

OFFICIAL SCHEDULE OF DISTRICT REGULATIONS

**Zane Township,
Logan County**

ZONING DISTRICTS	PERMITTED USES	CONDITIONAL USES	PLANNED UNIT DEVELOPMENT
(Symbols as used on the Official Zoning Map)	(Accessory uses and essential services are included)	(Permitted upon issuance of a Conditional Use Permit by the Board of Zoning Appeals)	(permitted upon Approval by the Board of Zoning Appeals)
1	2	3	4
U-1 RURAL DISTRICT	Agriculture; very low density residential; Animal hospital, clinic, kennel; Agricultural products processing & sales; Public & quasipublic use; Home occupation; Mobile homes individually (must meet requirements of Section 1341)	Public service facility; Low & medium density residential*; Commercial & Non-commercial recreation; Service business; Mineral Extraction; Light & heavy manufacturing; Signs & advertising structures; Mobile Home Park; Telecommunication towers; Multi-family housing; Wind Power Generating Facility provided conditions of Section 1037 are met;	Residential; Commercial; Industrial; Public & quasipublic uses individually or in combination
R-1 LOW DENSITY RESIDENTIAL DISTRICT	Single-family housing; Public & quasi-public uses; Home occupation; Mobile homes individually (must meet requirements of Section 1341)	Agriculture; Commercial & noncommercial recreation; Light manufacturing; Service business; Personal Services business; Offices; Multi-Family Housing; Telecommunication towers; Wind Power Generating Facility provided conditions of Section 1037 are met;	Residential; Public and quasipublic uses individually or in combination
R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT	Single-family Dwelling; Public and Quasi-public Use; Multi-family Housing; Home occupation; Mobile homes individually (must meet requirements of Section 1341)	Non-commercial Recreation; Home Occupation; Mobile home park; Service Business; Personal Services business; Telecommunication towers	Residential; Commercial; Public and quasipublic uses individually or in combination
B-1 SERVICE BUSINESS	Service business; Drive-in business; Eating & drinking estab.; Commercial recreation; Animal hospital, clinic, kennel; Transient lodgings; Retail business; Offices; Personal services; Public & quasi-public uses	Wholesale & warehousing; Food processing; Printing & publishing; Transport terminals; Signs & advertising structures; Public & service facility;	Commercial; Residential; Industrial; Public & quasi-public uses individually or in combination;
B-2 LOCAL BUSINESS	Convenience-type retail; Personal services business; Office; Public & quasic-public uses;	Shopping-type retail; Eating & drinking estab.; Gas, filling stations; Commercial recreation; Public service facility;	Residential; Commercial; Public & quasi-public uses individually or in combination;

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M-1 LIGHT MANUFACTURING	Light manufacturing and related offices; Public and quasi-public uses; Wholesale & warehousing;	Printing & publishing; Storage facilities; Transport terminals; Signs & advertising structures; Public Service facility; Adult entertainment;	Commercial; Industrial; Public and quasi-public uses individually or in combination;
I-1 Special Limited Industrial District	<p>Principal Permitted Uses a) Agriculture and Farms; b) Industry, Light and Heavy Manufacturing; c) Research, Development, and Testing; d) Wholesale and Warehousing; Transport Terminals; e) Aviation Field; f) Storage (open or enclosed) of New Vehicles; Storage (enclosed by screening of 100% opacity) of Dismantled or Wrecked Vehicles or Parts Thereof Used in Conjunction with the Uses Listed in c) above; g) Utilities (structures and installations which are necessary to service a permitted use within the I-1 District); <u>Accessory Uses</u></p> <p>Accessory uses and structures used in conjunction with any permitted use shall be allowed, including without limitation, uses or structures for recreation, health, eating, and related purposes.</p>	Signs & advertising structures not Otherwise Specifically Permitted; Public service facility;	Commercial; Manufacturing and Special Limited Industrial; Public & quasi-public uses individually or in combination;

