

ZONING

27 Attachment 1

Township of Hemlock

RR Rural Residential District (§ 27-303)

Uses and Structures			
Permitted Principal Uses and Structures (Zoning Officer)	Permitted Accessory Uses and Structures (Zoning Officer)	Special Exception Uses and Structures (Zoning Hearing Board)	Conditional Uses and Structures (Township Supervisors)
<ol style="list-style-type: none"> 1. Single-family detached dwellings. (See § 27-403) 2. Mobile homes on individual lots. (See § 27-403) 3. Churches or places of worship. 4. Municipal or government buildings. 5. Parks or playgrounds. 6. Land cultivation. (See § 27-423) 7. Horticultural activities, including plant nurseries, greenhouses, and/or orchards. 8. Forestry or forest management activities. 	<ol style="list-style-type: none"> 1. Uses and structures customarily incidental to an approved principal use. 2. Temporary roadside stands. (See § 27-424) 3. No-impact home-based businesses. (See § 27-429, Subsection 1A) 4. Swimming pools. (See § 27-431) 5. Family day care homes or accessory group day care homes. 6. Signs. (See Part 7) 7. Off-street, parking and/or loading areas. (See Part 8) 	<ol style="list-style-type: none"> 1. Group homes. (See § 27-410) 2. Group day care homes, day care centers, or nursery schools. (See § 27-413) 3. Bed and breakfast establishments. (See § 27-414) 4. Fire stations. 5. Cemeteries. 6. Roadside stands or garden shops. (See § 27-424) 7. Home occupations. (See § 27-429, Subsection 1B) 	<ol style="list-style-type: none"> 1. Residential cluster developments. (See § 27-407) 2. Public or private schools (K-12). 3. Utility supply facilities. (See § 27-427)

ZONING
SR Suburban Residential District (§ 27-304)

Uses and Structures			
Permitted Principal Uses and Structures (Zoning Officer)	Permitted Accessory Uses and Structures (Zoning Officer)	Special Exception Uses and Structures (Zoning Hearing Board)	Conditional Uses and Structures (Township Supervisors)
<ol style="list-style-type: none"> 1. Single-family detached dwellings. (See § 27-403) 2. Mobile homes on individual lots. (See § 27-403) 3. Duplexes (two-family dwellings). (See § 27-403) 4. Churches or places of worship. 5. Municipal or government buildings. 6. Parks or playgrounds. 7. Land cultivation. (See § 27-423) 	<ol style="list-style-type: none"> 1. Uses and structures customarily incidental to an approved principal use. 2. No-impact home-based businesses. (See § 27-429, Subsection 1A) 3. Swimming pools. (See § 27-431) 4. Family day care homes or accessory group day care homes. 5. Signs. (See Part 7) 6. Off-street parking and/or loading areas. (See Part 8) 	<ol style="list-style-type: none"> 1. Conversion apartments (up to 4 dwelling units). (See § 27-404) 2. Group homes. (See § 27-410) 3. Group day care homes, day care centers, or nursery schools. (See § 27-413) 4. Fire stations. 5. Cemeteries. 6. Home occupations. (See § 27-429, Subsection 1B) 	<ol style="list-style-type: none"> 1. Townhouse structures (up to 4 dwelling units). (See § 27-405) 2. Apartment buildings (up to 4 dwelling units). (See § 27-406) 3. Residential cluster developments. (See § 27-407) 4. Public or private schools. 5. Utility supply facilities. (See § 27-427)

ZONING
UR Urban Residential District (§ 27-305)

