

ZONING

27 Attachment 3

Township of Hemlock

Hemlock Township Zoning Ordinance

Table of Uses*

[Amended by Ord. No. 12-12-2017, 12/12/2017; by Ord. No. 08-14-2018, 8/14/2018; and by Ord. No. 03-09-2021, 3/9/2021]

*NOTE: This Table is intended to illustrate various uses provided by zone; it is not meant to be all inclusive. For a complete listing of uses provided for each zoning district, see Part 3, the District Regulations.

P — Permitted Use
SE — Special Exception Use
C — Conditional Use

Uses	Districts							
	RR	SR	UR	C	IC	I	A	FF and FW
Residential								
Apartment buildings (multifamily)	—	C	C	—	—	—	—	—
Bed and breakfast establishments	SE	—	—	—	—	—	SE	—
Continuing care retirement communities	—	—	—	—	—	—	C	—
Conversion apartments	—	SE	P	—	—	—	SE	—
Duplexes (two-family dwellings)	—	P	P	C	C	—	—	—
Group homes	SE	SE	SE	—	—	—	—	—
Mobile homes on individual lots	P	P	P	—	—	—	P	—
Mobile home parks	—	—	—	—	—	—	C	—
Residential cluster developments	C	C	C	—	—	—	C	—
Rooming or boarding houses	—	—	SE	—	—	—	—	—
Single-family detached dwellings	P	P	P	—	—	—	P	—
Student housing facilities	—	—	¹	—	—	—	—	—
Townhouses (single-family attached)	—	C	SE	C	C	—	—	—
Institutional								
Animal hospitals	—	—	—	SE	—	—	SE	—
Art galleries	—	—	—	P	P	—	—	—
Cemeteries	SE	SE	SE	—	—	—	SE	—
Churches or places of worship	P	P	P	P	—	—	SE	—
Clubs or fraternal organ. facilities	—	—	—	P	—	—	—	—
Day care centers or group day care homes	SE	SE	SE	—	—	—	SE	—

HEMLOCK CODE

Uses	Districts							
	RR	SR	UR	C	IC	I	A	FF and FW
Fire stations	SE	SE	SE	P	P	—	P	—
Institutional residences	—	—	C	—	—	—	—	—
Libraries or museums	—	—	—	P	—	—	—	—
Medical centers	—	—	—	C	—	—	—	—
Medical or dental offices or clinics	—	—	SE	P	P	—	—	—
Municipal or government buildings	P	P	P	P	P	—	P	—
Nursery schools	SE	SE	SE	—	—	—	SE	—
Nursing or personal care homes	—	—	SE	—	—	—	SE	—
Public utility service centers	—	—	—	—	—	P	—	—
Schools, public or private	C	C	C	C	C	—	C	—
Utility supply facilities	C	C	C	C	C	P	C	—
Veterinary offices or clinics	—	—	—	P	—	—	SE	—
Commercial								
Adult entertainment establishments	—	—	—	—	—	C	—	—
Agri-businesses	—	—	—	P	P	—	SE	—
Antique shops	—	—	—	P	P	—	—	—
Automotive sales facilities	—	—	—	SE	P	—	—	—
Auto service stations or repair garages	—	—	—	SE	SE	—	—	—
Banks or financial institutions	—	—	—	P	P	—	—	—
Bars or taverns	—	—	—	SE	SE	—	—	—
Business offices	—	—	—	P	P	—	—	—
Bus stations or terminals	—	—	—	—	SE	—	—	—
Casino	—	—	—	—	C	—	—	—
Communications antennas, towers, and equipment buildings	—	—	—	—	—	—	SE	—
Commercial lodging facilities (w/bar)	—	—	—	—	SE	—	—	—
Commercial lodging facilities (w/out bar)	—	—	—	—	P	—	—	—
Flea markets or auction houses	—	—	—	SE	P	—	—	—
Food trucks	—	—	—	P	P	P	—	—
Funeral homes or mortuaries	—	—	—	SE	—	—	—	—
Grocery stores or food markets without alcohol sales	—	—	—	P	P	—	—	—
Grocery stores or food markets with alcohol sales	—	—	—	SE	SE	—	—	—
Kennels	—	—	—	—	—	—	SE	—
Kiosks	—	—	—	P	P	P	—	—
Lumber yards	—	—	—	SE	—	P	—	—
Multi-tenant convenience plazas	—	—	—	—	SE	—	—	—

