

DEVELOPMENT REGULATIONS

145 Attachment 9

Township of Commercial

Appendix B

**Schedule of District Regulations (§ 145-21)
(in alphabetical order)**

DEVELOPMENT REGULATIONS
Township of Commercial Schedule of District Regulations
A – Agricultural Zoning District
[Amended 1-18-2024 by Ord. No. 2023-630]

In each district, only the uses listed below shall be permitted by right. All uses in the following list other than detached, single-family dwellings, general purpose agriculture and normally incidental uses thereto shall be subject to site plan review requirements in addition to complying with other applicable requirements. See Notes at the end of schedule.

Permitted Uses	Minimum Lot Sizes			Minimum Yard (feet)			Maximum Lot Coverage		
	Area (square feet or acres)	Width (feet)	Depth (feet)	Front	Side	Rear	Height (feet)	Building (percent)	Other (percent)
A. Principal uses:									
1. General purpose agriculture	5.0 acres	200	300	50	25	50	35	15%	15%
2. Water, forest, wildlife conservation areas and uses including trailheads	5.0 acres	300	300	100	50	50	35	15%	15%
3. Parks, playgrounds, and similar open space or recreational uses	3.0 acres	200	300	50	50	50	35	15%	15%
4. Education, civic and cultural uses	5.0 acres	300	300	50	30	50	35	25%	25%
5. Farm	6.0 acres	200	300	50	25	50	35	15%	15%
6. Single-family, detached dwelling including permanent use of a mobile home as per § 145-56B (See Note 3 at end of this schedule re: mandatory clustering)	3.0 acres	250	300	50	30	50	35	15%	15%
B. Conditional uses, as permitted in accordance with the conditional use review procedures, § 145-84, as well as site plan review requirements:									
1. Animal hospital, kennel, riding academy, animal rescue operations or shelters as per § 145-55C	5.0 acres	300	700	100	100	100	35	5%	15%
2. Conversion of a dwelling as per § 145-42	3.5 acres	250	300	50	30	50	35	1%	1%
3. Planned residential cluster development as per § 145-59	30.0 acres	500	1,000	50	50	50	35	N/A	N/A
Individual lots within a cluster development	1.5 acres	200	200	40	40	40	35	15%	20%
4. Temporary use of a mobile home and trailers as per § 145-56A	—	—	—	40	20	20	—	N/A	N/A
B. Conditional uses (cont'd)									
5. Recreational club, lodge or assembly halls as per § 145-61	5.0 acres	300	400	50	50	50	35	10%	30%

COMMERCIAL CODE

Permitted Uses	Minimum Lot Sizes			Minimum Yard (feet)			Maximum Lot Coverage		
	Area (square feet or acres)	Width (feet)	Depth (feet)	Front	Side	Rear	Height (feet)	Building (percent)	Other (percent)
6. Roadside stand or artisan's display as per § 145-63	N/A	—	—	20	30	N/A	20	1%	1%
7. Studio or workshop as per § 145-64	—	—	—	60	30	30	25	1%	1%
8. Tower and telecommunications facilities as per § 145-65	1.0 acre	—	—	—	—	—	—	1%	1%
9. Windmills, energy conservation devices, generators and private communications as per § 145-67	—	—	—	50	50	50	—	1%	1%
C. Accessory uses, located on the same lot with and normally incidental and accessory to a permitted principal or conditional use as per § 145-41:									
1. Any structure or use normally incidental and accessory to permitted principal or conditional use as per § 145-41	N/A	—	—	50	30	40	35	5%	5%
2. Fences, walls and hedges as per § 145-43	N/A	—	—	—	—	—	—	—	—
3. Woodcutting as per § 145-44	N/A	—	—	—	—	—	—	—	—
4. Home occupation as per § 145-45	N/A	—	—	—	—	—	—	—	—
5. Keeping of animals as per § 145-55	N/A	—	—	20	20	20	—	1%	—
6. Outdoor storage as per § 145-48	N/A	—	—	20	20	20	—	1%	—
7. Off-street loading and parking areas as per §§ 145-46 and 145-47	N/A	—	—	10	10	10	—	—	10%
8. Signs as per § 145-50	N/A	—	—	—	—	—	35	—	—
9. Swimming pools as per § 145-51	N/A	—	—	50	30	40	10	—	1%
10. Yard sales as per § 145-68	N/A	50	N/A	20	30	N/A	N/A	N/A	N/A
D. Cannabis cultivators and manufacturers									

See § 145-68.1

NOTES:

1. If not shown in the above schedule or within the relevant chapter text cited, all minimum and maximum dimensions related to any use listed shall be determined by the Land Use Board.
2. N/A means "Not Applicable."
3. Mandatory clustering is required for tracts of 30 acres or more. See § 145-59 for applicability.

DEVELOPMENT REGULATIONS
Township of Commercial Schedule of District Regulations
C – Conservation Zoning District

In each district, only the uses listed below shall be permitted by right. All uses in the following list other than detached, single-family dwellings, general purpose agriculture and normally incidental uses thereto shall be subject to site plan review requirements in addition to complying with other applicable requirements. See Notes at the end of schedule.

Permitted Uses	Minimum Lot Sizes			Minimum Yard (feet)			Maximum Lot Coverage		
	Area (square feet or acres)	Width (feet)	Depth (feet)	Front	Side	Rear	Height (feet)	Building (percent)	Other (percent)
A. Principal uses:									
1. General purpose agriculture related to reforestation or other conservation or environmental research activities	5.0 acres	200	300	50	25	50	35	5%	5%
2. Water, forest, wildlife conservation areas and uses	5.0 acres	300	300	100	50	50	35	5%	5%
3. Parks, playgrounds, and similar open space or recreational uses	3.0 acres	200	300	50	50	50	35	5%	10%
4. Education, civic and cultural uses	5.0 acres	300	300	50	30	50	35	20%	15%
5. Single-family, detached residence including permanent use of mobile home as per § 145-56B (See Note 3 at the end of this schedule re: mandatory clustering)	3.0 acres	300	300	50	50	50	35	20%	15%
B. Conditional uses, as permitted in accordance with the conditional use review procedures, § 145-84, as well as site plan review requirements:									
1. Conversion of a dwelling as per § 145-42	3.5 acres	250	300	50	50	50	35	5%	15%
2. Roadside stand or artisan's display as per § 145-63	N/A	—	—	20	30	N/A	20	1%	1%
3. Studio or workshop as per § 145-64	—	—	—	60	50	50	25	1%	1%
4. Temporary use of a mobile home and trailers as per § 145-56	N/A	—	—	—	—	—	—	1%	1%
5. Towers and telecommunications facilities as per § 145-65	1.0 acre	—	—	—	—	—	—	1%	1%
B. Conditional uses (cont'd)									
6. Windmills, energy conservation devices and private communications as per § 145-67	—	—	—	50	50	50	35	—	—
7. Planned residential cluster development as per § 145-59	30.0 acres	500	1,000	100	100	100	35	25%	25%

