

ZONING

Township of Independence Lot, Area and Dimensional Requirements C-1 General Commercial Districts

Use Category	<u>Minimum Lot Area (square feet)</u>	<u>Minimum Lot Width (feet)</u>	<u>Minimum Front Setback (feet from right-of-way)</u>	<u>Minimum Side Yard (feet)</u>	<u>Minimum Rear Yard (feet)</u>	<u>Maximum Building Height (feet)</u>	<u>Maximum Lot Coverage</u>
Permitted Use							
Banks-related	21,780	60	20	10	15	35	60%
Funeral home	43,560	125	50	15	15	35	40%
Municipal facilities	43,560	150	50	15	15	35	60%
Office	21,780	60	20	10	15	35	60%
Personal/professional	21,780	60	20	10	15	40	60%
Recreation-commercial indoor	21,780	60	20	10	15	40	60%
Restaurant	21,780	60	20	10	15	40	60%
Retail-sales/service	21,780	60	20	10	15	40	60%
Conditional Use							
Shopping center	Subject to requirements of § 200-22A						
Ancillary products	*	*	*	*	*	*	*
Adult businesses [Added 2-12-1997 by Ord. No. 1-97]	Subject to requirements of § 200-22C						
Cellular communication antennas ¹	Subject to requirements of § 200-53						
Special Exception							
Ancillary residential	*	*	*	*	*	*	*
Car wash/auto service	21,780	125	20	20	25	40	40%
Motel, hotel	87,120	200	50	50	50	40	40%
Drive-in	32,000	150	50	25	25	35	40%
Bed-and-breakfast/ tourist	87,120	Subject to requirements of § 200-6.2-7					

NOTES:

* Standards for principal use shall apply

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