

ZONING

425 Attachment 2

Township of Patton

TABLE 1
LAND USES PERMITTED IN THE PLANNED AIRPORT DISTRICT
 [Amended 10-25-2000 by Ord. No. 2000-380; 12-5-2004 by Ord. No. 2004-447;
 10-8-2008 by Ord. No. 2008-502; 5-14-2014 by Ord. No. 556; 12-14-2016 by Ord. No. 2016-578; 7-
 19-2017 by Ord. No. 2017-586; 4-26-2017 by Ord. No. 2017-584; 12-13-2017 by Ord. No. 2018-588]

Key:

- Y Yes; land use and related structures are permitted.
- N No; land use and related structures are not permitted.
- Y(1) Single-family detached residential is a compatible land use only if the density is 10 acres or more per single-family residence.
- Y(2) Uses compatible only if they do not result in a large concentration of people. "A large concentration of people" is defined as a gathering of individuals in an area that would result in an average density of greater than 25 people per acre per hour during a twenty-four-hour period or a single event that would result in a gathering of greater than 50 people per acre at any time.

	Residential Area	Mixed-Use Area	Nonresidential Area	Approach Area	Runway Area
Residential uses					
Duplexes	Y	Y	N	N	N
Group homes	Y	N	N	N	N
Manufactured home parks	N	Y ⁵	N	N	N
Multifamily dwellings ¹	Y	Y	N	N	N
Nursing homes	N	Y	N	N	N
Parks	Y	Y	N	N	N
Single-family detached on individual lots	Y	N	N	Y(1)	N
Commercial uses					
Amusement enterprises	N	N	Y	N	N
Business services	N	N	Y	Y(2)	N
Eating and drinking establishments	N	Y	Y	N	N
Hotels and motels	N	N	Y	N	N
Motion picture theaters	N	N	Y	N	N
Neighborhood shopping centers (not to exceed 75,000 square feet)	N	Y	Y	N	N
Retail trade	N	Y	Y	Y(2)	N
Self-storage facilities ⁸	N	Y	Y	N	N
General airport area uses					
Agriculture (minimum 10-acre lot)	Y ⁴	N	N	Y	Y
Ambulance services	N	N	Y	Y	N
Art galleries	N	Y	Y	N	N
Assembly from components ²	N	N	Y	Y(2)	N
Auditoriums, concert halls	N	N	Y	N	N

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	Residential Area	Mixed-Use Area	Nonresidential Area	Approach Area	Runway Area
Business/professional offices	N	Y	Y	Y(2)	N
Churches and other places of worship	Y	Y	Y	N	N
Commercial parking lots	N	N	Y	Y	N
Community centers	N	Y	Y	N	N
Day-care centers	N	Y	Y	N	N
Golf courses	N	Y	Y	Y	N
Government services	N	Y	Y	Y(2)	N
Libraries	N	Y	Y	N	N
Museums	N	Y	Y	N	N
Newspaper publishing ²	N	N	Y	Y(2)	N
Optical instrument systems development ²	N	N	Y	Y(2)	N
Pharmaceutical production and research	N	N	Y	Y(2)	N
Photographic studios	N	Y	Y	Y	N
Plastics assembly ²	N	N	Y	Y(2)	N
Private clubs	N	Y	Y	N	N
Private recreation facilities ⁷	N	Y	Y	N	N
Public utility and service structures ²	N	Y	Y	Y	N
Radio and television studios	N	Y	Y	N	N
Research, engineering, and testing laboratories ²	N	N	Y	Y(2)	N
Riding stables	Y	Y	Y	Y(2)	N
Solar energy systems	N	Y	Y	Y	N
Studios for instruction in music and the performing arts	N	Y	Y	N	N
Taxi and limousine service	N	N	Y	Y	N
Wholesale distribution ²	N	N	Y	Y(2)	N
Youth development and activity center ⁶	N	Y	Y	N	N

NOTES:

- ¹ Multifamily dwellings are not permitted to be located within 500 feet of the northwestern boundary line of the Planned Airport District. The northwestern boundary line is defined to be the line shown on the Zoning Map that connects the north corner of Tax Parcel 18-2-28B to the west corner of Tax Parcel 18-2-60. The line is approximately 3,830 feet long.
- ² The storage of products for these uses must be within completely enclosed (interior) storage space.
- ³ (Reserved)
- ⁴ Within 1,000 foot of the northwestern boundary line of the PAD, the raising or keeping of livestock is a permitted agricultural use. In the remaining residential area of the PAD, the raising or keeping of livestock is not a permitted agricultural use. The northwestern boundary line is defined under footnote (1) above.

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- ⁵ Manufactured home communities as a use by right are prohibited in the portion of the Planned Airport District mixed-use area designated as Tax Parcel 18-2-32A, a forty-acre parcel located west of Fillmore Road and south of the Windtryst Subdivision.
- ⁶ **YOUTH DEVELOPMENT AND ACTIVITY CENTER** — A self-contained establishment for the nonadjudicated education, recreation, and temporary residence of minors and their associated family members as well as educators and professionals serving youth within the center’s program. A youth development and activity center may include classrooms, libraries, gymnasiums, fitness facilities, auditoriums, parks, caretakers’ facilities, counselor residences, administrative and program offices, cafeterias, kitchens, pools, and dormitories for the use of the center and occasional leased use by other nonprofit organizations. Full use of these facilities for youth activities shall be periodic or intermittent and shall not be continuous.
- ⁷ **PRIVATE RECREATION FACILITIES** — Privately owned or operated facilities that provide active or passive outlets for recreation. Activities may be located indoors or outdoors.
- ⁸ **SELF-STORAGE FACILITIES** — One or more structures designed and used for the storage of materials by multiple individuals for a fee. All materials must be stored within one or more structures on the site. Storage of materials outside of any structure is strictly prohibited. No office, sales, rental of goods or services, or industrial activities shall occur within or outside of the storage buildings, nor shall any hazardous or otherwise dangerous materials as described in Table 2, Land Uses Prohibited in the Planned Airport District, be permitted to be stored in such facilities. Signage or placards indicating the prohibition of such hazardous or otherwise dangerous materials must be clearly posted at all entrances to the storage area(s), and the owner or operator of the facility shall be responsible for any damages caused by the unlawful storage of such materials.