ZONING

Uses	Districts							
	RR	SR	UR	C	IC	I	A	FF and FW
Neighborhood retail activities	—	—	C	—	—	—	—	—
Office complexes	—	—	—	SE	SE	—	—	—
Personal service businesses	—	—	—	P	P	—	—	—
Personal storage warehouses	—	—	—	P	P	P	—	—
Professional offices	—	—	SE	P	P	—	—	—
Public entertainment establishment, including theaters	—	—	—	SE	SE	—	—	—
Restaurants (w/bar)	—	—	—	SE	SE	—	—	—
Restaurants (w/out bar)	—	—	—	SE	P	—	—	—
Retail business establishments	—	—	—	P	P	—	—	—
Roadside stands or garden shops	SE	—	—	P	—	—	P	—
Sawmills	—	—	—	—	—	—	SE	—
Shopping centers or shopping malls	—	—	—	C	C	—	—	—
Studios for art, music, dance, etc.	—	—	—	P	P	—	—	—
Industrial								
Assembly and packaging operations	—	—	—	—	—	P	—	—
Contractor's shops and yards	—	—	—	—	—	P	—	—
Freight terminals or depots	—	—	—	—	—	P	—	—
Hazardous or explosive storage	—	—	—	—	—	C	—	—
Incinerators	—	—	—	—	—	C	—	—
Industrial parks	—	—	—	—	—	C	—	—
Junkyards or auto salvage operations	—	—	—	—	—	C	—	—
Manufacturing operations	—	—	—	—	—	P	—	—
Mineral extraction operations	—	—	—	—	—	—	C	—
Multi-tenant truck stops	—	—	—	—	C	P	—	—
Printing, binding or publishing	—	—	—	—	—	P	—	—
Recycling centers	—	—	—	—	—	SE	—	—
Research and development facilities	—	—	—	—	—	P	—	—
Solid waste transfer stations	—	—	—	—	—	SE	—	—
Tire recapping operations	—	—	—	—	—	SE	—	—
Warehousing or enclosed storage	—	—	—	—	—	P	—	—
Wholesale establishments	—	—	—	—	—	P	—	—
Wood products manufacturing	—	—	—	—	—	P	—	—
Agricultural								
Animal husbandry	—	—	—	—	—	—	P	—
Commercial raising of livestock or poultry	—	—	—	—	—	—	P	—

HEMLOCK CODE

Uses	Districts							
	RR	SR	UR	C	IC	I	A	FF and FW
Concentrated animal feeding operations	—	—	—	—	—	—	C	—
Forestry or forest management	P	—	—	—	—	—	P	—
Horticultural activities	P	—	—	—	—	—	P	P
Land cultivation	P	P	P	P	P	—	P	P
Orchards	P	—	—	—	—	—	P	P
Plant nurseries or greenhouses	P	—	—	P	—	—	P	P
Stables or riding academies	—	—	—	—	—	—	P	—
Recreational								
Campgrounds or RV Parks	—	—	—	—	—	—	SE	—
Conservation areas/ game preserves	—	—	—	—	—	—	P	—
Outdoor commercial recreation uses	—	—	—	SE	—	—	SE	—
Outdoor cultural, religious, amusement or sporting events	—	—	—	SE	SE	—	SE	—
Parks or playgrounds	P	P	P	—	—	—	P	P
Seasonal dwellings/ hunting camps	—	—	—	—	—	—	P	—
Accessory								
Accessory group day care homes	P	P	—	—	—	—	P	—
Accessory residential uses	—	—	P	P	—	—	—	—
Accessory warehousing or storage	—	—	—	P	P	P	—	—
Administrative offices	—	—	—	—	—	P	—	—
Building-mounted or co-located antennas	—	—	—	P	P	P	—	—
Electric car charging stations	—	—	—	—	P	—	—	—
Family day care homes	P	P	P	—	—	—	P	—
Farm-related businesses	—	—	—	—	—	—	P	—
Home occupations	SE	SE	SE	—	—	—	P	—
Image-changing or digital sign boards	—	—	—	SE	SE	SE	—	—
Incidental uses and structures	P	P	P	P	P	P	P	P
No-impact home-based businesses	P	P	P	—	—	—	—	—
Off-street parking and loading	P	P	P	P	P	P	P	—
Roadside stands (temporary)	P	—	—	P	—	—	P	—
Signs	P	P	P	P	P	P	P	—
Swimming pools	P	P	P	P	P	—	P	—

Notes:

¹ See § 27-411.