

ZONING

Township of Independence Lot, Area and Dimensional Requirements A-1 Agricultural Districts

Use Category	Minimum Lot Area (acres)	Minimum Lot Width (feet)	Minimum Front Setback (feet from right-of-way)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Maximum Building Height (feet)	Maximum Lot Coverage
Permitted Uses							
Agriculture	10	200	50	30	50	35	NA
Single family	2	200	50	15	50	35	NA
Mobile home (individual)	2	200	50	15	50	35	NA
Agriculture dwelling	2	200	50	15	50	35	NA
Public parks/playgrounds	NA	NA	NA	NA	NA	35	NA
Churches	2	250	50	25	25	35	NA
Nature/game lands	NA	NA	NA	NA	NA	NA	NA
Golf courses	NA	NA	50	50	50	35	NA
Cemeteries/mausoleum	20	250	50	50	50	35	NA
Clubs/lodges	2	200	50	30	50	35	20%
Camps/cottages	2	200	50	30	50	35	NA
Sawmills	5	200	50	50	50	35	NA
Stables/veterinary clinic	2	200	50	30	50	35	NA
Nurseries/greenhouses	2	200	50	30	50	35	NA
Public utility building	2	200	50	25	50	35	20%
Municipal/fire building	2	200	50	25	50	35	NA
Conditional Uses							
Day care–family	*	*	*	*	*	*	*
Day care–center	2	200	50	25	25	35	20%
Group residential	*	*	*	*	*	*	*
Planned unit residential	10	Subject to requirements of § 200-14D					
Municipal landfill	100	Subject to requirements of § 200-14E					
Hospitals and clinic	3	250	150	100	100	45	NA
Cellular communication antennas ¹	Subject to the requirements of § 200-53						

¹ Editor’s Note: Added at time of adoption of Code (see Ch. 1, General Provisions, Art. I).

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(Cont'd)

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Special Exceptions							
Home occupation	*	*	*	*	*	*	*
Mobile home park	Subject to the requirements of Chapter 126, Mobile Home Parks, as amended.						
Schools	2	200	50	25	25	35	40%
Sewage plant	2	200	50	50	50	35	20%
Conversion apartment	*	*	*	*	*	*	*
Funeral home	2	200	50	50	50	35	30%
Bed-and-breakfast/ tourist	*	*	*	*	*	*	*
Recreation, commercial/private ²	2	200	100	100	100	35	NA
Junkyard	Subject to the requirements of Chapter 114, Junkyards and Junk Dealers, as amended						

NOTES:

NA Not Applicable

* Standard for principal use shall apply

² Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I).