

ZONING

TRACK #1

155 Attachment 1

Township of Toboysanna
Minimum Lot and Yard Requirements
C Commercial District

[Amended 10-12-2004 by Ord. No. 453; 12-27-2005 by Ord. No. 458; 1-16-2008 by Ord. No. 462; 4-3-2023 by Ord. No. 575]

Use Permitted:	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Maximum Lot Coverage	Minimum Front Setback (feet)	Minimum Side Setback (feet)	Minimum Rear Setback (feet)	Minimum Habitable Floor Area (square feet)	Maximum Building Height (feet)	Miscellaneous Requirements
Permitted uses										
Motor vehicle service stations, public garages, Towing Business	40,000	150	200	30%	50	25	25	38	38	See § 155-16B
Municipal uses	40,000	150	150	30%	50	25	25	38	See § 155-60 See § 155-54 See § 155-55	
Permitted accessory uses	—	150	200	30%	50	25	25	—	38	As deemed necessary by Supervisors
Lumbering	—	—	—	—	—	—	—	—	—	Same as RR District
Cemeteries	40,000	150	200	—	—	—	—	—	15/38	See 155-111(2)
Gaming Establishments	2 acres	150	200	40%	10	10	10	—	—	—
Resorts and Gaming Resorts	200 acres	150	200	75% Subject to the provisions of § 155-16J(3)	50 Subject to the provisions of § 155-16J(3)	25 Subject to the provisions of § 155-16J(3)	25 Subject to the provisions of § 155-16J(3)	—	38	See § 155-16F See § 155-16J
Special exception:										
Day-care center	40,000	150	200	30%	50	25	25	—	—	See § 155-16J
Apartment buildings	43,560	150	150	20%	60	30	50	500 per dwelling unit	38	See § 155-94 See § 155-91
Truck terminals	40 acres	800	1,250	—	—	—	—	—	—	—
Public utilities	87,120	150	200	30%	50	See § 155-92	25	29	See § 155-92	—
Commercial surface mining	3 acres	—	—	—	—	—	—	—	38	As deemed necessary by the Zoning Hearing Board
Park and rides	40,000	125	175	30%	50	—	—	—	38	See § 155-90
Flea market	2 acres	150	250	30%	50	25	25	—	38	See § 155-95
Conditional: indoor and outdoor recreation	40,000	150	200	30%	50	—	50	N/A	38	—
					50	25	25	—	38	See § 155-102