

ZONING

Township of Independence Lot, Area and Dimensional Requirements C-2 Highway Commercial Districts

Use Category	Minimum Lot Area (square feet)	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 Use							
Automotive	32,000	150	50	25	25	40	40%
Building materials	32,000	75	50	25	25	45	50%
Distributing/bottling	32,000	75	50	25	25	45	50%
Garden center	32,000	150	50	25	25	40	40%
Light manufacturing	32,000	75	50	25	25	45	50%
Municipal	32,000	60	25	15	15	40	50%
Office	21,780	60	25	15	15	35	50%
Packaging/delivery	32,000	75	50	25	25	45	50%
Printing/publishing	32,000	75	50	25	25	45	50%
Restaurant	21,780	60	25	15	15	40	50%
Shops/custom work	32,000	75	50	25	25	45	50%
Truck terminal	32,000	150	50	25	25	45	50%
Warehousing/storage	32,000	150	50	25	25	45	50%
Wholesale distribution	32,000	150	50	25	25	45	50%
Conditional Use							
Contractors; plant	5 acres	150	75	50	50	45	50%
Integrated industry	5 acres	150	75	50	50	40	40%
Research/testing	32,000	150	50	25	25	45	50%
Cellular communication antennas ¹	Subject to requirements of § 200-53						

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