

Erie Township Zoning Districts & Permitted Use – From Zoning Ordinance 117

TABLE 10-1 PURPOSES OF ZONING DISTRICTS

DISTRICT TYPE	DISTRICT	PURPOSE
ALL DISTRICTS	All Districts	<p>It is the purpose of all Districts to protect environmental resources that may be part of a development site, and that all uses be adequately served by facilities and services including sewage disposal, potable water, fire protection, and streets, and recognize natural constraints presented where public sewer and water is not present. In addition, it is the purpose of all Residential Districts that development assures a stable and sound residential environment with suitable open spaces associated with dwellings. It is further the purpose of all Commercial and Industrial Districts that uses within be designed to avoid negatively impacting adjacent uses and in recognition of the Township's overall rural character, including complimentary landscaping, screening, signage and related development features. In addition to the above, more specific purposes of each District are delineated below:</p>
CONSERVATION DISTRICTS	AP	<p>The purpose of the AP (Agricultural Preservation) District to encourage and provide opportunities for large-scale agriculture and very low density rural development. These areas provide rural residential lifestyles and support Erie Township's rural character. The District boundaries include land areas which typically support larger farming operations and may include the traditional smells, noises, pesticide applications, and other generally recognized agricultural activities associated with responsible farming.</p>
	AC	<p>It is the purpose of the AC (Agricultural Conservation) District to encourage and provide opportunities for agriculture and retention of land areas in Erie Township which are well suited for production of food and fiber, while also providing opportunities for comparatively low density rural residential lifestyles and development patterns that encourage the preservation of open spaces, agricultural and other natural resources, and the Township's rural character. The District boundaries include land areas which support farming operations due to, in part, soil and topographic conditions, the extent of and proximity of nonfarm development, and/or typical parcel sizes. Persons considering residing within this district should be aware that the traditional smells, noises, pesticide applications, and other generally recognized agricultural activities associated with responsible farming will continue on a long term basis in this District. This District also includes certain land areas that have been divided so as to preclude farm operations, but support opportunities for rural residential development and lifestyles.</p>

Erie Township Zoning Districts & Permitted Use – From Zoning Ordinance 117

DISTRICT TYPE	DISTRICT	PURPOSE
	BC	It is the purpose of the BC (Bay Conservation) District to protect the special natural and sensitive environmental resources of North Maumee Bay. North Maumee Bay is a unique environmental resource and includes shoreline, wetland and open water areas. The enjoyment and long-term protection of these resources is of great public interest and importance to the Township, the State of Michigan, and other public entities. These resources are important in providing for wildlife habitats, water purification, flood control, and recreational and tourism opportunities, and support the desired rural character of the Township. It is the purpose of this District to carefully review and limit the introduction of uses that could undermine the recreation, economic or environmental benefits derived from such resources.
	A-RB	The purpose of the Agricultural Rural Business District (A-RB) is to provide appropriate areas in Erie Township for very limited-scale business uses that relate to, or are similar to, agricultural operations. For the most part, such businesses include excavation-related businesses, farm equipment sales/service/repair and agricultural service establishments. This zoning district is intended to apply only to relatively small parcels of land (generally under 2 acres) associated with small local family businesses. Areas zoned A-RB are deemed to be compatible with rural the Rural Agricultural Areas defined in the Master Plan and compatible with low density residential lifestyles and rural development patterns in Erie Township.
RESIDENTIAL DISTRICTS	R-1	It is the purpose of the R-1 (Low Density Residential) District to provide opportunities for comparatively low density single family residential development patterns often associated with rural and suburban lifestyles.
	R-2	It is the purpose of the R-2 (Medium Density Residential) District to provide opportunities for residential development patterns and lifestyles of somewhat greater densities than the R-1 District, and often associated with suburban lifestyles.
	R-3	It is the purpose of the R-3 (High Density Residential) District to provide opportunities for residential development patterns and lifestyles of a more urban character than the R-2 District. In light of the comparatively small lot sizes authorized in this District, this District is not intended to be established except where public sewer is present or expected to be extended to in the near future, or to recognize such land division patterns already in existence.
	R-4	It is the purpose of the R-4 (Multiple Family Residential) District to provide alternative urban housing opportunities in the form of multiple family dwellings. In light of the development densities associated with multiple family developments authorized by this District, this District is not intended to be established except where public sewer is present or expected to be extended to in the near future, or to recognize such development already in existence.
COMMERCIAL DISTRICTS	C-1	The C-1 (Local Commercial District) is intended to provide opportunities for business establishments that primarily address the local day-to-day retail and service needs of Township residents and visitors. It is the intent of this District that the buildings and uses within this District be of comparatively small size and bulk in light of the local market such buildings and uses are intended to serve and the desired small-town character and scale of such Districts. This District is intended to accommodate commercial uses of such size, scale and type that support the desired character of the Erie Town Center central business area and similar commercial nodes. This District is not intended to accommodate regional or highway retail and service uses, or other uses or site development characteristics that may undermine the intended function and character of this District.
	C-2	The C-2 (General Commercial District) is intended to provide opportunities for business establishments that primarily address the retail and service needs of both local and regional populations, including uses that draw from a regional market. This District is intended to provide opportunities for more intensive commercial development in a manner consistent with available public services, and the overall rural character of the Township.