Uses and Structures			
Permitted Principal Uses and Structures (Zoning Officer)	Permitted Accessory Uses and Structures (Zoning Officer)	Special Exception Uses and Structures (Zoning Hearing Board)	Conditional Uses and Structures (Township Supervisors)
<ol style="list-style-type: none"> 1. Single-family detached dwellings. (See § 27-403) 2. Mobile homes on individual lots. (See § 27-403) 3. Duplexes (two-family dwellings). (See § 27-403) 4. Conversion apartments (up to 4 dwelling units.) (See § 27-404) 5. Churches or places of worship. 6. Municipal or government buildings. 7. Parks or playgrounds. 8. Land cultivation. (See § 27-423) 	<ol style="list-style-type: none"> 1. Uses and structures customarily incidental to an approved principal use. 2. No-impact home-based businesses. (See § 27-429, Subsection 1A) 3. Swimming pools. (See § 27-431) 4. Family day care homes. 5. Accessory residential uses. 6. Signs. (See Part 7) 7. Off-street parking and/or loading areas. (See Part 8) 	<ol style="list-style-type: none"> 1. Townhouse structures (up to 8 dwelling units). 2. Rooming or boarding houses. (See § 27-409) 3. Group homes. (See § 27-410) 4. Nursing or personal care homes. (See § 27-412) 5. Group day care homes, day care centers, or nursery schools. (See § 27-413) 6. Fire stations. 7. Professional offices, including medical or dental offices. 8. Home occupations. (See § 27-429, Subsection 1B) 9. Cemeteries. 	<ol style="list-style-type: none"> 1. Apartment buildings. (See § 27-406) 2. Residential cluster developments. (See § 27-407) 3. Institutional residences. (See § 27-410) 4. Public or private schools. 5. Neighborhood retail activities. (See § 27-415) 6. Utility supply facilities.

ZONING
UR-1 Urban Residential District (§ 27-306)

Uses and Structures			
Permitted Principal Uses and Structures (Zoning Officer)	Permitted Accessory Uses & Structures (Zoning Officer)	Special Exception Uses & Structures (Zoning Hearing Board)	Conditional Uses & Structures (Township Supervisors)
<ol style="list-style-type: none"> 1. Single-family detached dwellings. (See § 27-403). 2. Mobile homes on individual lots. (See § 27-403) 3. Duplexes (two-family dwellings). (See § 27-403) 4. Conversion apartments (up to 4 dwelling units.) (See § 27-404). 5. Churches or places of worship. 6. Municipal or government buildings. 7. Parks or playgrounds. 8. Land cultivation. (See § 27-423) 	<ol style="list-style-type: none"> 1. Uses & structures customarily incidental to an approved principal use. 2. No-impact home-based businesses. (See § 27-429). 3. Swimming pools. (See § 27-431). 4. Family day care homes. 5. Accessory residential uses. 6. Signs. (See Part 7). 7. Off-street parking and/or loading areas. (See Part 8) 	<ol style="list-style-type: none"> 1. Townhouse structures (up to 8 dwelling units). (See § 27-405). 2. Rooming or boarding houses. (See § 27-409). 3. Group homes. (See § 27-410). 4. Student housing facilities (See § 27-410). 5. Nursing or personal care homes. (See § 27-412). 6. Group day care homes, day care centers, or nursery schools. (See § 27-413). 7. Fire stations. 8. Professional offices, including medical or dental offices. 9. Home occupations. (See § 27-429). 10. Cemeteries. 	<ol style="list-style-type: none"> 1. Apartment buildings. (See § 27-406). 2. Residential cluster developments. (See § 27-407). 3. Institutional residences. (See § 27-410). 4. Public or private schools. 5. Neighborhood retail activities. (See § 27-415). 6. Utility supply facilities. (See § 27-427.)

ZONING

C General Commercial District (§ 27-307)

[Amended by Ord. No. 12-12-2017, 12/12/2017; and by Ord. No. 08-14-2018, 8/14/2018]

