

MILTON TOWNSHIP ZONING RESOLUTION

ARTICLE IV ZONING DISTRICTS

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400 Farm District (F)

1. Uses Permitted: After obtaining valid Zoning Certificate

- A. Agriculture
- B. Single Family Dwelling
- C. Roadside Stands
- D. Accessory Uses
- E. Essential Services
- F. Semi-Public Uses
- G. Firewood Sales
- H. Veterinary Clinics
- I. Manufactured Dwellings
- J. Blacksmith and Welding Shops
- K. Sawmills
- L. Cheese Factories
- M. Custom Butchering
- N. Green Houses

2. Conditional Uses: After Board of Zoning Appeals Approval

- A. Public Uses
- B. Hardship Manufactured Dwellings
- C. Mineral Extraction, Storage or Processing
- D. Cemeteries or Mortuaries
- E. Nursing Homes
- F. Noncommercial Recreational Facilities
- G. Home Occupations
- H. Residential Enterprise
- I. Two Family Dwelling
- J. Residential Wind Turbines

3. Minimum Lot Area: Two (2) Acres (87120) square feet

4. Minimum Lot Width: Two Hundred (200) feet

5. Minimum Front Yard: Seventy (70) feet from the center of the road for Township Road; Seventy-Five (75) feet from the center of the road for County Road; Eighty-Five (85) feet from the center of the road for State Road.

6. Minimum Rear Yard: Forty (40) feet

7. Minimum Side Yard: Fifteen (15) feet each side

8. Minimum Lot Depth: Two Hundred (200) feet

9. Maximum Building Height Thirty-five (35) feet

10. Minimum Main Building Size: One Thousand (1,000) square feet

MILTON TOWNSHIP ZONING RESOLUTION

ARTICLE IV ZONING DISTRICTS (Continued)

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401 Residential District (R)

1. Uses Permitted: After obtaining a valid Zoning Certificate

- A. Agriculture
- B. Single Family Dwelling
- C. Roadside Stands
- D. Accessory Uses
- E. Public Uses
- F. Essential Services
- G. Manufactured Dwelling

2. Conditional Uses: After Board of Zoning Appeals Approval

- A. Two Family Dwelling
- B. Planned Unit Development
- C. Hardship Manufactured Dwellings
- D. Semi-Public Uses
- E. Home Occupations
- F. Residential Enterprise
- G. Residential Wind Turbines

3. Minimum Lot Area: Two (2) Acres (87120) square feet

4. Minimum Lot Width: Two Hundred (200) feet

5. Minimum Front Yard: Seventy (70) feet from the center of the road for Township Road; Seventy-Five (75) feet from the center of the road for County Road; Eighty-Five (85) feet from the center of the road for State Road.

6. Minimum Rear Yard: Thirty (30) feet

7. Minimum Side Yard: Fifteen (15) feet each side

8. Minimum Lot Depth: One Hundred and Twenty-five (125) feet

9. Maximum Building Height: Thirty-five (35) feet

10. Minimum Main Building Size: One Thousand (1,000) square feet

MILTON TOWNSHIP ZONING RESOLUTION

ARTICLE IV ZONING DISTRICTS (Continued)

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403 Commercial District (C)

1. Low Impact Uses are permitted after obtaining a valid Zoning Certificate.

Examples of Low Impact Uses may include:

- A. Single Family Dwelling
- B. Public Uses
- C. Semi-Public Uses
- D. Essential Services
- E. Roadside Stands
- F. Two Family Dwellings
- G. Accessory Uses
- H. Firewood Sales
- I. Manufactured Dwellings
- J. Blacksmith and Welding Shops
- K. Sawmills
- L. Greenhouses
- M. Places of Worship
- N. Local Business
- O. Low Impact Use
- P. Vehicle and Machinery Repair Facilities
- Q. Single Business Office (Single Story)
- R. Dual Business Office (Two Story)
- S. Pet Grooming Facilities

2. Conditional Uses:

High Impact Uses shall be considered Conditional Uses after Board of Zoning Appeals Approval.

Examples of High Impact Uses may include:

- A. Planned Unit Development
- B. Commercial Telecommunication Towers
- C. Commercial and Noncommercial Recreational Facilities
- D. Cemeteries and Mortuaries
- E. Hardship Manufactured Dwellings
- F. Sexually Oriented Business
- G. Home Occupations
- H. Self-Service Storage Facility
- I. Residential Enterprise
- J. Communication Facilities
- K. Veterinary Clinics
- L. Multi-Family Dwelling
- M. Residential Wind Turbines
- N. Commercial Wind Turbines
- O. Small Wind Farms
- P. Mineral Extraction, Storage and Processing

MILTON TOWNSHIP ZONING RESOLUTION

ARTICLE IV ZONING DISTRICTS (Continued)

403 Commercial District (C) (Continued)

2. Conditional Uses (continued):

High Impact Uses shall be considered Conditional Uses after Board of Zoning Appeals Approval.