Erie Township Zoning Districts & Permitted Use – From Zoning Ordinance 117

DISTRICT TYPE	DISTRICT	PURPOSE
	C-W	The C-W (Commercial Waterfront) District is intended to accommodate commercial uses which uniquely benefit from being situated along or in close proximity to the North Maumee Bay shoreline due to the water-based character of such uses, including tourist lodging, marinas and other land uses which encourage a healthy water-based tourist economy. Development in this District is intended to recognize the sensitive environmental character of the District and nearby lands and all development is intended to be designed to preserve the environmental integrity of the Bay and associated ecosystems. It is the intent of this District that the buildings and uses in this District be of comparatively small size and bulk to minimize their physical and visual impact upon the natural Bay environments and the overall rural character of the community.
	C- TC	The Commercial Town Center District (C-TC) is intended to support retail, commercial, and office uses in a more intimate setting than is available along major arterials, in Local Commercial District or General Commercial District settings. This District is intended to support higher density, pedestrian-oriented, more walkable commercial districts than are available elsewhere in the Township or in C-1 Districts.
INDUSTRIAL DISTRICTS	I-1	The I-1 (Light Industrial) District is intended to provide for a variety of manufacturing, wholesaling, warehousing and distribution activities that occur within enclosed buildings, along with similar industrial uses that can be generally characterized as being of low intensity, including the absence of objectionable external affects such as noise, fumes, traffic patterns. Manufacturing uses are intended to be generally limited to those operations primarily involved in the making of products from previously prepared materials, rather than reliance on raw materials.
	I-2	The I-2 (Heavy Industrial) District is intended to provide for a variety of manufacturing and other industrial uses which are typically characterized by activities and operations that have a heightened potential to negatively impact surrounding land uses and the natural environment. Such uses can include storage and work-related activities that occur outside of enclosed buildings, require increased environmental protection measures, and may rely upon manufacturing operations utilizing extensive amounts of raw materials.
OTHER DISTRICTS	OSC	See Section 12.01, OSC (Open Space Communities) Overlay District.
	PUD	See Section 13.01, PUD (Planned Unit Development) District.