COMMERCIAL CODE

Permitted Uses	Minimum Lot Sizes			Minimum Yard (feet)			Maximum Lot Coverage		
	Area (square feet or acres)	Width (feet)	Depth (feet)	Front	Side	Rear	Height (feet)	Building (percent)	Other (percent)
Individual lots within a planned residential cluster development	1.5 acres	200	200	40	40	40	35	20%	20%
C. Accessory uses , located on the same lot with and normally incidental and accessory to a permitted principal or conditional use as per § 145-41:									
1. Any structure or use normally incidental and accessory to permitted principal or conditional use as per § 145-41									
2. Trailhead for public conservation or open space/recreational areas	1.0 acres	100	—	20	20	20	35	1%	1%
3. Fences, walls and hedges as per § 145-43	—	—	—	—	—	—	—	—	—
4. Woodcutting as per § 145-44	N/A	—	—	—	—	—	—	—	—
5. Home occupation as per § 145-45A and B	N/A	—	—	—	—	—	—	—	—
6. Keeping of animals as per § 145-55	N/A	—	—	20	20	20	35	—	—
7. Outdoor storage as per § 145-48	N/A	100	100	20	20	20	20	1%	—
8. Off-street loading and parking areas as per §§ 145-46 and 145-47	N/A	—	—	10	10	10	—	0%	10%
9. Signs as per § 145-50	N/A	—	—	—	—	—	—	—	—
10. Swimming pools as per § 145-51	—	—	—	50	30	40	10	1%	2%
11. Yard sales as per § 145-68	N/A	—	—	20	30	—	—	—	—

NOTES:

1. If not shown in the above schedule or within the relevant chapter text cited, all minimum and maximum dimensions related to any use listed shall be determined by the Land Use Board.
2. N/A means "Not Applicable."
3. Mandatory clustering is required for certain size tracts. See § 145-59 for applicability.

DEVELOPMENT REGULATIONS
Township of Commercial Schedule of District Regulations
C/R – Commercial/Recreation Zoning District

In each district, only the uses listed below shall be permitted by right. Any use not listed within this schedule shall be deemed to be prohibited. All uses in the following list shall be subject to site plan review requirements in addition to complying with other applicable requirements. See Notes at the end of schedule.

Permitted Uses	Minimum Lot Sizes			Minimum Yard (feet)			Maximum Lot Coverage		
	Area (square feet or acres)	Width (feet)	Depth (feet)	Front	Side	Rear	Height (feet)	Building (percent)	Other (percent)
A. Principal uses:									
1. Parks, playgrounds and other similar open space or recreational uses	0.5 acre	125	125	20	20	20	35	10%	10%
2. Museums, cultural, educational and civic use	1.0 acre	200	200	20	20	20	35	20%	25%
3. Public buildings or uses and educational or marine-related research facilities	1.0 acre	200	200	20	20	20	35	20%	25%
4. Commercial fishing processing plants and/or related storage facilities	1.0 acre	200	200	20	20	20	35	30%	30%
5. Stores, shops and galleries for the conduct of village-oriented retail use and service businesses	1.0 acre	200	200	20	20	30	35	10%	25%
6. Restaurant and eating establishments	2.0 acres	300	200	20	30	20	35	20%	25%
7. Marina, shipyard or boat sales, service and/or repair facilities and other marine-related businesses	1.0 acre	200	200	20	30	20	40	10%	25%
8. Seasonal outdoor commercial recreation	1.0 acre	200	200	20	30	20	35	5%	20%
9. Light assembly or processing operations or uses as defined in § 145-3C	2.0 acres	200	200	30	30	30	35	30%	30%
B. Conditional uses, as permitted in accordance with the conditional use review procedure, § 145-84, as well as site plan review requirements:									
1. Recreational clubs, lodge (halls) and assembly halls, as per § 145-61	3.0 acres	300	300	50	40	50	40	20%	30%
B. Conditional uses (cont'd)									
2. Planned neighborhood commercial center as per § 145-58	3.0 acres	400	500	40	40	50	30	20%	20%
3. Temporary use of mobile home as per § 145-56A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

COMMERCIAL CODE

Permitted Uses	Minimum Lot Sizes			Minimum Yard (feet)			Maximum Lot Coverage		
	Area (square feet or acres)	Width (feet)	Depth (feet)	Front	Side	Rear	Height (feet)	Building (percent)	Other (percent)
4. Windmills, energy conservation devices, generators and private communications as per § 145-67	N/A	N/A	N/A	50	30	50	—	1%	0%
5. Commercial use-related dwelling as per § 145-52	N/A	N/A	N/A	50	40	50	N/A	2%	1%
6. Studio or workshop as per § 145-64	0.5 acre	100	100	20	20	20	35	5%	15%
7. Artisan's display as per § 145-63	0.5 acre	100	100	20	20	20	35	5%	15%
8. Light industrial use: research, manufacturing, processing, fabrication assembly, freight assembly, freight handling, storage, warehousing or similar operations, provided the operation of such use complies with all of the performance standards and limitations as established in § 145-84 of this chapter	3.0 acres	300	300	40	40	40	40	25%	25%
C. Accessory uses , located on the same lot with and normally incidental and accessory to a permitted principal or conditional use:									
1. Any structure or use normally incidental and accessory to permitted principal or conditional use	N/A	N/A	N/A	50	30	40	35	5%	5
2. Fences, walls and hedges as per § 145-43	N/A	N/A	N/A	—	1	1	—	—	—
3. Off-street loading and parking areas as per §§ 145-46 and 145-47	—	N/A	N/A	—	—	—	—	1%	—
4. Signs as per § 145-50	—	N/A	N/A	—	—	—	—	1%	N/A

NOTES:

1. If not shown in the above schedule or within the relevant text cited, all minimum and maximum dimensions related to any use listed shall be determined by the Land Use Board.
2. N/A means "Not Applicable."

DEVELOPMENT REGULATIONS
Township of Commercial Schedule of District Regulations
LI – Light Industrial Zoning District
[Amended 1-18-2024 by Ord. No. 2023-630]

In each district, only the uses listed below shall be permitted by right. Any use not listed within this schedule shall be deemed to be prohibited. All uses in the following list shall be subject to site plan review requirements in addition to complying with other applicable requirements. See Notes at the end of schedule.

