

ARTICLE ELEVEN (11)

Primary Inland Growth District

Sec. 11.01 Purpose:

The PIG Primary Inland Growth District is intended to accommodate most of the anticipated residential and non-residential growth in Moran Township during the next twenty years. The PIG District will provide for a residential environment dominated by moderate density development (in terms of the hierarchy of zoning districts) including standard single-family detached dwellings in platted subdivisions as well as alternative residential types. Further, it provides for commercial, industrial and institutional uses in accordance with specified performance criteria. Land within this District will generally be located adjacent to major thoroughfares and within areas of the Township containing or expected to contain public sewer and/or water facilities. Therefore, it consists of areas where development should logically be attracted to, due to deliberate decisions regarding support infrastructure. The Master Plan for Moran Township stresses that development should occur in these areas, and describes them as the Urban Growth Area and Town Locale.

The Primary Inland Growth District is designed to minimize the cost of extending or expanding public services. It is a planned, logical accommodation of growth intended to serve areas suitable for development and to avoid unsuitable areas. Unlike conventional zoning districts that segregate various land uses, the PIG District allows varied uses and places the emphasis on minimizing or buffering any nuisance factors between such uses. The segregation of uses has never provided adequate protection, especially at the edges of use districts. The provisions contained herein anticipate the likelihood and desirability of mixing land uses and imposes criteria to resolve any possible problems and eliminate what might be negative impacts where unlike land uses are located in close proximity.

Sec. 11.02 Use Permitted by Right:

The following uses and structures are permitted in the PIG District as a matter of right.

- a. Standard single-family dwelling unit.
- b. Regular and performance subdivisions, and site condominiums.
- c. Two-family dwelling unit (duplex).
- d. Multi-family dwellings (apartments and standard condominiums).
- e. Religious institutions including churches, convents, parsonages, and other housing for religious personnel.

- f. Educational institutions including public or private elementary and secondary schools, nursery schools, and day care centers.
- g. Public or private recreational facilities, including parks, playgrounds, camps, parkways, and similar recreational facilities.
- h. Golf courses (standard).
- i. Public buildings and public service installations including municipal, administrative or public service buildings, utility and public service facilities and uses.
- j. Business and professional office establishments which perform services on the premises, including but not limited to:
 - 1. Financial institutions.
 - 2. Insurance offices.
 - 3. Real estate offices.
 - 4. Offices for attorneys, accountants, architects, engineers and similar professionals.
 - 5. Photographic studios.
 - 6. Business management consulting services.
 - 7. Mail or duplicating services.
- k. Professional service establishments providing human health care, including hospitals, clinics, doctor offices, nursing homes, and similar establishments.
- l. Establishments customarily related to medical and dental uses when located in a medical or dental building or complex and when intended primarily to serve the occupants of the building or complex in which they are located; including but not limited to:
 - 1. Pharmacies.
 - 2. Medical, dental, and optical laboratories.
 - 3. Doctor and dentist offices.
 - 4. Stores offering supportive or corrective garments and prosthetic appliances.

- m. Offices of non-profit organizations, such as professional membership organizations, labor unions, civic, social and fraternal associations, and political organizations.
- n. Retail establishments whose principal activity is the sale of new merchandise to the public. These include such establishments as household appliance stores; furniture stores; drug stores; hardware stores; clothing stores; specialty stores selling flowers, books, stationery, jewelry, novelties and gifts, tobacco, and sundry small household articles; convenience stores selling fruit, meat, dairy products, produce, and alcoholic beverages; and other retail establishments similar to and compatible with the above.
- o. Office or convenience commercial uses located in a structure originally erected for residential purposes, provided all commercial structure standards of the Township Building Code are complied with.
- p. Retail sales typically incidental to contractors' establishments that require a workshop and retail outlet or show room as accessory uses, including:
 - 1. Plumbing and electrical contractors.
 - 2. Building material suppliers and wholesalers such as lumber yards and other similar uses.
 - 3. Carpenter shops including door, sash, or tin manufacturing.
 - 4. Jobbing and machine repair shops.
 - 5. Plastic products forming and molding.
 - 6. Printing and publishing.
 - 7. Trade and industrial schools.
 - 8. Air conditioning and heating dealers including incidental sheet metal work.
 - 9. Sign painting establishments.
 - 10. Establishments producing and selling monuments, cut stone, stone and similar products.
 - 11. Other uses similar to and compatible with the above uses.
- q. Theaters, restaurants (standard), bars, clubs and other similar entertainment facilities, where the patrons are seated within a building or on porches and decks.