Uses and Structures (* See § 27-415)			
Permitted Principal Uses and Structures (Zoning Officer)	Permitted Accessory Uses and Structures (Zoning Officer)	Special Exception Uses and Structures (Zoning Hearing Board)	Conditional Uses and Structures (Township Supervisors)
<ol style="list-style-type: none"> 1. Retail and personal service business establishments, excluding adult entertainment establishments. 2. Business and professional offices. 3. Banks or financial institutions. 4. Medical, dental, or veterinary offices or clinics. 5. Art galleries or studios for art, music, dance, etc. 6. Libraries or museums. 7. Clubs or fraternal organization facilities. 8. Municipal of government buildings/ including fire stations. 9. Roadside stands or garden shops, including plant nurseries or greenhouses. (See § 27-424) 10. Antique shops. 11. Personal storage warehouses. (See § 27-417) 12. Land cultivation. (See § 27-423) 13. Grocery stores or food markets without alcohol sales. 14. Church or place of worship. 	<ol style="list-style-type: none"> 1. Uses and structures customarily incidental to an approved principal use. 2. Temporary roadside stands. (See § 27-424) 3. Building-mounted or co-located communications antennas 4. Swimming pools. (See § 27-431) 5. Accessory warehousing or storage associated with an approved principal use. (See § 27-433) 6. Accessory residential uses. 7. Signs. (See Part 7) 8. Off-street parking and/or loading areas. (See Part 8) 9. No-impact home-based businesses. (See § 27-429, Subsection 1A) 	<ol style="list-style-type: none"> 1. Automotive service stations and/or repair garages. (See § 27-416) 2. Grocery stores or food markets with alcohol sales. 3. Automotive sales facilities. 4. Public entertainment establishments, including theaters. 5. Restaurants, with or without alcohol sales. 6. Bars or taverns. 7. Flea markets or auction houses. 8. Funeral homes or mortuaries. 9. Lumber yards. 10. Animal hospitals. 11. Office complexes. 12. Outdoor commercial recreation uses. (See § 27-426) 13. Outdoor cultural, religious, amusement or sporting events. (See § 27-434, Subsection 1A) 14. Image-changing advertising sign boards or digital message boards. (See Part 7) 	<ol style="list-style-type: none"> 1. Shopping centers and/or shopping malls. (See 27-419) 2. Medical centers. 3. Utility supply facilities. (See § 27-427) 4. Flex interchange complex commercial. 5. Flex interchange complex industrial. 6. Public and private schools. 7. Townhouse structures. (See § 27-405) 8. Duplexes (two-family dwellings). (See § 27-403)

ZONING

IC Interchange Commercial District (§ 27-308)

[Amended by Ord. No. 12-12-2017, 12/12/2017; and by Ord. No. 03-09-2021, 3/9/2021]

Uses and Structures *(See § 27-415)			
Permitted Principal Uses and Structures (Zoning Officer)	Permitted Accessory Uses and Structures (Zoning Officer)	Special Exception Uses and Structures (Zoning Bearing Board)	Conditional Uses and Structures (Township Supervisors)
<ol style="list-style-type: none"> 1. Retail and personal service business establishments, excluding adult entertainment establishments. 2. Business or professional offices. 3. Banks or financial institutions. 4. Medical or dental offices or clinics. 5. Art galleries or studios for art, music, dance, etc. 6. Municipal of government buildings, including fire stations. 7. Commercial lodging facilities, without alcohol sales. 8. Grocery stores or food markets. 9. Automotive sales facilities. 10. Restaurants, without alcohol sales. 11. Antique shops, flea markets or auction houses. 12. Personal storage warehouses. (See § 27-417) 13. Land cultivation. (See § 27-423) 	<ol style="list-style-type: none"> 1. Uses and structures customarily incidental to an approved principal use. 2. Building-mounted or co-located communications antennas. (See § 27-428) 3. Swimming pools. (See § 27-431) 4. Accessory warehousing or storage associated with an approved principal use. (See § 27-433) 5. Signs. (See Part 7) 6. Off-street parking and/or loading areas. (See Part 8) 7. No-impact home-based business. (See § 27-429, Subsection 1A) 8. Electric car charging stations. 	<ol style="list-style-type: none"> 1. Automotive service stations and/or repair garages. (See § 27-416) 2. Public entertainment establishments, including theaters but excluding adult entertainment establishments. 3. Commercial lodging facilities, with alcohol sales. 4. Restaurants, with alcohol sales. 5. Bars or taverns. 6. Office complexes. 7. Bus stations or terminals. 8. Multi-tenant convenience plazas. 9. Outdoor cultural, religious, amusement or sporting events. (See § 27-434, Subsection 1A) 10. Image-changing advertising sign boards or digital message boards. (See Part 7) 11. Grocery stores or food markets with alcohol sales. 	<ol style="list-style-type: none"> 1. Shopping centers and/or shopping malls. (See § 27-419) 2. Multi-tenant truck stops. 3. Utility supply facilities. (See § 27-427) 4. Flex interchange complex commercial. 5. Flex interchange complex industrial. 6. Public and private schools. 7. Townhouse structures. (See § 27-405) 8. Duplexes (two-family dwellings). (See § 27-403) 9. Casinos.