TABLE 10-2 PERMITTED PRINCIPAL USES IN ALL DISTRICTS

PRINCIPAL USES	ZONING DISTRICTS & USES PERMITTED ¹ “BR” = Use Permitted by Right “S” = Special Land Use “_” = Prohibited Use															
	AP	AC	BC	A-RB	R-1	R-2	R-3	R-4	R-5	C-1	C-2	C-W	C-TC	I-1	I-2	
Uses of a Primarily Agricultural, Outdoor Recreation, or Natural Resource –based Character																
Agricultural service establishment.	S	S	–	BR	–	–	–	–	–	S	S	S	–	–	–	
Commercial stables, hunt clubs, outdoor or indoor shooting ranges, and campgrounds.	S	S	S	S	–	–	–	–	–	–	S	–	–	–	–	
Concentrated livestock operations.	S	S	–	S	–	–	–	–	–	–	–	–	–	–	–	
Extraction Operations	S	S	S	S	–	–	–	–	–	–	–	–	–	S	S	
Farm equipment sales, service, and repair.	S	S	S	BR	–	–	–	–	–	–	BR	S	–	BR	BR	
Farms and Farm Operations (Meeting applicable GAAMPSs)	BR	BR	BR	BR	–	–	–	–	–	BR	BR	BR	–	BR	BR	
Accessory Farm operations (Meeting applicable GAAMPS)	BR	BR	BR	BR	–	–	–	–	–	BR	BR	BR	–	BR	BR	
Golf courses, country clubs and driving ranges	S	S	S	S	–	–	–	–	–	S	S	S	–	–	–	
Public or private conservation areas, areas set aside for the protection of wildlife and natural resources, wildlife management areas, nature preserves, game refuges, and similar uses.	BR	BR	BR	BR	–	–	–	–	–	–	–	–	–	–	–	
Retail sales of ornamental trees, shrubs, and nursery stock that is grown on the premise.	BR	BR	S	BR	–	–	–	–	–	BR	BR	BR	–	–	–	
Retail sales of ornamental trees, shrubs, and nursery stock that is not grown on the premise.	S	S	S	BR	–	–	–	–	–	BR	BR	BR	–	–	–	
Retreat Center	S	S	S	S	–	–	–	–	–	S	BR	BR	–	–	–	
Sales and Processing of Farm Products (where less than 50% of such products are harvested elsewhere and where such operation meets applicable GAAMPS).	BR	BR	BR	BR	–	–	–	–	–	BR	BR	BR	–	BR	BR	

Erie Township Zoning Districts & Permitted Use – From Zoning Ordinance 117

TABLE 10-2 PERMITTED PRINCIPAL USES IN ALL DISTRICTS																
PRINCIPAL USES	ZONING DISTRICTS & USES PERMITTED ¹ “BR” = Use Permitted by Right “S” = Special Land Use “_” = Prohibited Use															
	AP	AC	BC	A-RB	R-1	R-2	R-3	R-4	R-5	C-1	C-2	C-W	C-TC	I-1	I-2	
Sales and Processing of Farm Products (where 50% or more of such products are harvested elsewhere)	S	S	S	BR	-	-	-	-	-	S	BR	S	-	BR	BR	
Uses of a Primarily Residential Character																
Assisted Living	-	-	-	-	-	-	-	BR	-	-	BR	-	-	-	-	
Day care, family home.	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	-	-	
Day care, group home.	S	S	S	S	S	S	S	S	S	S	S	S	S	-	-	
Foster care facility, family home.	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	-	-	
Foster care facility, group home.	S	S	S	S	S	S	S	S	S	S	S	S	S	-	-	
Manufactured Housing Community	-	-	-	-	-	-	-	-	BR	-	-	-	-	-	-	
Multiple family dwelling.	-	-	-	-	-	-	-	BR	-	-	-	-	BR	-	-	
Nursing home.	-	-	-	-	-	-	S	BR	-	S	BR	-	-	-	-	
Single family dwellings (attached)	-	-	-	-	-	BR	BR	BR	-	-	-	-	-	-	-	
Single family dwellings (detached)	BR	BR	BR	BR	BR	BR	-	-	-	-	-	-	-	-	-	
Single family dwellings above first-story businesses provided such dwellings are wholly above such businesses, except for access stairways, and comply with all applicable building codes.	-	-	-	-	-	-	-	-	-	BR	S	BR	BR	-	-	
Two family dwellings.	-	-	-	-	-	BR	BR	BR	-	-	-	-	-	-	-	
Uses of a Primarily Commercial or Business Character ¹																
Adult entertainment businesses.	-	-	-	-	-	-	-	-	-	-	S	-	-	-	S	
Bed and breakfast establishments.	S	S	S	S	S	S	S	S	-	BR	BR	BR	S	-	-	

