

## **ARTICLE IV. USE REGULATIONS**

The permitted and conditional uses for each district are shown on the accompanying table which is Article IV. The interpretation of uses given in categorical terms shall be defined in Article V. Uses not specifically listed or interpreted by the Board of Zoning Appeals to be included categorically under this Article and Article II shall not be permitted except by amendment to the Resolution.

### **A-1 AGRICULTURAL DISTRICT**

#### **Permitted Uses:**

1. Agriculture
2. Bed and Breakfast
3. Plant Cultivation
4. Public Service Facility
5. Single Family Dwelling
6. Public Uses
7. Semi-Public Uses
8. Essential Services
9. Accessory Uses

#### **Conditional Uses - Board Approval Required:**

1. Airports
2. Cemetery
3. Oil and Gas Wells
4. Outdoor Advertising
5. Recreational Facilities
6. Sand, Gravel and Topsoil Extraction

**S-1 SPECIAL DISTRICT**

**Permitted Uses:**

1. Parks
2. Plant Cultivation
3. Public Uses
4. Semi-Public Uses/Facility
5. Essential Services
6. Accessory Uses
7. Agriculture

**Conditional Uses -  
Board Approval Required:**

1. Cemetery
2. Exotic Animals
3. Recreational Facilities

**R-1 SUBURBAN RESIDENTIAL DISTRICT**

**Permitted Uses:**

1. Single Family Dwelling
2. Plant Cultivation
3. Public Uses
4. Public Service/Facility
5. Essential Services
6. Accessory Uses
7. Agriculture

**Conditional Uses -  
Board Approval Required:**

1. Bed and Breakfast
2. Cemetery
3. Exotic Animals
4. Home Occupations
5. Oil and Gas Wells
6. Recreational Facilities

**R-2 RESIDENTIAL DISTRICT**

**Permitted Uses**

1. Single Family Dwelling
2. Two Family Dwelling
3. Plant Cultivation
4. Semi-Public Uses
5. Public Service Facility
6. Essential Services
7. Accessory Uses
8. Agriculture

**Conditional Uses -  
Board Approval Required:**

1. Cemetery
2. Child Care Clinic
3. Exotic Animals
4. Home Occupations
5. Nursery School
6. Professional Activities
7. Recreational Facilities

**LAKE TOWNSHIP ZONING RESOLUTION**

**ARTICLE IV  
USE REGULATIONS**

**R-3 RESIDENTIAL DISTRICT**

**Permitted Uses:**

1. Any use permitted in R-2 Residential District
2. Condominiums
3. Manufactured Home Parks  
(See Article VIII)
4. Multiple Dwellings
5. Agriculture
6. Nursing Homes

**Conditional Uses -  
Board Approval Required:**

1. Exotic Animals
2. Institutional Homes
3. Mortuaries
4. Nursing Homes
5. Professional Activities
6. Recreational Facilities
7. Individual Mobile Homes

**B-1 NEIGHBORHOOD BUSINESS DISTRICT**

**Purpose:**

Uses in this district shall provide goods and services to an immediate residential neighborhood. Goods and services shall be orientated to daily or weekly needs and are not to include activities characterized by specialized items, major purchase items, or goods or services which are oriented to a city-wide or highway attracted clientele. Prohibited within this district are automobile or motor vehicle sales and services, gasoline or filling stations, or automotive repair services.

**Permitted Uses:**

1. Banks and financial institutions provided that no drive-thru service is allowed
2. Child Care Clinic
3. Community or club pools, per Article VII
4. Nursery School
5. Off-street loading and parking, per Article VI
6. Professional, medical-dental offices and business offices in structures of less than 10,000 gross square feet
7. Restaurants and food service establishments excluding those which provide drive-thru service
8. Retail sales in structures of less than 10,000 gross square feet whose primary clientele is area residents. Acceptable sales activities include drug, food, clothing stores but not department or discount store variety goods, etc.
9. Retail services in structures of less than 10,000 gross square feet
10. Accessory buildings, per Article II
11. Agriculture

**Conditional Uses -**

**Board Approval Required:**

1. Bed and Breakfast Inn
2. Churches
3. Exotic Animals
4. Golf or country club, lodge or private club
5. Hospital or medical clinic
6. Institutional home
7. Mortuaries

**B-2 GENERAL COMMERCIAL DISTRICT**

**Purpose:**

This district allows general business or commercial activities in areas of high accessibility, serving the general public. No B-2 district shall be established that does not have frontage on a major street/road.