ZONING
I Industrial District (§ 27-309)

Uses and Structures *(See § 27-420)			
Permitted Principal Uses and Structures (Zoning Officer)	Permitted Accessory Uses and Structures (Zoning Officer)	Special Exception Uses and Structures (Zoning Hearing Board)	Conditional Uses and Structures (Township Supervisors)
<ol style="list-style-type: none"> 1. Enclosed manufacturing, industrial, processing, assembly, and packing operations. 2. Research and development facilities. 3. Warehousing or enclosed storage facilities. 4. Freight terminals, depots, or multi-tenant truck stops. 5. Printing, binding or publishing operations. 6. Wholesale establishments. 7. Wood products manufacturing. 8. Lumber yards. 9. Contractor's shops and yards. 10. Personal storage warehouses. (See § 27-417) 11. Public utility service centers. (See § 27-427) 12. Utility supply facilities. (See § 27-427) 	<ol style="list-style-type: none"> 1. Uses and structures customarily incidental to an approved principal use. 2. Administrative offices. 3. Building-mounted or co-located communications antennas. (See § 27-428) 4. Accessory warehousing or storage associated with an approved principal use. (See § 27-433) 5. Signs. (See Part 7) 6. Off-street parking and/or loading areas. (See Part 8) 7. No-impact home-based business. (See § 27-429, Subsection 1A) 	<ol style="list-style-type: none"> 1. Recycling centers. 2. Solid waste transfer stations. 3. Tire recapping operations. 4. Image-changing advertising sign boards or digital message boards. (See Part 7) 	<ol style="list-style-type: none"> 1. Multi-tenant industrial facilities or industrial perks. 2. Adult entertainment establishments. (See § 27-418) 3. Incinerators. 4. Junkyards or auto salvage operations. (See § 27-421) 5. Hazardous or explosive material storage facilities. 6. Flex interchange complex commercial. 7. Flex interchange complex industrial. 8. Landfill.

ZONING
A Agricultural District (§ 27-310)
[Amended by Ord. No. 03-09-2021, 3/9/2021]