Erie Township Zoning Districts & Permitted Use – From Zoning Ordinance 117

TABLE 10-2 PERMITTED PRINCIPAL USES IN ALL DISTRICTS																
PRINCIPAL USES	ZONING DISTRICTS & USES PERMITTED ¹ “BR” = Use Permitted by Right “S” = Special Land Use “-” = Prohibited Use															
	AP	AC	BC	A-RB	R-1	R-2	R-3	R-4	R-5	C-1	C-2	C-W	C-TC	I-1	I-2	
Boat and RV storage only (indoor or outdoor)	-	-	-	-	-	-	-	-	-	S	S	BR	-	BR	BR	
Boat sales, boat repair and storage (indoor or outdoor).	-	-	-	-	-	-	-	-	-	S	S	BR	-	-	-	
Business support services, such as copying and reproduction services and parcel delivery/pick-up facilities.	-	-	-	-	-	-	-	-	-	BR	BR	-	BR	BR	BR	
Business/Trade school	-	-	-	-	-	-	-	-	-	S	BR	-	S	BR	BR	
Car Wash or Detailing	-	-	-	-	-	-	-	-	-	S	BR	-	S	-	-	
Check Cashing or Pay Day Loan Service	-	-	-	-	-	-	-	-	-	S	BR	-	BR	-	-	
Clinics.	-	-	-	-	S	S	S	S	-	BR	BR	S	BR	-	-	
Commercial stables.	BR	S	-	BR	-	-	-	-	-	S	BR	S	S	BR	BR	
Communication towers, Class 1.	S	S	S	S	-	-	-	-	-	S	S	S	-	BR	BR	
Communication towers, Class 2.	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	
Day care center.	-	S	-	-	S	S	S	S	S	S	S	S	S	-	-	
Dirt bike, motocross tracks, or any type of vehicular racing facility.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	
Food processing, smoking, curing, and canning for small scale, principally on-premises retail sale of created merchandise.	-	-	-	S	-	-	-	-	-	S	BR	S	BR	-	-	
Funeral homes and mortuaries.	S	S	-	S	S	S	S	S	S	BR	BR	BR	BR	-	-	
Hospitals	-	-	-	-	S	S	S	S	-	-	BR	-	-	-	-	
Hotels	-	-	-	-	-	-	-	-	-	S	BR	-	S	-	-	
Indoor commercial recreation such as indoor theaters, bowling alleys, skating rinks, arcades (6 or more machines) and banquet halls.	-	-	-	-	-	-	-	-	-	S	BR	S	S	S	S	

Erie Township Zoning Districts & Permitted Use – From Zoning Ordinance 117

TABLE 10-2 PERMITTED PRINCIPAL USES IN ALL DISTRICTS																
PRINCIPAL USES	ZONING DISTRICTS & USES PERMITTED ¹ “BR” = Use Permitted by Right “S” = Special Land Use “-” = Prohibited Use															
	AP	AC	BC	A-RB	R-1	R-2	R-3	R-4	R-5	C-1	C-2	C-W	C-TC	I-1	I-2	
Kennels.	S	S	-	S	-	-	-	-	-	-	S	S	-	BR	BR	
Manufacture of pottery, tile, and glass products as artistic pieces and merchandise for small scale, principally on-premises retail sale.	-	-	-	-	-	-	-	-	-	BR	BR	-	BR	-	-	
Marinas, with or without boat sales, repair or storage (indoor or outdoor).	-	-	-	-	-	-	-	-	-	-	S	BR	-	-	-	
Mini-storage (warehouse) facilities.	-	S	-	-	-	-	-	-	-	S	BR	S	-	-	-	
Motels.	-	-	-	-	-	-	-	-	-	S	BR	-	-	-	-	
Office establishments which perform services on the premises including but not limited to; financial services, insurance offices, real estate offices, artist offices and galleries, professional offices for accountants, doctors, lawyers, engineers, and architects, and similar office uses.	-	-	-	-	-	-	-	S	S	BR	BR	S	BR	BR	BR	
Offices and showrooms of plumbers, electricians, decorator, or similar trades that include no more than forty (40%) percent of the floor area of the building or part of the building used for making, assembling, remodeling, repairing, altering, finishing or refinishing its products or merchandise.	-	-	-	-	-	-	-	-	-	BR	BR	S	BR	BR	BR	