**Permitted Uses:**

1. Automobile gas stations
2. Automotive repairs
3. Automotive sales
4. Banks and financial institutions
5. Drive-in commercial uses
6. Lodges or private clubs
7. Parking lots, and automobile parking or storage structures
8. Professional, medical, dental & business offices
9. Public service facilities
10. Restaurants and food service establishments
11. Retail sales
12. Essential services
13. Agriculture
14. Storage Facilities

**Conditional Uses -  
Board Approval Required:**

1. Animal hospital or clinics
2. Auction, flea market establishments
3. Car wash
4. Exotic animals
5. Health spas
6. Massage facilities
7. Motels
8. Outdoor advertising
9. Recreational facilities
10. Sale or storage of building materials
11. Wholesale business

**B-3 HIGHWAY BUSINESS DISTRICT**

**Purpose:**

This district is designed to offer goods and services to the general traveling public. These functions are related to heavy traffic volumes such as found on state or federal routes or other major arterials designed to accommodate heavy traffic.

**Permitted Uses:**

1. Auto - gas stations
2. Hotels
3. Motels
4. Public service facilities
5. Restaurants
6. Social activities
7. Public uses
8. Semi-public uses
9. Essential services
10. Accessory uses
11. Agriculture
12. Storage Facilities

**Conditional Uses -  
Board Approval Required:**

1. Adult book store
2. Adult entertainment
3. Adult movie house
4. Adult video store
5. Car wash
6. Drive-in commercial uses
7. Entertainment facilities
8. Exotic animals
9. General contractors
10. Massage parlor
11. Outdoor advertising
12. Semi-truck and trailer sales and service
13. Supply yards
14. Truck fuel stops
15. Truck wash

**M-1 LIGHT INDUSTRIAL DISTRICT**

**Purpose:**

This District permits manufacture, assembly, storage or transfer activities whose nature or operation produces a minimum of noise, odor, dust, and smoke. They are also associated with little outside storage or assembly and typically are a low density usage.

**Permitted Uses:**

- A. Manufacturing or assembly processes which by the nature of the materials, equipment, and process used are to be a considerable measure clean, quiet and free of objectionable or hazardous elements.
- B. Manufacturing activities shall consist of the following activities and those of a similar nature:
  - 1. Offices
  - 2. Printing
  - 3. Research and testing facilities
  - 4. Restricted manufacturing
  - 5. Public uses
  - 6. Essential services
  - 7. Accessory uses
  - 8. Agriculture

**Conditional Uses -  
Board Approval Required:**

- 1. Airports
- 2. Automotive salvage and wrecking yards
- 3. Car wash
- 4. Entertainment facilities
- 5. Exotic animals
- 6. Food processing
- 7. Manufacturing
- 8. Motels, hotels
- 9. Outdoor advertising
- 10. Restaurants
- 11. Retail business
- 12. Sales and storage of building materials
- 13. Slaughterhouse
- 14. Stockyards
- 15. Supply yard
- 16. Warehousing



**M-2 HEAVY INDUSTRIAL DISTRICT**

**Purpose:**

This District permits general manufacturing and assembly activities.

**Permitted Uses:**

- A. Manufacturing or assembly processes which by the nature of the materials, equipment and processes used are to be a considerable measure clean, quiet and free of objectionable or hazardous elements.
- B. Manufacturing activities shall consist of the following activities and those of a similar nature:
  - 1. Food processing
  - 2. General contractor
  - 3. Manufacturing (Heavy)
  - 4. Manufacturing, Restricted (Light)
  - 5. Manufacturing, sales and storage of building materials
  - 6. Offices
  - 7. Research and testing facilities
  - 8. Supply yard
  - 9. Warehousing
  - 10. Wholesale business
  - 11. Public uses
  - 12. Essential services
  - 13. Accessory uses
  - 14. Agriculture

**Conditional Uses -**

**Board Approval Required:**

- 1. Airports
- 2. Asphalt manufacturing and mining
- 3. Automobile salvage and wrecking yards
- 4. Automotive wrecking
- 5. Blast furnace
- 6. Bottled or tank gas storage and manufacturing
- 7. Brick and tile manufacturing
- 8. Car / Truck Wash
- 9. Cement and cinder manufacturing
- 10. Chemical manufacturing of acids, alkalies, or corrosive materials
- 11. Coke manufacturing and charcoal manufacturing
- 12. Dumps, including garbage incineration and other waste materials
- 13. Entertainment facilities
- 14. Exotic animals
- 15. Fertilizer mixing and manufacturing
- 16. Fireworks or explosives manufacturing, or sales and storage
- 17. Grain elevators and feed mills
- 18. Junk yards and salvage
- 19. Lime, plaster and gypsum manufacturing
- 20. Mineral processing
- 21. Mineral, sand, gravel and clay extraction
- 22. Motels, hotels
- 23. Oil and gas wells
- 24. Outdoor advertising
- 25. Petroleum products, refining and storage
- 26. Racing facilities, car tracks, go carts, tracks and/or drag strips
- 27. Restaurants
- 28. Retail business
- 29. Saw mill and pulp mill
- 30. Slaughterhouse
- 31. Smelting
- 32. Steel and iron manufacturing
- 33. Stone quarries
- 34. Stock yards
- 35. Tar and coal tar manufacturing
- 36. Transport and trucking terminals