

**Table 3-3  
Permitted Principal Uses in RB, B-1 and I-1 Districts<sup>1</sup>**

**BR = Use Permitted By Right<sup>1</sup> S= Special Land Use<sup>1</sup> – = Prohibited Use**

PRINCIPAL USES		ZONING DISTRICT		
		RB	B-1	I-1
<b>Uses of a Primarily Agricultural, Outdoor Recreation, or Natural Resource Based Character<sup>1</sup></b>				
1	Miniature golf.	–	S	–
<b>Uses of a Primarily Residential Character</b>				
1	Dwellings when located entirely on a second and/or third story above a business.	–	<b>BR</b>	–
2	Cottage resort.	<b>BR</b>	–	–
<b>Uses of a Primarily Commercial Character<sup>1</sup></b>				
1	Any generally recognized retail business that supplies commodities on the premises within a completely enclosed building such as groceries, packaged liquor, furniture, clothing, dry goods, books, flowers, jewelry and hardware, but excluding sexually oriented businesses.	–	<b>BR</b>	–
2	Building material sales yard, including lumber yards and incidental millwork, and storage facilities for building materials including sand, stone, lumber, and contractor's equipment.	–	S	<b>BR</b>
3	Contractor's yard.	–	–	S
4	Day care center.	–	S	–
5	Funeral homes and mortuaries, including a dwelling occupied by the facility owner or manager.	–	S	–
6	Health clubs and spas.	–	S	–
7	Hospitals.	–	S	–
8	Hotels and motels including conference centers.	–	S	–
9	Indoor commercial recreation such as theaters, concert halls, bowling alleys, arcades, skating rinks, indoor shooting ranges, and similar uses.	–	S	–
10	Kennels.	–	S	–
11	Landscaping services.	–	S	–
12	Lumber mill.	–	–	S
13	Medical clinics.	–	<b>BR</b>	–
14	Mini-storage.	–	S	S
15	Offices and showrooms of plumbers, electricians, decorators, and similar trades where not more than 25% of the building floor area occupied by said establishment is used for making, assembling, remodeling, repairing, altering, finishing or refinishing its products.	–	<b>BR</b>	–
16	Offices and showrooms of plumbers, electricians, decorators, and similar trades where more than 25% of the building floor area occupied by said establishment is used for making, assembling, remodeling, repairing, altering, finishing or refinishing its products.	–	S	S
17	Offices which perform professional services on the premises including but not limited to accountants, doctors, lawyers, insurers, financial institutions, consultants, architects, real estate, artist offices and galleries, and similar office uses.	–	<b>BR</b>	–
18	Offices of an executive, administrative, clerical and similar character, in which the principal function of the office does not entail on-site visits by customers.	–	<b>BR</b>	–
19	Personal service establishments that perform services on or off the premises such as appliance repair, shoe repair, upholstery repair, hair salons, photographic studios, laundry and dry cleaners, plumbing and electrical services, printing and reproduction, pet groomers and similar services.	–	<b>BR</b>	–
20	Restaurants, excluding drive-in, drive-through, and food-truck restaurants.	–	<b>BR</b>	–
21	Restaurants, limited to drive-in, drive-through and food-truck restaurants.	–	S	–
22	Sale and rental of new or used cars, boats, mobile homes, farm machinery, and other vehicles and items intended for tow, and accessory maintenance and repair services.	–	S	–
23	Service stations.	–	S	S
24	Sexually oriented businesses.	–	S	S
25	Taverns.	–	S	–
26	Tourist homes/bed and breakfasts.	–	S	–
27	Vehicle / car wash facility.	–	S	–

*Table 3-3 Continued Next Page. See End of Table for Footnotes.*

(Table 3-3 continued)

BR = Use Permitted By Right<sup>1</sup> S= Special Land Use<sup>1</sup> – = Prohibited Use

PRINCIPAL USES		ZONING DISTRICT		
		<b>RB</b>	<b>B-1</b>	<b>I-1</b>
<b>Uses of a Primarily Commercial Character<sup>1</sup></b>				
28	Vehicle service and repair shops.	–	S	–
29	Veterinarian clinics.	–	<b>BR</b>	–
30	Wireless communication facilities <sup>2</sup>	S <sup>2</sup>	S <sup>2</sup>	S <sup>2</sup>
<b>Uses of a Primarily Industrial Character<sup>1</sup></b>				
1	Assembly of electrical appliances, electronic instruments and devices, including the manufacture of computer components.	–	–	<b>BR</b>
2	Junkyards and salvage yards.	–	–	S
3	Manufacturing, compounding, assembling or treatment of articles or merchandise from previously prepared materials such as bone, cellophane, fur, glass, canvas, cork, felt, hair, horn, leather, paper, plastics, precious or semi-precious metals or stones, shell, textiles, tobacco, wood, sheet metal, wax, and wire. “Previously prepared materials” are materials processed, manufactured or created at another location and transported to the lot in this District for assembly into new products.	–	–	<b>BR</b>
4	Manufacturing, compounding, processing, treatment, fabrication or packaging of such products as: drugs, perfumes, pharmaceuticals, toiletries, bakery goods, candy, ceramics, clothing, jewelry, instruments, optical goods, and hardware, but excluding food products.	–	–	S
5	Plastic molding and extrusion.	–	–	S
6	Printing and publishing.	–	–	<b>BR</b>
7	Production, processing or testing utilized in product prototyping.	–	–	<b>BR</b>
8	Recycling center.	–	–	S
9	Research and testing laboratories.	–	–	<b>BR</b>
10	Sheet metal fabrication.	–	–	<b>BR</b>
11	Tool and die manufacturing.	–	–	<b>BR</b>
<b>Other Uses Not Listed Above<sup>1</sup></b>				
1	Clubs.	–	S	S
2	Public facilities owned by Lake Township including, but not limited to, township offices, fire stations, police facilities, cemeteries, and parks.	<b>BR</b>	<b>BR</b>	<b>BR</b>
3	Public facilities owned by other than Lake Township not otherwise addressed in this Table.	–	S	–
4	Schools, churches, libraries, museums and other institutions and semi-public facilities not otherwise addressed in this Table above.	–	S	–
5	Utility substations for gas and electric services.	–	S	S

**Table 3-3 Footnotes:**

1. Irrespective of the labeling of a cell in this table, the following are classified as a Special Land Use (S):
  - a. Any use that exceeds a single building of 10,000 sq. ft. in gross floor area or 20,000 sq. ft. in gross floor area among all buildings on the lot, excluding farm and residential buildings.
  - b. Any use that serves alcohol for consumption on the lot of sale.
  - c. The provision of services or products to customers within their vehicle, and which are commonly described as drive-in or drive-through service.
  - d. Outdoor areas associated with a restaurant that are used or intended to be used for eating, drinking, sporting activities and/or other gathering of persons, when such outdoor areas exceed eight hundred (800) square feet in area or where more than thirty (30) persons are permitted to occupy such area.
2. See Article 7 regarding exceptions to the classification of wireless communication facilities as “special land uses (S)” or “prohibited (P).”

End of Table 3-3