Erie Township Zoning Districts & Permitted Use – From Zoning Ordinance 117

TABLE 10-2 PERMITTED PRINCIPAL USES IN ALL DISTRICTS																
PRINCIPAL USES	ZONING DISTRICTS & USES PERMITTED ¹ “BR” = Use Permitted by Right “S” = Special Land Use “-” = Prohibited Use															
	AP	AC	BC	A-RB	R-1	R-2	R-3	R-4	R-5	C-1	C-2	C-W	C-TC	I-1	I-2	
Offices and showrooms of plumbers, electricians, decorator, or similar trades with any amount of floor area used for making, assembling, remodeling, repairing, altering, finishing or refinishing its products or merchandise.	-	-	-	-	-	-	-	-	-	-	-	-	-	BR	BR	
Offices and truck and equipment storage areas associated with excavation services.	-	S	-	S	-	-	-	-	-	S	BR	S	-	BR	BR	
Outdoor commercial recreation such as mini-golf, go carts and batting cages. Outdoor commercial recreation does not include dirt bike or motocross tracks, or any type of vehicular racing facility.	-	-	-	-	-	-	-	-	-	S	BR	S	-	S	S	
Offices for employees ancillary to uses and business activity otherwise permitted in a Zoning District	-	-	-	-	-	-	-	-	-	BR	BR	BR	BR	BR	BR	
Personal service establishments which perform services on the premises within a completely enclosed building, such as shoe repair shops, barber and beauty shops, photographic studios, and dry cleaners, <u>without</u> drive-in, drive-through, take-out, pick-up, and other forms of in-vehicle service.	-	-	-	-	-	-	-	-	-	BR	BR	S	BR	-	-	

Erie Township Zoning Districts & Permitted Use – From Zoning Ordinance 117

TABLE 10-2 PERMITTED PRINCIPAL USES IN ALL DISTRICTS																
PRINCIPAL USES	ZONING DISTRICTS & USES PERMITTED ¹ “BR” = Use Permitted by Right “S” = Special Land Use “-” = Prohibited Use															
	AP	AC	BC	A-RB	R-1	R-2	R-3	R-4	R-5	C-1	C-2	C-W	C-TC	I-1	I-2	
Personal service establishments which perform services on the premises within a completely enclosed building, such shoe repair shops, barber and beauty shops, photographic studios, and dry cleaners with drive-in, drive-through, take-out, pick-up, and other forms of in-vehicle service.	-	-	-	-	-	-	-	-	-	BR	BR	S	S	-	-	
Restaurants and other establishments which provide food or drink for consumption by persons seated within a building, and may serve alcohol and/or provide entertainment – but without drive in or drive through service.	-	-	-	-	-	-	-	-	-	BR	BR	BR	BR	-	-	
Restaurants and other establishments which provide food or drink for consumption by persons seated within a building, and may serve alcohol and/or provide entertainment, and include outdoor seating areas.	-	-	-	-	-	-	-	-	-	S	BR	BR	S	-	-	
Restaurants and other establishments which provide food or drink for consumption by persons seated within a building, and may serve alcohol and/or provide entertainment, and may include drive in or drive through service.	-	-	-	-	-	-	-	-	-	-	BR	S	S	-	-	

Erie Township Zoning Districts & Permitted Use – From Zoning Ordinance 117

TABLE 10-2 PERMITTED PRINCIPAL USES IN ALL DISTRICTS																
PRINCIPAL USES	ZONING DISTRICTS & USES PERMITTED ¹ “BR” = Use Permitted by Right “S” = Special Land Use “-” = Prohibited Use															
	AP	AC	BC	A-RB	R-1	R-2	R-3	R-4	R-5	C-1	C-2	C-W	C-TC	I-1	I-2	
Retail business or mercantile establishment which sells goods for household use or consumption on the premises and within a completely enclosed building such as foods, drugs, liquor, furniture, clothing, dry goods, notions, books, flowers, jewelry or hardware, <u>without</u> drive-in, drive-through, take-out, pick-up, and other forms of in-vehicle service.	-	-	-	-	-	-	-	-	-	BR	BR	S	BR	-	-	
Retail business or mercantile establishment which sells goods for household use or consumption on the premises and within a completely enclosed building such as foods, drugs, liquor, furniture, clothing, dry goods, notions, books, flowers, jewelry or hardware, <u>with</u> drive-in, drive-through, take-out, pick-up, and other forms of in-vehicle service.	-	-	-	-	-	-	-	-	-	BR	BR	S	S	-	-	
Sale of new or used cars and other vehicles and equipment, including service and repair of such vehicles and equipment provided such service and repair is an accessory use.	-	-	-	-	-	-	-	-	-	S	BR	-	S	-	-	

