Nontower wireless communications facility	Golf club Multifamily dwellings Short-term rentals Nontower wireless communications facility	Golf club Multifamily dwellings Place of worship, school cemetery Small community residence facility Short-term rentals Nontower wireless communications facility	Group residence Multifamily dwelling Two-family dwelling Large community residence facility Short-term rentals Nontower wireless communications facility	Golf club Multifamily dwellings Small community residence facility Short-term rentals Nontower wireless communications facility	Place of worship Communication tower Distribution center Municipal building Public park Retail store School Utility substation Oil and gas development Tower-based wireless communications facility Nontower wireless communications facility Animal grooming	Single-family dwelling Child-care center Place of worship, school Group residence Large community residence facility Multifamily dwellings Retail store Nontower wireless communications facility Funeral home Adult-oriented use Animal day care

CHURCHILL CODE

District	R-1 Residential	R-2 Residential	R-3 Residential	R-4 Residential	R-5 Residential	C-1 Commercial	C-2 Commercial
						Convenience store Gaming or racetrack amusement Gasoline service station Hotel Light industrial Mixed use Multiple-family dwellings Office, professional Personal services Recreation facility Restaurant, convenience/fast food Research lab Restaurant, table service Restaurant, counter service Retail store, neighborhood Retail store, community	Animal kennel Self-service storage facility Vehicle sales Vehicle repair garage Vehicle wash
Minimum lot area	20,000 sq. ft.	20,000 sq. ft.	15,000 sq. ft.	10,000 sq. ft.	5,000 sq. ft.	20,000 sq. ft.	10,000 sq. ft.
Minimum lot area/ Per family	5,000 sq. ft.	5,000 sq. ft.	4,000 sq. ft.	4,000 sq. ft.	4,000 sq. ft.	NA	2,500 sq. ft.
Minimum lot width	100 feet	100 feet	75 feet	75 feet	50 feet	100 feet	50 feet
Minimum front yard	80 feet	50 feet	40 feet	40 feet	25 feet	80 feet	25 feet
Minimum side yard	15 feet	15 feet	10 feet	10 feet	5 feet	10 feet	5 feet
Minimum rear yard	25 feet	25 feet	20 feet	20 feet	10 feet	25 feet	10 feet
Maximum lot coverage	25%	25%	33%	33%	50%	35%	33%
Maximum building height						60 feet	