Permitted Uses	Minimum Lot Sizes			Minimum Yard (feet)			Maximum Lot Coverage		
	Area (square feet or acres)	Width (feet)	Depth (feet)	Front	Side	Rear	Height (feet)	Building (percent)	Other (percent)
A. Principal uses:									
1. Low-intensity facilities for assembly, fabrication, or packaging of the following previously prepared parts made of the following materials: glass, paper, metals, wood, plastic, textiles or paper	3.0 acres	300	300	40	40	40	40	25%	25%
2. Farm or construction machinery, boat and marine equipment sales and service	3.0 acres	200	300	30	30	40	40	25%	15%
3. Minor appliance or office equipment sales and service facilities	2.0 acres	200	300	50	35	50	35	25%	35%
4. Trucking facilities	10.0 acres	400	400	100	100	100	40	20%	40%
5. Warehousing, distribution and public storage facilities	5.0 acres	300	300	100	100	100	40	15%	35%
6. Gym, health center or similar facility	2.0 acres	200	200	50	40	40	40	20%	30%
7. Public garage or maintenance yard	1.0 acre	200	200	50	30	30	40	20%	20%
B. Conditional uses, as permitted in accordance with the conditional use review procedures, § 145-84, as well as site plan review requirements:									
1. Commercial use-related dwelling as per § 145-52	—	—	—	—	20	30	35	10%	15%
2. Gasoline service station and/or repair garages or car washes as per § 145-54	2.0 acres	200	300	—	30	30	35	10%	20%
3. Planned neighborhood commercial center as per § 145-58	3.0 acres	300	300	50	50	50	40	15%	25%
B. Conditional uses (cont'd)									
4. Professional or business office center as per § 145-60	5.0 acres	300	300	50	30	40	35	10%	20%

COMMERCIAL CODE

Permitted Uses	Minimum Lot Sizes			Minimum Yard (feet)			Maximum Lot Coverage		
	Area (square feet or acres)	Width (feet)	Depth (feet)	Front	Side	Rear	Height (feet)	Building (percent)	Other (percent)
5. Temporary use of mobile home as per § 145-56A	N/A	N/A	N/A	30	20	20	N/A	N/A	N/A
6. Towers and telecommunications facilities as per § 145-65	N/A	N/A	N/A	—	—	—	—	—	—
7. Windmills, energy conservation devices, generators as per § 145-67	—	—	—	—	30	30	—	—	—
C. Accessory uses , located on the same lot with and normally incidental and accessory to a permitted principal or conditional use as per § 145-41:									
1. Any structure or use normally incidental and accessory to permitted principal or conditional use as per § 145-41	N/A	N/A	N/A	50	30	40	35	5%	5%
2. Fences, walls and hedges as per § 145-43	N/A	N/A	N/A	—	1	1	—	—	—
3. Off-street loading and parking areas as per §§ 145-46 and 145-47	—	N/A	N/A	—	—	—	—	1%	—
4. Signs as per § 145-50	—	N/A	N/A	—	—	—	—	1%	N/A
D. Cannabis cultivators and manufacturers				See § 145-68.1					

NOTES:

1. If not shown in the above schedule or within the relevant text cited, all minimum and maximum dimensions related to any use listed shall be determined by the Land Use Board.
2. N/A means "Not Applicable."

DEVELOPMENT REGULATIONS
Township of Commercial Schedule of District Regulations
P – Public Zoning District

In each district, only the uses listed below shall be permitted by right. All uses in the following list other than detached, single-family dwellings, general purpose agriculture and normally incidental uses thereto shall be subject to site plan review requirements in addition to complying with other applicable requirements. See Notes at the end of schedule.

Permitted Uses	Minimum Lot Sizes			Minimum Yard (feet)			Maximum Lot Coverage		
	Area (square feet or acres)	Width (feet)	Depth (feet)	Front	Side	Rear	Height (feet)	Building (percent)	Other (percent)
A. Principal uses:									
1. General purpose agriculture	5.0 acres	300	300	50	25	50	50	15%	15%
2. Water, forest, wildlife conservation areas and uses including trailheads	5.0 acres	300	300	100	50	50	35	15%	15%
3. Parks, playgrounds, and similar open space or recreational uses	1.0 acre	200	200	20	20	30	35	5%	10%
4. Public educational, civic and cultural uses	5.0 acres	300	300	50	40	50	35	20%	30%
5. Office buildings, maintenance yards, garages or other similar structures or uses operated by a county, state or a federal agency	5.0 acres	300	500	50	50	50	40	25%	35%
6. Municipal buildings, maintenance yards, garages, and other municipally owned and operated buildings or uses	1.0 acre	100	200	20	10	20	40	35%	35%
7. Office buildings for nonprofit corporations and associations	2.0 acres	300	300	30	30	40	35	20%	30%
B. Conditional uses, as permitted in accordance with the conditional use review procedures, § 145-84, as well as site plan review requirements:									
1. Temporary use of mobile home as per § 145-56A	N/A	N/A	N/A	20	10	20	N/A	N/A	N/A
2. Towers and telecommunications facilities as per § 145-65	N/A	N/A	N/A	—	—	—	—	N/A	N/A
3. Windmills, energy conservation devices, and generators as per § 145-67	N/A	N/A	N/A	50	30	50	—	1%	0%
C. Accessory uses, located on the same lot with and normally incidental and accessory to a permitted principal or conditional use as per § 145-41:									

COMMERCIAL CODE

Permitted Uses	Minimum Lot Sizes			Minimum Yard (feet)			Maximum Lot Coverage		
	Area (square feet or acres)	Width (feet)	Depth (feet)	Front	Side	Rear	Height (feet)	Building (percent)	Other (percent)
1. Any structure or use normally incidental and accessory to permitted principal or conditional use as per § 145-41	N/A	N/A	N/A	20	20	30	35	5%	5%
2. Fences, walls and hedges as per § 145-43	N/A	N/A	N/A	—	1	1	—	—	—
3. Off-street parking and loading areas as per §§ 145-46 and 145-47	—	N/A	N/A	—	—	—	—	1%	—
4. Outside storage as per § 145-48	—	—	—	50	40	40	25	—	1%
5. Signs as per § 145-50	—	N/A	N/A	—	—	—	—	1%	N/A

NOTES:

1. If not shown in the above schedule or within the relevant text cited, all minimum and maximum dimensions related to any use listed shall be determined by the Land Use Board.
2. N/A means "Not Applicable."

DEVELOPMENT REGULATIONS
Township of Commercial Schedule of District Regulations
PC/R – Public Conservation/Recreation Zoning District

In each district, only the uses listed below shall be permitted by right. All uses in the following list other than detached, single-family dwellings, general purpose agriculture and normally incidental uses thereto shall be subject to site plan review requirements in addition to complying with other applicable requirements. See Notes at the end of schedule.