Examples of High Impact Uses may include:

- Q. Nursing Homes
- R. Custom and Commercial Butchering
- S. Cheese Factories
- T. Signs (on premises)
- U. Child Care Facilities
- V. Motels
- W. Hotels
- X. Trucking Terminals
- Y. High Impact Use
- Z. Service Stations
- AA. Highway Commercial Uses
- BB. Service Facilities
- CC. Three (3) or More Story Office Buildings
- DD. Restaurants
- EE. Public Uses
- FF. Semi Public Uses
- GG. Essential Services

3. Minimum Lot Area: Two (2) Acres (87120) square feet

4. Minimum Lot Width: Two Hundred (200) feet

5. Minimum Front Yard: Seventy (70) feet from the center of the road for Township Road; Seventy-Five (75) feet from the center of the road for County Road; Eighty-Five (85) feet from the center of the road for State Road.

6. Minimum Rear Yard: Thirty (30) feet

7. Minimum Side Yard: Twenty (20) feet each side

8. Minimum Lot Depth: One Hundred and Twenty-five (125) feet

9. Maximum Building Height: Forty-five (45) feet

10. Minimum Main Building Size: One Thousand (1,000) square feet

MILTON TOWNSHIP ZONING RESOLUTION

ARTICLE IV ZONING DISTRICTS (Continued)

404 Industrial District (I)

1. Low Impact Uses are permitted after obtaining a valid Zoning Certificate

Examples of Low Impact Uses may include:

- A. Firewood Sales
 - B. Roadside Stands
 - C. Accessory Uses
 - D. Public Uses
 - E. Semi-Public Uses
 - F. Essential Services
 - G. Veterinary Clinics
 - H. Greenhouses
 - I. Pet Grooming Facilities
 - J. Business (Low Impact Use)
 - K. Sawmills
 - L. Self Service Storage Facility
 - M. Places of Worship
 - N. Low Impact Uses
 - O. Restaurants
 - P. Vehicle and Machinery Repair
 - Q. Banks
 - R. Single Business Office (Single Story)
 - S. Dual Business Office (Two (2) Story)
 - T. Residential Wind Turbine
 - U. Signs (on premises)
 - V. Highway Commercial Uses
 - W. Service Facilities
2. Conditional Uses:

High Impact Uses shall be considered Conditional Uses after Board of Zoning Appeals Approval.

Examples of High Impact Uses may include:

- A. Mineral Extraction, Storage or Processing
- B. Commercial Telecommunications Towers
- C. Sexually Oriented Businesses
- D. Residential Enterprise
- E. Business
- F. Multi-Family Dwellings
- G. Residential Wind Turbines
- H. Commercial Wind Turbines
- I. Small Wind Farms
- J. Communication Facilities
- K. Residential Wind Turbines
- L. Cheese Factories
- M. Custom and Commercial Butchering
- N. Home Occupations

MILTON TOWNSHIP ZONING RESOLUTION

ARTICLE IV ZONING DISTRICTS (Continued)

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2. Conditional Uses (continued):

High Impact Uses shall be considered Conditional Uses after Board of Zoning Appeals Approval.

Examples of High Impact Uses may include:

- O. Manufacturing
- P. Warehousing
- Q. Wholesale Distribution
- R. High Impact Use
- S. Junk Yards and Part Sales
- T. Commercial Recreational Facilities
- U. Airports
- V. Service Stations
- W. Multi Story Office Buildings
- X. Research and Testing Dwellings
- Y. Hardship Manufactured Dwellings
- Z. Signs (off premises)
- AA. Trucking Terminal

3. Minimum Lot Area: Four (4) Acres (174,240) square feet

4. Minimum Lot Width: Three Hundred (300) feet

5. Minimum Front Yard: One Hundred (100) feet from the center of the road for Township Road;
One Hundred and Five (105) feet from the center of the road for County Road;
One Hundred and Twenty (120) feet from the center of the road for State Road.

6. Minimum Rear Yard: Fifty (50) feet

7. Minimum Side Yard: Fifty (50) feet

8. Minimum Lot Depth: Four Hundred (400) feet

9. Maximum Building Height: Forty-Five (45) feet