

ZONING

27 Attachment 1

Township of Sandy

**TABLE 306
ZONING DISTRICT USES**

**[Aa amended by Ord. No. 2018-2, 3/5/2018; and by Ord. No. 2014-1, 9/15/2014]
Permitted Uses, Conditional Uses and Special Exceptions**

RU Residential Urban District	
Permitted Uses	Special Exceptions
Accessory Structures	Personal Care (§ 27-308.2M)
Accessory Uses	Churches (§ 27-308.2A)
Essential Services	Conversion Apartments (§ 27-308.2E)
Family Day Care	Expansion of Existing Cemeteries (§ 27-308.2T)
Forestry (§ 27-412)	Family Day Care Homes (§ 27-308.2N)
Group Homes	Fraternities and Sororities (§ 27-308.2C)
Individual Mobile Homes (§ 27-410)	Home Occupations (§ 27-308.2S)
Libraries	Public Utilities (§ 27-308.2B)
No-Impact Home-Based Businesses (§ 27-416)	
Public Buildings	Conditional Uses
Public Parks and Playgrounds	Planned Residential Development (Part 8)
Single-Family Dwellings	

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R-A Residential Agricultural District	
Permitted Uses	Special Exceptions
Accessory Structures	Personal Care Homes (§ 27-308.2M)
Accessory Uses	Bed and Breakfast (§ 27-308.2O)
Agricultural Operations (§ 27-413)	Cemeteries (§ 27-308.2T)
Essential Services	Churches (§ 27-308.2A)
Family Day Care Homes (§ 27-308.2N)	Clubs and Lodges (§ 27-308.2D)
Communication Antennas (§ 27-308.2FF)	Contractor's Yards (§ 27-308.2DD)
Forestry (§ 27-412)	Conversion Apartments (§ 27-308.2E)
Family Day Care	Day Care Centers (§ 27-308.2N)
Group Homes	Group Day Care (§ 27-308.2N)
Home Occupations (§ 27-308.2S)	Mobile Home Parks (§ 27-308.2K)
Individual Mobile Homes (§ 27-410)	Mini-Storage Facilities (§ 27-308.2Z)
Libraries	Multifamily Dwellings (§ 27-308.2F)
No-Impact Home-Based Businesses (§ 27-416)	Outdoor Recreation (§ 27-308.2Y)
Public Buildings	Communication Towers (§ 27-308.2FF)
Public Parks and Playgrounds	Personal Care Home (§ 27-308.2M)
Sawmills (§ 27-418)	Radio/TV Transmission/Receiving Towers and Antenna (§ 27-308.2FF)
Single-Family Dwellings	Transient (Travel) Trailer Parks (§ 27-308.2X)
Veterinary Offices and Dog Kennels (§ 27-411)	Two-Family Dwellings (§ 27-308.2F)
	Wind Farms (§ 27-308.2II)
	Conditional Uses
	Continuing Life Care Development (§ 27-308.2W)
	Elder Cottages (§ 27-308.2LL)
	Hospitals (§ 27-308.2A)
	Mining and Mineral Extraction (§ 27-308.2BB)
	Nursing Homes (§ 27-308.2A)
	Schools (§ 27-308.2A)
	Stock Car Racing (§ 27-308.2EE)

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R-1 Residential District	
Permitted Uses	Special Exceptions
Accessory Structures	Bed and Breakfast (§ 27-308.2O)
Accessory Uses	Churches (§ 27-308.2A)
Essential Services	Conversion Apartments (§ 27-308.2E)
Forestry (§ 27-412)	Day Care Centers (§ 27-308.2N)
Group Homes	Family Day Care Homes (§ 27-308.2N)
No-Impact Home-Based Business (§ 27-416)	Fraternities and Sororities (§ 27-308.2C)
Public Buildings	Home Occupations (§ 27-308.2S)
Public Parks and Playgrounds	Multifamily Dwellings (§ 27-308.2F)
Single-Family Dwellings	Personal Care Homes (§ 27-308.2M)
	Public Utilities (§ 27-308.2B)
	Schools (§ 27-308.2A)
	Two-Family Dwellings (§ 27-308.2F)

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C Commercial District	
Permitted Uses	Special Exceptions
Accessory Structures	Auto Body (§ 27-308.2L)
Accessory Uses	Auto Repair Service Stations (§ 27-308.2L)
Auto Sales	Car Washes (§ 27-308.2H)
Banks, including Drive-Through Facilities	Churches (§ 27-308.2A)
Bus Stations	Day Care Centers (§ 27-308.2N)
Commercial Amusement (Indoor)	Personal Care Homes (§ 27-308.2M)
Convenience Stores (§ 27-414)	Public Utilities (§ 27-308.2B)
Eating and Drinking Places (Including Drive-Through)	
Essential Services	Conditional Uses
Fire Stations	Shopping Centers (§ 27-308.2U)
Forestry (§ 27-412)	
Funeral Homes	
Home Occupations	
Laundry/Dry Cleaning	
Medical Clinics	
Offices	
Parking Lots or Garages	
Personal Services	
Printing	
Public Buildings	
Residence as a Secondary Use (§ 27-417)	
Retail Bakeries	
Retail Business (NEC)	
Service Station (§ 27-414)	
Theaters and Assembly Halls	
Transportation Services	
Veterinary Office	