Permitted Uses	Minimum Lot Sizes			Minimum Yard (feet)			Maximum Lot Coverage		
	Area (square feet or acres)	Width (feet)	Depth (feet)	Front	Side	Rear	Height (feet)	Building (percent)	Other (percent)
A. Principal uses:									
1. General purpose agriculture related to reforestation or other conservation or environmental research activities	5.0 acres	200	300	50	25	50	35	5%	5%
2. Water, forest, wildlife conservation areas and uses	5.0 acres	300	300	100	50	50	35	5%	5%
3. Parks, playgrounds, and similar open space or recreational uses	3.0 acres	200	300	50	50	50	35	5%	10%
4. Public education, civic and cultural uses	5.0 acres	300	300	50	30	50	35	20%	15%
B. Conditional uses, as permitted in accordance with the conditional use review procedures, § 145-84, as well as site plan review requirements:									
1. Temporary use of mobile home as per § 145-56A	—	—	—	40	20	20	—	N/A	N/A
2. Windmills, energy conservation devices, and generators as per § 145-67	N/A	N/A	N/A	—	—	—	—	N/A	N/A
3. Wildlife shelters, refuges, preserves or fish hatcheries as per § 145-55	5.0 acres	300	500	100	100	100	35	5%	10%
C. Accessory uses, located on the same lot with and normally incidental and accessory to a permitted principal or conditional use:									
1. Any structure or use normally incidental and accessory to permitted principal or conditional use as per § 145-41	—	—	—	50	30	50	35	5%	5%
C. Accessory uses (cont'd)									
2. Trailheads for public conservation or open space/recreational areas	1.0 acre	100	—	20	20	20	—	1%	1%
3. Fences, walls and hedges as per § 145-43									
4. Signs as per § 145-50									

COMMERCIAL CODE

Permitted Uses	Minimum Lot Sizes			Minimum Yard (feet)			Maximum Lot Coverage		
	Area (square feet or acres)	Width (feet)	Depth (feet)	Front	Side	Rear	Height (feet)	Building (percent)	Other (percent)
5. Off-street loading and parking areas as per §§ 145-46 and 145-47				30	30	30	35		
6. Outdoor storage as per § 145-48									

NOTES:

1. If not shown in the above schedule or within the relevant chapter text cited, all minimum and maximum dimensions related to any use listed shall be determined by the Land Use Board.
2. N/A means "Not Applicable."

DEVELOPMENT REGULATIONS
Township of Commercial Schedule of District Regulations
R-1 Residential Zoning District

In each district, only the uses listed below shall be permitted by right. All uses in the following list other than detached, single-family dwellings, general purpose agriculture and normally incidental uses thereto shall be subject to site plan review requirements in addition to complying with other applicable requirements. See Notes at the end of schedule.

Permitted Uses	Minimum Lot Sizes			Minimum Yard (feet)			Maximum Lot Coverage		
	Area (square feet or acres)	Width (feet)	Depth (feet)	Front	Side	Rear	Height (feet)	Building (percent)	Other (percent)
A. Principal uses:									
1. General purpose agriculture	5.0 acres	300	300	50	25	50	50	5%	10%
2. Single-family, detached dwelling including permanent use of a mobile home as per § 145-56	1.0 acre	150	150	40	30	40	35	5%	10%
3. Church or place of worship	3.0 acres	200	300	40	30	40	35	5%	15%
B. Conditional uses, as permitted in accordance with the conditional use review procedure, § 145-84, as well as site plan review requirements:									
1. Temporary use of mobile home as per § 145-56	N/A	N/A	N/A	30	20	20	N/A	N/A	N/A
2. Energy conservation devices, generators and private communications as per § 145-67	N/A	N/A	N/A	50	30	50	—	1%	0%
3. Duplex or semidetached house as per § 145-53	1.5 acres	200	400	40	30	40	35	5%	25%
4. Studio or workshop as per § 145-64	1.0 acre	N/A	N/A	50	30	40	30	1%	1%
5. Conversion of a dwelling as per § 145-42	2.0 acres	200	N/A	40	25	30			
C. Accessory uses, located on the same lot with and normally incidental and accessory to a permitted principal or conditional use as per § 145-41:									
1. Any structure or use normally incidental and accessory to permitted principal or conditional use as per § 145-41	N/A	N/A	N/A	50	30	40	35	5%	5%
2. Fences, walls and hedges as per § 145-43	N/A	N/A	N/A	—	1	1	—	—	—
3. Home occupation as per § 145-45	N/A	N/A	N/A	—	—	—	—	—	—
C. Accessory uses (cont'd)									
4. Keeping of animals as per § 145-55	—	N/A	N/A	—	—	—	40	1%	1%
5. Off-street loading and parking areas as per §§ 145-46 and 145-47	—	N/A	N/A	—	—	—	—	1%	—
6. Outdoor storage as per § 145-48	N/A	N/A	N/A	—	—	—	—	2%	2%
7. Roadside stand as per § 145-63	—	—	—	—	—	—	—	—	—

COMMERCIAL CODE

Permitted Uses	Minimum Lot Sizes			Minimum Yard (feet)			Maximum Lot Coverage		
	Area (square feet or acres)	Width (feet)	Depth (feet)	Front	Side	Rear	Height (feet)	Building (percent)	Other (percent)
8. Signs as per § 145-50	—	N/A	N/A	—	—	—	—	1%	N/A
9. Swimming pools as per § 145-51	—	—	—	50	30	40	10	2%	—
10. Yard sales as per § 145-68	—	N/A	N/A	20	20	20	N/A	N/A	N/A

NOTES:

1. If not shown in the above schedule or within the relevant text cited, all minimum and maximum dimensions related to any use listed shall be determined by the Land Use Board.
2. N/A means "Not Applicable."

DEVELOPMENT REGULATIONS
Township of Commercial Schedule of District Regulations
R-2 Residential Zoning District

In each district, only the uses listed below shall be permitted by right. All uses in the following list other than detached, single-family dwellings, general purpose agriculture and normally incidental uses thereto shall be subject to site plan review requirements in addition to complying with other applicable requirements. See Notes at the end of schedule.

Permitted Uses	Minimum Lot Sizes			Minimum Yard (feet)			Maximum Lot Coverage		
	Area (square feet or acres)	Width (feet)	Depth (feet)	Front	Side	Rear	Height (feet)	Building (percent)	Other (percent)
A. Principal uses:									
1. General purpose agriculture	5.0 acres	300	300	50	25	50	50	5%	10%
2. Single-family, detached dwelling and permanent use of a mobile home as per § 145-56B	2.0 acres	200	200	40	30	40	35	15%	20%
3. Church or place of worship	3.0 acres	200	300	40	30	40	35	15%	35%
B. Conditional uses, as permitted in accordance with the conditional use review procedure, § 145-84, as well as site plan review requirements:									
1. Conversion of a dwelling as per § 145-42	3.0 acres	300	300	40	30	40	35	15%	25%
2. Temporary use of mobile home as per § 145-56A	1.0 acre	150	150	30	20	20	N/A	N/A	N/A
3. Energy conservation devices, generators and private communications as per § 145-67	N/A	N/A	N/A	50	30	50	—	1%	—
4. Studio or workshop as per § 145-64	N/A	N/A	N/A	50	30	40	25	3%	5%
C. Accessory uses, located on the same lot with and normally incidental and accessory to a permitted principal or conditional use as per § 145-41:									
1. Any structure or use normally incidental and accessory to permitted principal or conditional use as per § 145-41	N/A	N/A	N/A	50	30	40	35	5%	5%
2. Fences, walls and hedges as per § 145-43	N/A	N/A	N/A	—	1	1	—	—	—
3. Woodcutting as per § 145-44	N/A	N/A	N/A	—	—	—	—	N/A	N/A
4. Home occupation as per § 145-45A and B	N/A	N/A	N/A	—	—	—	—	—	—
C. Accessory uses (cont'd)									
5. Keeping of animals as per § 145-55	—	N/A	N/A	—	—	—	40	1%	1%
6. Off-street loading and parking areas as per §§ 145-46 and 145-47	—	N/A	N/A	—	—	—	—	1%	—
7. Outdoor storage as per § 145-48	—	N/A	N/A	40	30	40	35	2%	—