Erie Township Zoning Districts & Permitted Use – From Zoning Ordinance 117

TABLE 10-2 PERMITTED PRINCIPAL USES IN ALL DISTRICTS																
PRINCIPAL USES	ZONING DISTRICTS & USES PERMITTED ¹ “BR” = Use Permitted by Right “S” = Special Land Use “_” = Prohibited Use															
	AP	AC	BC	A-RB	R-1	R-2	R-3	R-4	R-5	C-1	C-2	C-W	C-TC	I-1	I-2	
Sale of new or used farm machinery and equipment, and the service and repair of such machinery and equipment provided such service and repair is an accessory use.	-	-	-	BR	-	-	-	-	-	S	BR	S	S	BR	BR	
Sale of new or used cars, farm machinery, boats, RV’s and other vehicles and equipment, including items intended for tow, and the service and repair of such vehicles and equipment provided such service and repair is an accessory use	-	-	-	-	-	-	-	-	-	S	BR	S	S	BR	BR	
Sales of fishing bait, tackle, and other fishing accessories	-	-	S	S	-	-	-	-	-	BR	BR	BR	-	-	-	
Service station, multiple use.	-	-	-	-	-	-	-	-	-	S	S	-	S	-	-	
Service station, standard.	-	-	-	-	-	-	-	-	-	BR	BR	-	-	-	-	
Storage and/or parking of excavator equipment, dump trucks, stone material, fill dirt and related landscaping materials	-	-	-	S	-	-	-	-	-	S	BR	-	-	BR	BR	
Towing Service & Impoundment lot.	-	-	-	-	-	-	-	-	-	S	S	-	-	S	S	
Automobile or Motorcycle repair shop.	-	-	-	-	-	-	-	-	-	S	BR	S	S	BR	BR	
Truck storage and repair, including semi-trailers, flatbed trucks, car haulers and tanker trucks.	-	-	-	-	-	-	-	-	-	-	S	-	-	BR	BR	
Veterinarian clinics.	S	S	-	S	-	-	-	-	-	S	S	S	S	BR	BR	
Uses of a Primarily Industrial Character ¹																

Erie Township Zoning Districts & Permitted Use – From Zoning Ordinance 117

TABLE 10-2 PERMITTED PRINCIPAL USES IN ALL DISTRICTS																
PRINCIPAL USES	ZONING DISTRICTS & USES PERMITTED ¹ “BR” = Use Permitted by Right “S” = Special Land Use “-” = Prohibited Use															
	AP	AC	BC	A-RB	R-1	R-2	R-3	R-4	R-5	C-1	C-2	C-W	C-TC	I-1	I-2	
Building material sales yard, including retail lumber yards and incidental millwork; storage facilities for building materials, sand, gravel, stone, lumber, and contractor's equipment; storage and transfer establishments; distribution plants; and parcel delivery service.	-	-	-	-	-	-	-	-	-	-	S	-	-	-	BR	
Container storage facilities and freight Terminals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	BR	
Design and development of computer software, data communications, information technology, data processing, and other computer-related services.	-	-	-	-	-	-	-	-	-	BR	BR	-	BR	BR	BR	
Energy production & co-generation facilities <u>with</u> outdoor storage of raw materials or fuels.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	BR	
Energy production & co-generation facilities <u>without</u> outdoor storage of raw materials or fuels	-	-	-	-	-	-	-	-	-	-	-	-	-	BR	BR	
Hazardous materials disposal or storage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	
Heavy equipment sales/rental (51 hp or more)	-	-	-	-	-	-	-	-	-	-	-	-	-	S	BR	