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ZONING DISTRICTS (Symbols as used on the Official Zoning Map) 1	MINIMUM LOT SIZE			MAXIMUM PERCENTAGE OF LOT TO BE OCCUPIED (Principal and Accessory Buildings) 9	MINIMUM FLOOR AREA (Square Feet) 10	MAXIMUM HEIGHT OF (PRINCIPAL) BUILDINGS		MINIMUM YARD DIMENSIONS			
	(Square feet/household)		Frontage (Width) (Feet) 7			Stories	Feet	Front 13	Side Yards		Rear
	With On- Site Sewage Treatment 5	With Group or Central Sewage Treatment 6							One Side Yard 14	Sum of Side Yards 15	
U-1 RURAL DISTRICT	40,000 (new lots)	10,800 (single)	80 80	25%	1,000 **	2 1/2	35	50	20	40	40
R-1 LOW DENSITY RESIDENTIAL DISTRICT	40,000 (new lots)	10,800 (single) 2,700 (multi)	80 80 90	25%	1000* (single) 580 (multi)	2 1/2	35	35	8	20	40
R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT	40,000 (New Lots)	5,400 (single) 2,700 (Multi)	80 60 80	25%	1,000* (Single) 580 (Multi)	2 1/2	35	35	8	20	40
B-1 SERVICE BUSINESS	40,000 (new lots)	15,000	100 100	30%	none	3	40	50	none	none	30
B-2 LOCAL BUSINESS	40,000 (new lots)	none	none none	50%	none	2	30	30	none	none	30

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	(Square feet/household)			Stories	Feet	Front	Side Yards		Rear		
	With On- Site Sewage Treatment 5	With Group or Central Sewage Treatment 6	One Side Yard 14				Sum of Side Yards 15	16			
M-1 LIGHT MANUFACTURING	40,000 (new lots)	15,000	100 100	40%	none	4	50	50	10	30	40
I-1 Special Limited Industrial District	900 Acres (comprised of one or more contiguous parcels of land which are owned or controlled by a person)	900 Acres (comprised of one or more contiguous parcels of land which are owned or controlled by a person)	500	So long as the other requirements as to the I-1 District are complied with, there shall not be restrictions on the number of square feet of buildings which may be constructed or structurally altered, or the percentage of the lot to be occupied, on the property in the I- 1 District, regardless of any restriction as to the number of buildings per lot	None	8	9	*	*	*	*

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ZONING DISTRICTS (Symbols as used on the Official Zoning Map)	ACCESSORY BUILDINGS			MINIMUM (MANDATORY) OFF-STREET PARKING SPACE	MINIMUM (MANDATORY) OFF-STREET LOADING SPACE	SIGNS PERMITTED	OTHER PROVISIONS AND REQUIREMENTS (Supplementary regulations, prohibitions, notes, etc.)
	Maximum Height (feet)	Minimum Distance In Feet					
1	17	Side lot line 18	Rear lot line 19	20	21	22	23
U-1 RURAL DISTRICT	20	5	10	(SEE ARTICLE XI)	None	SEE ARTICLE XII	*Refer to R-2 Regulations. **1,000 S.F. for Mobile Homes. Use of land or buildings for agricultural purposes are exempt and no zoning certificate is required. Residential structures do require a permit.
R-1 LOW DENSITY RESIDENTIAL DISTRICT	20	5	10	(SEE ARTICLE XI)	None	SEE ARTICLE XII	*1,000 S.F. for Mobile Homes. Front setback for lots of record may be same as nearest adjoining residential structure. Dwelling conversion permitted.
R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT	20	5	10	(SEE ARTICLE XI)		SEE ARTICLE XII	*1,000 S.F. for Mobile Homes
B-1 SERVICE BUSINESS	20	0	0	(SEE ARTICLE V)	One space for first 5,000 s.f. of floor area or less and one for each additional 10,000 s.f. or fraction thereof of ground floor area.	SEE ARTICLE XII	*For residential, refer to R-2 regulations; Non-residential use cannot be conducted closer than 40 feet from any residential lot.
B-2 LOCAL BUSINESS	15	none	none	(SEE ARTICLE XI)	One space for first 5,000 s.f. of floor area or less and one for each additional 10,000 s.f. or fraction thereof of ground floor area.	SEE ARTICLE XII	*For residential, refer to R-2 regulations; Non-residential use cannot be conducted closer than 40 feet from any residential lot.

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	Maximum Height (feet)	Minimum Distance In Feet					
1	17	Side lot line 18	Rear lot line 19	20	21	22	23
M-1 LIGHT MANUFACTURING	25	5	10	(SEE ARTICLE XI)	One space for first 5,000 s.f. of floor area or less and one for each additional 10,000 s.f. or fraction thereof of ground floor area.	SEE ARTICLE XII	Objectionable uses prohibited (noise, odor). *For residential, refer to R 1 regulations.
I-1 Special Limited Industrial District	50	10	20	(SEE ARTICLE XI)	See Section 519	SEE ARTICLE XII	PROHIBITED USES: Mineral Extraction; major residential development; other uses prohibited by law.