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C-HLI Commercial-Light Industrial Highway District	
Permitted Uses	Special Exceptions
Accessory Structures	Auto Salvage Yards (§ 27-308.2Q)
Accessory Uses	Churches
Automobile Sales and Service	Day Care Centers (§ 27-308.2N)
Banks (including Drive-Through)	Personal Care Homes (§ 27-308.2M)
Builder Supplies	Petroleum Products/Wholesale Distribution (§ 27-308.2R)
Building Supplies/Lumberyards	Public Utilities (§ 27-308.2B)
Car Washes (§ 27-308.2H)	
Commercial Amusement (Indoor)	
Commercial Recreation (Outdoor)	Conditional Uses
Contractor's Yards (§ 27-308.2I)	Adult Oriented Business (§ 27-308.2HH)
Convenience Stores (§ 27-414)	Industrial Parks (§ 27-308.2KK)
Eating and Drinking Places (including Drive-Through)	Mining and Mineral Extraction (§ 27-308.2BB)
Feed Mills	Petting Zoos (§ 27-308.2GG)
Essential Services	
Forestry (§ 27-412)	
General Retail	
Heavy Equipment Sales, Storage and Repair	
Home Occupations	
Home and Garden Centers	
Light Manufacturing (§ 27-308.2JJ)	
Medical Clinics	
Mini-Storage Facilities (§ 27-308.2Z)	
Miniature Golf	
Mobile Home Sales	
Motels and Hotels	
Offices	
Nursery and Greenhouses	
Personal Services	
Professional Offices	
Public Buildings	
Rental Centers	
Residence as a Secondary Use (§ 27-417)	
Retail Business (NEC)	
Service Stations (§ 27-414)	
Shopping Centers	
Trade and Technical Schools	
Truck/Auto Service Centers (§ 27-308.2AA)	
Transportation Services	
Veterinary Offices	
Warehousing, Wholesaling and Truck Terminals (§ 27-308.2G)	

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I Industrial District	
Permitted Uses	Special Exceptions
Accessory Structures	Auto Salvage Yards (§ 27-308.2Q)
Accessory Uses	Chemical Storage, Sales and Distribution (§ 27-308.2R)
Contractor's Yards	Coal Tipple, Cleaning and Processing Plants (§ 27-308.2CC)
Essential Services	Heavy Manufacturing (§ 27-308.2J)
Feed Mills	Petroleum Products Wholesale Distribution (§ 27-308.2R)
Forestry (§ 27-412)	Scrap Recycling and Salvage Yards (§ 27-308.2Q)
Industrial Parks	Truck Terminals (§ 27-308.2G)
Light Manufacturing and Assembling	
Lumber Mills, Sales and Storage	Conditional Uses
No-Impact Home-Based Business (§ 27-416)	Landfills (§ 27-308.2P)
Offices	Mineral Extraction (§ 27-415)
Planned Office Park	
Public Buildings	
Public Utilities	
Research and Testing Centers	
Sawmills (§ 27-418)	
Supply Yards	
Warehousing and Wholesaling	

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CON Conservation and Recreation District	
Permitted Uses	Special Exceptions
Accessory Structures	Communication Towers (§ 27-308.2FF)
Accessory Uses	Public Utilities (§ 27-308.2B)
Agricultural Operations (§ 27-413)	Radio/TV Transmission Receiving Towers and Antenna (§ 27-308.2FF)
Communication Antenna (§ 27-308.2FF)	
Essential Services	Conditional Uses
Forestry (§ 27-412)	Transient (Travel) Trailer Parks (§ 27-308.2X)
Individual Mobile Homes (§ 27-410)	
Lodges and Cottages	
No-Impact Home-Based Businesses (§ 27-416)	
Public and Private Recreation	
Sawmills (§ 27-418)	
Seasonal Dwellings	
Single-Family Dwellings	

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PRD Planned Residential Development District

The Planned Residential Development of Treasure Lake. Note: This area is governed by a development plan dated October 24, 1983. (Other PRDs may be added to the Zoning Map in future years.)

INT Institutional District

Permitted Uses	Special Exceptions
Chiropractic Offices/Clinics	Day Care Centers
Dental Offices and Clinics	Drugstores
Doctors Offices and Clinics	Multifamily Dwellings
Forestry (§ 27-412)	Nursing Homes
Hospitals	Parking Garages
Medical Research Facilities	Single-Family Dwellings
Physical Therapy Services	