Erie Township Zoning Districts & Permitted Use – From Zoning Ordinance 117

TABLE 10-2 PERMITTED PRINCIPAL USES IN ALL DISTRICTS																
PRINCIPAL USES	ZONING DISTRICTS & USES PERMITTED ¹ “BR” = Use Permitted by Right “S” = Special Land Use “_” = Prohibited Use															
	AP	AC	BC	A-RB	R-1	R-2	R-3	R-4	R-5	C-1	C-2	C-W	C-TC	I-1	I-2	
Heavy manufacturing of goods from raw materials which represent the initial processing of products that will require additional processing, fabrication, or assembly before ultimate consumer use or consumption. Some manufacturing and/or storage of materials may be necessary outside of a building.	-	-	-	-	-	-	-	-	-	-	-	-	-	BR	BR	
Incinerators	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	
Inter-modal freight terminal	-	-	-	-	-	-	-	-	-	-	-	-	-	BR	BR	
Iron and steel foundry and fabrication, and smelting.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	BR	
Junkyards.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	
Life science technology and medical laboratories, including but not limited to biomedical engineering, materials engineering, biotechnology and genomics	-	-	-	-	-	-	-	-	-	-	-	-	-	BR	-	
Light equipment sales/rental (50hp or less).	-	-	-	-	-	-	-	-	-	S	BR	-	-	BR	BR	
Light manufacturing of goods from previously prepared materials or finished parts, including processing, fabrication, assembly, treatment, and packaging of such products, along with incidental storage, sales, and distribution of such products for final consumer use or consumption, and where all manufacturing activities are confined within a building.	-	-	-	-	-	-	-	-	-	-	S	-	-	BR	BR	

Erie Township Zoning Districts & Permitted Use – From Zoning Ordinance 117

TABLE 10-2 PERMITTED PRINCIPAL USES IN ALL DISTRICTS																
PRINCIPAL USES	ZONING DISTRICTS & USES PERMITTED ¹ “BR” = Use Permitted by Right “S” = Special Land Use “-” = Prohibited Use															
	AP	AC	BC	A-RB	R-1	R-2	R-3	R-4	R-5	C-1	C-2	C-W	C-TC	I-1	I-2	
Machine and battery building, and tire recapping and retreading.	-	-	-	-	-	-	-	-	-	-	-	-	-	S	BR	
Manufacturing of small electrical components, such as personal computers, computer accessories, precision instruments, household electronics, personal communications equipment, medical devices, photographic equipment and business machines.	-	-	-	-	-	-	-	-	-	-	S	-	-	BR	BR	
Manufacturing, assembly, fabrication, packaging or processing of products having potential to produce noise, dust, glare, odors or vibration beyond its property line.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	BR	
Outdoor storage of raw materials	-	-	-	-	-	-	-	-	-	-	-	-	-	-	BR	
Recycling facilities (with outdoor storage of materials or equipment)	-	-	-	-	-	-	-	-	-	-	-	-	-	S	BR	
Recycling facilities (without outdoor storage of materials or equipment)	-	-	-	-	-	-	-	-	-	-	S	-	-	BR	BR	
Repair and sale of small electrical components, such as personal computers, computer accessories, precision instruments, household electronics, personal communications equipment, medical devices, photographic equipment and business machines.	-	-	-	-	-	-	-	-	-	BR	BR	-	BR	BR	-	

Erie Township Zoning Districts & Permitted Use – From Zoning Ordinance 117

TABLE 10-2 PERMITTED PRINCIPAL USES IN ALL DISTRICTS																
PRINCIPAL USES	ZONING DISTRICTS & USES PERMITTED ¹ “BR” = Use Permitted by Right “S” = Special Land Use “-” = Prohibited Use															
	AP	AC	BC	A-RB	R-1	R-2	R-3	R-4	R-5	C-1	C-2	C-W	C-TC	I-1	I-2	
Research, design, engineering, testing, diagnostics and pilot or experimental product development, including but not limited to medical device and alternative energy technologies.	-	-	-	-	-	-	-	-	-	-	-	-	-	BR	-	
Sanitary landfills or transfer stations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	BR	
Solar energy systems, utility sale	S	S	-	S	-	-	-	-	-	-	-	-	-	S	BR	
Warehousing and distribution centers establishments	-	-	-	-	-	-	-	-	-	-	-	-	-	BR	BR	
Clubs, lodges, and similar social organizations.	-	S	S	-	-	-	-	-	-	BR	BR	S	S	-	-	
Commercial Airports	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	
Public assembly facilities such as, but not limited to, cemeteries, parks, schools, libraries, religious facilities, and museums.	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Public facilities not otherwise included in (1) above such as, but not limited to, fire stations, police stations, substations, jails, and public parking lots.	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Artificial Ponds	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Private Landing Strips	S	S	S	S	-	-	-	-	-	-	-	-	-	-	-	
Home Occupations, Class 1	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	-	-	-	-	-	
Home Occupations, Class 2.	S	S	S	BR	S	S	S	S	S	-	-	-	-	-	-	