COMMERCIAL CODE

Permitted Uses	Minimum Lot Sizes			Minimum Yard (feet)			Maximum Lot Coverage		
	Area (square feet or acres)	Width (feet)	Depth (feet)	Front	Side	Rear	Height (feet)	Building (percent)	Other (percent)
8. Roadside stand as per § 145-63	—	—	—	—	—	—	—	—	—
9. Signs as per § 145-50	—	N/A	N/A	—	—	—	—	1%	N/A
10. Swimming pools as per § 145-51	—	—	—	50	30	40	10	2%	—
11. Yard sales as per § 145-68	—	N/A	N/A	20	20	20	N/A	N/A	N/A

NOTES:

1. If not shown in the above schedule or within the relevant text cited, all minimum and maximum dimensions related to any use listed shall be determined by the Land Use Board.
2. N/A means "Not Applicable."

DEVELOPMENT REGULATIONS
Township of Commercial Schedule of District Regulations
R-3 Residential Zoning District

In each district, only the uses listed below shall be permitted by right. All uses in the following list other than detached, single-family dwellings, general purpose agriculture and normally incidental uses thereto shall be subject to site plan review requirements in addition to complying with other applicable requirements. See Notes at the end of schedule.

Permitted Uses	Minimum Lot Sizes			Minimum Yard (feet)			Maximum Lot Coverage		
	Area (square feet or acres)	Width (feet)	Depth (feet)	Front	Side	Rear	Height (feet)	Building (percent)	Other (percent)
A. Principal uses:									
1. General purpose agriculture	5.0 acres	300	300	50	25	50	50	15%	15%
2. Single-family, detached dwelling and permanent use of a mobile home as per § 145-56B	15,000 square feet	100	150	30	15	40	35	10%	10%
B. Conditional uses, as permitted in accordance with the conditional use review procedure, § 145-84, as well as site plan review requirements:									
1. Temporary use of mobile home as per § 145-56A	N/A	N/A	N/A	30	20	20	N/A	N/A	N/A
2. Energy conservation devices, generators and private communications as per § 145-67	N/A	N/A	N/A	50	30	50	—	1%	0%
C. Accessory uses, located on the same lot with and normally incidental and accessory to a permitted principal or conditional use § 145-41:									
1. Any structure or use normally incidental and accessory to permitted principal or conditional use § 145-41	N/A	N/A	N/A	50	30	40	35	5%	5%
2. Fences, walls and hedges as per § 145-43	N/A	N/A	N/A	—	1	1	—	—	—
3. Home occupation as per § 145-45A and B	N/A	N/A	N/A	—	—	—	—	—	—
4. Keeping of animals as per § 145-55	—	N/A	N/A	—	—	—	40	1%	1%
5. Off-street loading areas as per §§ 145-46 and 145-47	—	N/A	N/A	—	—	—	—	1%	—
6. Roadside stand as per § 145-63	—	—	—	—	—	—	—	—	—
7. Signs as per § 145-50	—	N/A	N/A	—	—	—	—	1%	N/A
C. Accessory uses (cont'd)									
8. Swimming pools as per § 145-51	—	—	—	40	20	30	10	2%	N/A
9. Yard sales as per § 145-68	—	N/A	N/A	10	20	N/A	N/A	N/A	N/A

COMMERCIAL CODE

NOTES:

1. If not shown in the above schedule or within the relevant text cited, all minimum and maximum dimensions related to any use listed shall be determined by the Land Use Board.
2. N/A means "Not Applicable."

DEVELOPMENT REGULATIONS
Township of Commercial Schedule of District Regulations
R-5 Residential Zoning District

In each district, only the uses listed below shall be permitted by right. All uses in the following list other than detached, single-family dwellings, general purpose agriculture and normally incidental uses thereto shall be subject to site plan review requirements in addition to complying with other applicable requirements. See Notes at the end of schedule.

Permitted Uses	Minimum Lot Sizes			Minimum Yard (feet)			Maximum Lot Coverage		
	Area (square feet or acres)	Width (feet)	Depth (feet)	Front	Side	Rear	Height (feet)	Building (percent)	Other (percent)
A. Principal uses:									
1. General purpose agriculture	5.0 acres	300	300	50	25	50	50	15%	15%
2. Single-family, detached dwelling and permanent use of a mobile home as per § 145-56B	20,000 square feet	100	100	30	20	30	35	10%	10%
3. Conversion of a dwelling as per § 145-42	1.0 acre	200	200	30	30	40	35	N/A	N/A
B. Conditional uses, as permitted in accordance with the conditional use review procedure, § 145-84, as well as site plan review requirements:									
1. Temporary use of mobile home as per § 145-56A	N/A	N/A	N/A	20	20	20	N/A	N/A	N/A
2. Energy conservation devices, generators and private communications as per § 145-67	N/A	N/A	N/A	50	30	50	—	1%	1%
3. Studio or workshop as per § 145-64	N/A	N/A	N/A	40	20	30	25	2%	2%
C. Accessory uses, located on the same lot with and normally incidental and accessory to a permitted principal or conditional use § 145-41:									
1. Any structure or use normally incidental and accessory to permitted principal or conditional use § 145-41	N/A	N/A	N/A	40	10	20	35	5%	5
2. Fences, walls and hedges as per § 145-43	N/A	N/A	N/A	—	1	1	—	—	—
3. Home occupation as per § 145-45	N/A	N/A	N/A	—	—	—	—	—	—
4. Keeping of animals as per § 145-55	—	N/A	N/A	—	—	—	40	1%	1%
5. Off-street loading and parking areas as per §§ 145-46 and 145-47	—	N/A	N/A	—	—	—	—	1%	—
C. Accessory uses (cont'd)									
6. Roadside stand as per § 145-63	—	—	—	—	—	—	—	—	—
7. Signs as per § 145-50	—	N/A	N/A	—	—	—	—	1%	N/A
8. Swimming pools as per § 145-51	—	—	—	40	20	20	10	2%	—

COMMERCIAL CODE

Permitted Uses	Minimum Lot Sizes			Minimum Yard (feet)			Maximum Lot Coverage		
	Area (square feet or acres)	Width (feet)	Depth (feet)	Front	Side	Rear	Height (feet)	Building (percent)	Other (percent)
9. Yard sales as per § 145-68	—	N/A	N/A	10	20	N/A	N/A	N/A	N/A

NOTES:

1. If not shown in the above schedule or within the relevant text cited, all minimum and maximum dimensions related to any use listed shall be determined by the Land Use Board.
2. N/A means "Not Applicable."