Uses and Structures			
Permitted Principal Uses and Structures (Zoning Officer)	Permitted Accessory Uses and Structures (Zoning Officer)	Special Exception Uses and Structures (Zoning Hearing Board)	Conditional Uses and Structures (Township Supervisors)
<ol style="list-style-type: none"> 1. Land cultivation. (See § 27-423) 2. Commercial raising of livestock or poultry, including animal husbandry, but excluding concentrated animal feeding operations. (See Conditional Uses) (See also § 27-423) 3. Horticultural activities, including plant nurseries, greenhouses, or orchards. 4. Roadside stands and/or garden shops. (See § 27-424) 5. Stables or riding academies. 6. Forestry or forest management activities. 7. Conservation areas or game preserves. 8. Parks or playgrounds. 9. Single-family detached dwellings. (See § 27-403) 10. Mobile homes on individual lots. (See § 27-403) 11. Seasonal dwellings or hunting camps. (See § 27-425) 12. Municipal or government buildings, including fire stations. 	<ol style="list-style-type: none"> 1. Uses and structures customarily incidental to an approved principal use. 2. Temporary roadside stands. (See § 27-424) 3. Home occupations. (See § 27-429, Subsection 1B) 4. Farm-related businesses. (See § 27-430) 5. Swimming pools. (See § 27-431) 6. Family day care home or accessory group day care home. 7. Signs. (See Part 7) 8. Off-street parking and/or loading areas. (See Part 8) 9. Shipping containers as accessory storage to a permitted principal use. (See § 27-433, Subsection 2) 	<ol style="list-style-type: none"> 1. Agri-businesses. (See § 27-415) 2. Veterinary clinics, animal hospitals, and/or kennels. 3. Sawmills. 4. Nursing or personal care homes. (See § 27-412) 5. Group day care homes, day care centers, or nursery schools. (See § 27-413) 6. Bed and breakfast establishments. (See § 27-414) 7. Conversion apartments (up to 2 dwelling units). (See § 27-404) 8. Churches or places of worship. 9. Cemeteries. 10. Outdoor commercial recreation uses, including campgrounds or RV parks. (See § 27-42) 11. Outdoor cultural, religious, amusement or sporting events. (See § 27-434, Subsection 2) 12. Communications antennas, towers, and/or equipment buildings. (See § 27-428) 	<ol style="list-style-type: none"> 1. Concentrated animal feeding operations. (See § 27-422, Subsection 1B) 2. Mineral extraction operations. (See § 27-421) 3. Residential cluster developments. (See § 27-406) 4. Mobile home parks. (See § 27-407) 5. Public or private schools. 6. Continuing care retirement communities. 7. Utility supply facilities. (See § 27-426) 8. Solar energy facility. 9. Wind energy facility. (See § 27-435)

ZONING

FF and FP Flood Fringe and General Floodplain District (Overlying District) (§ 27-311)

Uses and Structures*			
Permitted Principal Uses and Structures (Zoning Officer)	Permitted Accessory Uses and Structures (Zoning Officer)	Special Exception Uses and Structures (Zoning Hearing Board)	Conditional Uses and Structures (Township Supervisors)
Same as the underlying district, and in addition: <ol style="list-style-type: none"> 1. Land cultivation. (See § 27-423) 2. Horticultural activities, including plant nurseries, greenhouses, and orchards. 3. Parks or playgrounds. 4. Temporary uses, including carnivals or circuses. (See § 27-434) 	Same as the underlying district, and in addition: <ol style="list-style-type: none"> 1. Uses and structures customarily incidental to an approved principal use. 	Same as the underlying district.	Same as the underlying district.
SAME AS THE UNDERLYING DISTRICT			
*NOTE: ALL uses, activities, and/or development in this district shall be undertaken in strict compliance with the floodproofing requirements contained in Part 6 of this chapter and any subsequently enacted floodplain management regulations.			

ZONING
 FW Floodway District (Overlying District) (§ 27-312)

Uses and Structures*			
Permitted Principal Uses and Structures (Zoning Officer)	Permitted Accessory Uses and Structures (Zoning Officer)	Special Exception Uses and Structures (Zoning Hearing Board)	Conditional Uses and Structures (Township Supervisors)
Same as the underlying district, and in addition: <ol style="list-style-type: none"> 1. Land cultivation. (See § 27-423) 2. Horticultural activities, including plant nurseries or orchards. 3. Undeveloped public or private recreation facilities, including trails, wildlife or game preserves, or hunting, fishing or swimming areas. 4. Temporary uses, including carnivals or circuses. (See § 27-432) 	Same as the underlying district, and in addition: <ol style="list-style-type: none"> 1. Uses and structures customarily incidental to an approved principal use. 	Same as the underlying district, and in addition: <ol style="list-style-type: none"> 1. Wind energy facility. (See § 27-435) 	Same as the underlying district.
SAME AS THE UNDERLYING DISTRICT			
* NOTE: No development shall be permitted in this district which will increase the one-hundred-year flood elevation. (See also Part 6 of this chapter for floodproofing requirements.)			