- r. Hotels, motels, and motor hotels
- s. Open air businesses such as retail sales of nursery stock, garden supplies and the like.
- t. Cluster developments.
- u. State licensed residential facility.
- v. Family daycare.
- w. Temporary outdoor uses or sales incidental to the business conducted on the premises.
- x. Group Daycare if approved by Special Review by the Zoning Administrator. Prior to the issuance of a permit, the Zoning Administrator shall review the site plan for the Group Daycare to determine if the following standards are met.
 - 1. It is located no closer than 1,500 feet to any of the following:
 - a. Another licensed group daycare home
 - b. A foster care home licensed under the Adult Foster Care Facility Licensing Act. P.A. 218 of 1979
 - c. A facility offering substance abuse and rehabilitation service to seven (7) or more people licensed under P.A. 368 of 1979
 - d. A community correction center, resident home, halfway house, or other similar facility which house inmate population under the jurisdiction of the Department of Corrections.
 - 2. Has appropriate fencing for the safety of the children in the group daycare home as determined by the local unit of government.
 - 3. Maintains the property consistent with visible characteristics of the neighborhood.
 - 4. Meets all applicable sign regulations.
 - 5. Does not exceed sixteen (16) hours of operation within a twenty-four (24) hour period.

Sec. 11.03 Permitted Accessory Uses:

Any structural or mechanical use customarily incidental to the permitted principal use.

Sec. 11.04 Uses Permitted by Special Use Permit:

The following uses of land and structures may be permitted in this District, by the application for and the issuance of a Special Use Permit.

- a. Mobile Home Park or subdivision.
- b. Non-manufacturing research and development establishment, including:

1. Laboratories, offices, and other facilities for research, both basic and applied, conducted by or for any individual, organization or concern.
 2. Production of prototype products, limited to the scale necessary for full investigation of the merits of the products.
 3. Any use charged with the principal function of basic research, design, and pilot or experimental product development, when conducted within a completely enclosed building.
- c. Wholesale and Warehousing: The sale at wholesale or warehousing of automotive equipment; dry goods and apparel; groceries and related products; raw firm products except livestock; electrical goods; hardware, plumbing, heating equipment and supplies; machinery and equipment; tobacco and tobacco products, beer, wine and distilled alcoholic beverages; paper and paper products; furniture and home furnishings; and, any commodity the manufacture of which is permitted in this District, also storage or transfer buildings, commercial laundries or cleaning establishments and frozen food lockers.
 - d. Planned neighborhood, community or regional shopping center and shopping malls.
 - e. Motor vehicle, boat, camper; sales, rentals, and outdoor displays.
 - f. Automobile service stations and commercial garages, bump shops and repair shops.
 - g. Automatic and self-serve car wash establishments.
 - h. Drive-in or fast food restaurants.
 - i. Manufacturing uses.
 - j. Industrials uses, excluding soil, sand, gravel, or mineral extraction operations.
 - k. Mortuaries and funeral homes.
 - l. Commercial and private kennels.
 - m. Amusement enterprises, such as miniature golf courses, golf mountains, water slides, theme parks and other similar establishments.

- n. Planned unit development (PUD).
- o. Airport Hangers.
- p. Soil, sand, or gravel removal, including quarries and other mining operations, in accordance with the requirements and procedures of Article 15, Transitional Use District.

Sec. 11.05 Site Development Standards:

The following maximum and minimum standards apply to all uses and structures in the PIG Primary Inland Growth District.

- a. Minimum Lot Area:
 - 1. Standard single-family detached dwellings shall require a minimum parcel size of not less than ten thousand (10,000) square feet of lot area.
 - 2. All other permitted uses shall require a minimum parcel size of twenty thousand (20,000) square feet of lot area.
- b. Minimum Lot Width: The minimum lot width shall be:
 - 1. Single-family detached dwelling – sixty five (65) feet.
 - 2. All other uses – one hundred fifth (150) feet.
- c. Maximum Lot Coverage: The maximum lot coverage shall not exceed:
 - 1. Single-family detached dwelling – thirty five (35) percent.
 - 2. All other uses – thirty five (35) percent.
- d. Yard and Setback Requirements:
 - 1. Front Yard: Thirty (30) feet.
 - 2. Side Yard: Ten (10) feet except in the case of a corner lot where the side yard on the street shall not be less than the setback required for the front yard. Five (5) feet of side yard width shall be added to the ten (10) feet required for each ten (10) feet of building height, or fraction thereof, above twenty (20) feet.
 - 3. Rear Yard: Thirty (30) feet.

e. Maximum Height Requirements:

No structure shall exceed a maximum height of thirty-five (35) feet. Accessory buildings and structures shall not exceed a height of twenty (20) feet.

f. Minimum Building Floor Area:

1. Single-family detached or two-family dwelling: every dwelling hereafter erected shall have a minimum gross living space per dwelling unit of not less than seven hundred fifty (750) square feet, exclusive of basements, garages, porches, and breezeways.

2. Multiple-Family Dwelling: The minimum gross living space in a multiple-family dwelling shall be provided in accordance with the following schedule:

Efficiency	350 square feet
One-bedroom unit	650 square feet
Two-bedroom unit	800 square feet
Three-bedroom unit	1,000 square feet

Sec. 11.06 Other Requirements:

a. Subject to the Performance Requirements listed in Article 16.