DEVELOPMENT REGULATIONS

**Township of Commercial Schedule of District Regulations
RR – Rural Resource Zoning District**

In each district, only the uses listed below shall be permitted by right. Any use not listed within this schedule shall be deemed to be prohibited. All uses in the following list other than general purpose agriculture and normally incidental uses thereto shall be subject to site plan review requirements in addition to complying with other applicable requirements. See Notes at the end of schedule.

Permitted Uses	Minimum Lot Sizes			Minimum Yard (feet)			Maximum Lot Coverage		
	Area (square feet or acres)	Width (feet)	Depth (feet)	Front	Side	Rear	Height (feet)	Building (percent)	Other (percent)
A. Principal uses:									
1. General purpose agriculture	5.0 acres	300	300	50	25	50	50	15%	15%
2. Water, forest, wildlife conservation areas and uses including trailheads	5.0 acres	300	300	100	50	50	35	15%	15%
3. Parks, playgrounds, and similar open space or recreational uses	3.0 acres	200	300	50	50	50	35	10%	15%
4. Farm	6.0 acres	200	300	50	25	50	35	15%	15%
5. Single-family, detached dwelling including permanent use of a mobile home as per § 145-56B (See Note 3 at the end of schedule)	4.0 acres	300	300	50	50	30	35	20%	15%
6. Lumber or wood chipping or shredding operation	20.0 acres	500	1,000	100	300	300	40	15%	15%
7. Garden center, nursery or similar uses	3.0 acres	300	300	40	40	50	35	15%	10%
B. Conditional uses, as permitted in accordance with the conditional use review procedure, § 145-84, as well as site plan review requirements:									
1. Artisan's display as per § 145-63	—	200	N/A	—	—	—	—	—	—
2. Conversion of a dwelling as per § 145-42	3.0 acres	300	300	50	50	30	35	2%	2%
3. Kennels, animal shelters, veterinarian hospitals commercial stables and riding academies as per § 145-55C	5.0 acres	500	500	200	200	200	35	25%	20%
4. Planned residential cluster development as per § 145-59	30.0 acres	500	500	100	100	100	35	25%	20%
Individual lot within a cluster development	1.5 acres	200	200	35	20	30	35	20%	15%
5. Recreational clubs, lodges, and assembly halls as per § 145-61	5.0 acres	300	500	200	200	200	40	20%	30%

COMMERCIAL CODE

Permitted Uses	Minimum Lot Sizes			Minimum Yard (feet)			Maximum Lot Coverage		
	Area (square feet or acres)	Width (feet)	Depth (feet)	Front	Side	Rear	Height (feet)	Building (percent)	Other (percent)
B. Conditional uses (cont'd)									
6. Resource extraction as per § 145-62	25.0 acres	500	1,000	300	300	300	40	5%	25%
7. Roadside stand as per § 145-63	N/A	N/A	N/A	10	10	N/A	30	5%	15%
8. Studio or workshop as per § 145-64	—	—	—	40	30	30	35	1%	1%
9. Temporary use of mobile home as per § 145-56A	N/A	N/A	N/A	30	20	20	N/A	N/A	N/A
10. Towers and telecommunications facilities as per § 145-65	N/A	N/A	N/A	—	—	—	—	—	—
11. Windmills, energy conservation devices, generators and private communications as per § 145-67	N/A	N/A	N/A	50	30	50	—	1%	0%
C. Accessory uses, located on the same lot with and normally incidental and accessory to a permitted principal or conditional use as per § 145-41:									
1. Any structure or use normally incidental and accessory to permitted principal or conditional use as per § 145-41	N/A	N/A	N/A	50	30	40	35	5%	5%
2. Fences, walls and hedges as per § 145-43	N/A	N/A	N/A	—	1	1	—	—	—
3. Woodcutting as per § 145-44	—	—	N/A	—	—	—	—	—	—
4. Home occupation as per §§ 145-46A and B	N/A	N/A	N/A	—	—	—	—	—	—
5. Keeping of animals as per § 145-55	—	N/A	N/A	—	—	—	40	1%	1%
6. Off-street loading and parking areas as per §§ 145-46 and 145-47	—	N/A	N/A	—	—	—	—	1%	—
7. Roadside stand as per § 145-63									
8. Signs as per § 145-50	—	N/A	N/A	—	—	—	—	1%	N/A
9. Swimming pools as per § 145-51	—	—	—	50	30	40	10	2%	N/A
10. Yard sales as per § 145-68	—	N/A	N/A	20	20	20	N/A	N/A	N/A

NOTES:

1. If not shown in the above schedule or within the relevant text cited, all minimum and maximum dimensions related to any use listed shall be determined by the Land Use Board.
2. N/A means "Not Applicable."
3. Mandatory clustering is required for certain size tracts. See § 145-59.

DEVELOPMENT REGULATIONS
Township of Commercial Schedule of District Regulations
VB – Village Business Zoning District
[Amended 1-18-2024 by Ord. No. 2023-630]

In each district, only the uses listed below shall be permitted by right. All uses in the following list other than detached, single-family dwellings, general purpose agriculture and normally incidental uses thereto shall be subject to site plan review requirements in addition to complying with other applicable requirements. See Notes at the end of schedule.

Permitted Uses	Minimum Lot Sizes			Minimum Yard (feet)			Maximum Lot Coverage		
	Area (square feet or acres)	Width (feet)	Depth (feet)	Front	Side	Rear	Height (feet)	Building (percent)	Other (percent)
A. Principal uses:									
1. Parks, playgrounds, and similar open space or recreational uses	20,000 square feet	100	150	20	10	25	35	10%	25%
2. Education, civic, historical and cultural uses	20,000 square feet	100	150	20	10	25	35	10%	25%
3. Church or place of worship	3.0 acres	300	500	40	40	40	35	15%	30%
4. Convenience store for retail sale of food, periodicals, newspapers, sundry supplies, baked goods, and similar products	20,000 square feet	125	160	20	10	25	35	10%	25%
5. Professional, financial, insurance, real estate or business offices, banks and similar uses.	20,000 square feet	125	160	20	10	25	35	15%	20%
6. Village-oriented commercial or retail use	20,000 square feet	125	160	20	10	25	35	10%	25%
7. Restaurant, take-out or fast-food outlet, or bake shop	20,000 square feet	125	160	20	10	25	35	10%	25%
8. Single-family, detached dwelling	20,000 square feet	125	160	20	15	30	35	10%	15%
9. Cannabis retailer				See § 145-68.1					
B. Conditional uses, as permitted in accordance with the conditional use review procedure, § 145-84, as well as site plan review requirements:									
1. Artisan's display as per § 145-63	—	—	—	—	—	—	—	—	—
2. Commercial use-related dwelling as per § 145-52	2.0 acres	300	300	40	30	30	35	5%	2%
3. Conversion of a dwelling as per § 145-42	—	—	—	40	20	30	35	2%	1%
B. Conditional uses (cont'd)									
4. Gasoline service station and/or repair garages or car washes as per § 145-54	2.0 acres	300	300	—	30	30	35	25%	35%

COMMERCIAL CODE

Permitted Uses	Minimum Lot Sizes			Minimum Yard (feet)			Maximum Lot Coverage		
	Area (square feet or acres)	Width (feet)	Depth (feet)	Front	Side	Rear	Height (feet)	Building (percent)	Other (percent)
5. Nursery, day care and pre-school and day care facilities as per § 145-57	20,000 square feet	100	N/A	20	10	25	35	10%	25%
6. Planned neighborhood commercial center as per § 145-58	3.0 acres	300	300	30	30	40	35	25%	35%
7. Professional or business office center as per § 145-60	5.0 acres	300	400	30	30	40	35	25%	35%
8. Recreational clubs, lodges and assembly halls as per § 145-61	2.0 acres	300	300	30	40	50	40	20%	30%
9. Temporary use of mobile home as per § 145-56A	N/A	N/A	N/A	20	10	20	N/A	N/A	N/A
10. Energy conservation devices, generators and private communications facilities as per § 145-67	N/A	N/A	N/A	20	30	50	—	1%	—
11. Towers and telecommunications facilities as per § 145-65	—	—	—	—	—	—	—	N/A	N/A
12. Studio or workshop as per § 145-64	N/A	N/A	N/A	20	20	30	30	2%	—
13. Village home commercial occupation as per § 145-45C	N/A	—	N/A	40	20	30	35	—	1%
14. Village-oriented commercial use as per § 145-66	—	—	—	20	20	30	35	20%	20%
C. Accessory uses, located on the same lot with and normally incidental and accessory to a permitted principal or conditional use as per § 145-41:									
1. Any structure or use normally incidental and accessory to permitted principal or conditional use as per § 145-41	N/A	N/A	N/A	50	30	40	35	5%	5%
2. Fences, walls and hedges as per § 145-43	N/A	N/A	N/A	—	1	1	—	—	—
3. Home occupation as per § 145-45A and B	N/A	N/A	N/A	—	—	—	—	—	—
C. Accessory uses (cont'd)									
4. Off-street loading and parking areas as per §§ 145-46 and 145-47	—	N/A	N/A	—	—	—	—	1%	—
5. Outdoor storage as per § 145-48	N/A	N/A	N/A	—	—	—	40	—	—

DEVELOPMENT REGULATIONS

Permitted Uses	Minimum Lot Sizes			Minimum Yard (feet)			Maximum Lot Coverage		
	Area (square feet or acres)	Width (feet)	Depth (feet)	Front	Side	Rear	Height (feet)	Building (percent)	Other (percent)
6. Signs as per § 145-50	—	—	—	—	—	—	—	1%	1%
7. Swimming pools as per § 145-51	—	—	—	50	30	40	10	2%	2%

NOTES:

1. If not shown in the above schedule or within the relevant text cited, all minimum and maximum dimensions related to any use listed shall be determined by the Land Use Board.
2. N/A means “Not Applicable.”
3. See Definitions, § 145-3C.

DEVELOPMENT REGULATIONS
Township of Commercial Schedule of District Regulations
VR-1 – Village Residential Zoning District

In each district, only the uses listed below shall be permitted by right. All uses in the following list other than detached, single-family dwellings, general purpose agriculture and normally incidental uses thereto shall be subject to site plan review requirements in addition to complying with other applicable requirements. See Notes at the end of schedule.

Permitted Uses	Minimum Lot Sizes			Minimum Yard (feet)			Maximum Lot Coverage		
	Area (square feet or acres)	Width (feet)	Depth (feet)	Front	Side	Rear	Height (feet)	Building (percent)	Other (percent)
A. Principal uses:									
1. General purpose agriculture	5.0 acres	300	300	50	25	50	50	15%	15%
2. Parks, playgrounds, and similar open space or recreational uses	20,000 square feet	100	200	20	10	30	35	10%	25%
3. Educational, civic and cultural uses	3.0 acres	300	300	50	40	50	35	20%	30%
4. Single-family, detached dwelling and permanent use of a mobile home as per §145-56B	9,000 square feet	90	100	20	15	25	35	15%	20%
5. Duplex or semidetached dwelling as per § 145-53	1.0 acres	150	150	20	20	40	35	20%	25%
6. Churches or places of worship	3.0 acres	200	300	20	20	40	35	15%	30%
B. Conditional uses, as permitted in accordance with the conditional use review procedure, § 145-84, as well as site plan review requirements:									
1. Artisan's display as per § 145-63B	—	—	—	—	—	—	—	—	—
2. Conversion of a dwelling as per § 145-42	1.0 acres	150	150	20	10	40	35	1%	1%
3. Temporary use of mobile home as per § 145-56A	N/A	N/A	N/A	30	10	20	N/A	N/A	N/A
4. Studio or workshop as per § 145-64	N/A	N/A	N/A	30	20	30	30	3%	3%
5. Energy conservation devices, generators and private communications as per § 145-67	N/A	N/A	N/A	50	30	50	—	1%	—
C. Accessory uses, located on the same lot with and normally incidental and accessory to a permitted principal or conditional use as per § 145-41:									
C. Accessory uses (cont'd)									
1. Any structure or use normally incidental and accessory to permitted principal or conditional use as per § 145-41	N/A	N/A	N/A	—	—	—	35	8%	8%
2. Fences, walls and hedges as per § 145-43	N/A	N/A	N/A	—	1	1	—	—	—

COMMERCIAL CODE

Permitted Uses	Minimum Lot Sizes			Minimum Yard (feet)			Maximum Lot Coverage		
	Area (square feet or acres)	Width (feet)	Depth (feet)	Front	Side	Rear	Height (feet)	Building (percent)	Other (percent)
3. Home occupation as per § 145-45	N/A	N/A	N/A	—	—	—	—	—	—
4. Keeping of animals as per § 145-55	—	N/A	N/A	—	—	—	35	1%	—
5. Off-street loading and parking areas as per §§ 145-46 and 145-47	—	N/A	N/A	—	—	—	—	1%	—
6. Signs as per § 145-50	—	N/A	N/A	—	—	—	—	1%	N/A
7. Swimming pools as per § 145-51	N/A	N/A	N/A	—	—	—	—	—	—
8. Yard sales as per § 145-68	N/A	N/A	N/A	20	15	—	N/A	N/A	N/A

NOTES:

1. If not shown in the above schedule or within the relevant text cited, all minimum and maximum dimensions related to any use listed shall be determined by the Land Use Board.
2. N/A means "Not Applicable."

DEVELOPMENT REGULATIONS
Township of Commercial Schedule of District Regulations
VR-2 – Village Residential Zoning District

In each district, only the uses listed below shall be permitted by right. All uses in the following list other than detached, single-family dwellings, general purpose agriculture and normally incidental uses thereto shall be subject to site plan review requirements in addition to complying with other applicable requirements. See Notes at the end of schedule.

Permitted Uses	Minimum Lot Sizes			Minimum Yard (feet)			Maximum Lot Coverage		
	Area (square feet or acres)	Width (feet)	Depth (feet)	Front	Side	Rear	Height (feet)	Building (percent)	Other (percent)
A. Principal uses:									
1. General purpose agriculture	5.0 acres	300	300	50	25	50	50	15%	15%
2. Parks, playgrounds, and similar open space or recreational uses	20,000 square feet	100	100	20	15	40	35	10%	25%
3. Educational, civic and cultural uses	3.0 acres	300	300	50	40	50	35	20%	30%
4. Single-family, detached dwelling and permanent use of a mobile home as per § 145-56B	10,000 square feet	100	100	20	15	25	35	25%	20%
5. Duplex or semidetached dwelling as per § 145-53	1.0 acre	150	100	20	20	40	35	20%	25%
B. Conditional uses, as permitted in accordance with the conditional use review procedure, § 145-84, as well as site plan review requirements:									
1. Artisan's display as per § 145-63B	—	—	—	—	—	—	—	—	—
2. Conversion of a dwelling as per § 145-42	1.0 acre	150	150	20	10	40	35	1%	1%
3. Temporary use of mobile home as per § 145-56A	N/A	N/A	N/A	30	10	20	N/A	N/A	N/A
4. Studio or workshop as per § 145-64	N/A	N/A	N/A	30	20	30	30	3%	3%
5. Energy conservation devices, generators and private communications as per § 145-67	N/A	N/A	N/A	50	30	50	—	1%	—
C. Accessory uses, located on the same lot with and normally incidental and accessory to a permitted principal or conditional use as per § 145-41:									
C. Accessory uses (cont'd)									
1. Any structure or use normally incidental and accessory to permitted principal or conditional use as per § 145-41	N/A	N/A	N/A	—	—	—	35	8%	8%
2. Fences, walls and hedges as per § 145-43	N/A	N/A	N/A	—	1	1	—	—	—
3. Home occupation as per § 145-45	N/A	N/A	N/A	—	—	—	—	—	—

COMMERCIAL CODE

Permitted Uses	Minimum Lot Sizes			Minimum Yard (feet)			Maximum Lot Coverage		
	Area (square feet or acres)	Width (feet)	Depth (feet)	Front	Side	Rear	Height (feet)	Building (percent)	Other (percent)
4. Keeping of animals as per § 145-55	—	N/A	N/A	—	—	—	35	1%	—
5. Off-street loading and parking areas as per §§ 145-46 and 145-47	—	N/A	N/A	—	—	—	—	1%	—
6. Signs as per § 145-50	—	N/A	N/A	—	—	—	—	1%	N/A
7. Swimming pools as per § 145-51	N/A	N/A	N/A	—	—	—	—	—	—
8. Yard sales as per § 145-68	N/A	N/A	N/A	20	15	20	N/A	N/A	N/A

NOTES:

1. If not shown in the above schedule or within the relevant text cited, all minimum and maximum dimensions related to any use listed shall be determined by the Land Use Board.
2. N/A means "Not Applicable."

DEVELOPMENT REGULATIONS
Township of Commercial Schedule of District Regulations
VR-3 – Village Residential Zoning District

In each district, only the uses listed below shall be permitted by right. All uses in the following list other than detached, single-family dwellings, general purpose agriculture and normally incidental uses thereto shall be subject to site plan review requirements in addition to complying with other applicable requirements. See Notes at the end of schedule.

Permitted Uses	Minimum Lot Sizes			Minimum Yard (feet)			Maximum Lot Coverage		
	Area (square feet or acres)	Width (feet)	Depth (feet)	Front	Side	Rear	Height (feet)	Building (percent)	Other (percent)
A. Principal uses:									
1. General purpose agriculture	5.0 acres	300	300	50	25	50	50	15%	15%
2. Parks, playgrounds, and similar open space or recreational uses	20,000 square feet	100	100	20	15	40	35	10%	25%
3. Educational, civic and cultural uses	3.0 acres	300	300	50	40	50	35	20%	30%
4. Single-family, detached dwelling and permanent use of a mobile home as per § 145-56B	20,000 square feet	100	100	20	10	25	35	20%	20%
5. Duplex or semidetached dwelling as per § 145-53	1.0 acres	100	100	20	20	40	35	20%	25%
6. Cemeteries	1.0 acres	150	150	10	10	10	35	20%	25%
7. Churches or places of worship	3.0 acres	200	200	10	20	40	35	15%	30%
B. Conditional uses, as permitted in accordance with the conditional use review procedure, § 145-84, as well as site plan review requirements:									
1. Artisan's display as per § 145-63B	—	—	—	—	—	—	—	—	—
2. Conversion of a dwelling as per § 145-42	1.0 acres	200	200	20	10	30	35	1%	1%
3. Village home commercial occupation as per § 145-45C	N/A	—	N/A	20	10	30	35	—	—
4. Nursery, day care and pre-school and day care facilities as per § 145-57	1.0 acres	200	200	30	30	40	35	15%	20%
5. Temporary use of mobile home as per § 145-56A	N/A	N/A	N/A	30	10	20	N/A	N/A	N/A
6. Studio or workshop as per § 145-64	N/A	N/A	N/A	30	20	30	30	3%	3%
7. Energy conservation devices, generators and private communications as per § 145-67	N/A	N/A	N/A	50	30	50	—	1	—

COMMERCIAL CODE

Permitted Uses	Minimum Lot Sizes			Minimum Yard (feet)			Maximum Lot Coverage		
	Area (square feet or acres)	Width (feet)	Depth (feet)	Front	Side	Rear	Height (feet)	Building (percent)	Other (percent)
C. Accessory uses, located on the same lot with and normally incidental and accessory to a permitted principal or conditional use as per § 145-41:									
1. Any structure or use normally incidental and accessory to permitted principal or conditional use as per § 145-41	N/A	N/A	N/A	20	10	25	35	5%	5%
2. Fences, walls and hedges as per § 145-43	N/A	N/A	N/A	—	1	1	—	—	—
3. Home occupation as per § 145-45	N/A	N/A	N/A	—	—	—	—	—	—
4. Keeping of animals as per § 145-55	—	N/A	N/A	—	—	—	35	1%	—
5. Off-street loading and parking areas as per §§ 145-46 and 145-47	—	N/A	N/A	—	—	—	—	1%	—
6. Signs as per § 145-50	—	N/A	N/A	—	—	—	—	1%	N/A
7. Swimming pools as per § 145-51	N/A	N/A	N/A	—	—	—	—	—	—
8. Yard sales as per § 145-68	N/A	N/A	N/A	20	15	20	N/A	N/A	N/A

NOTES:

1. If not shown in the above schedule or within the relevant text cited, all minimum and maximum dimensions related to any use listed shall be determined by the Land Use Board.
2. N/A means "Not Applicable."