

4.09 SUMMARY OF DISTRICT LAND USES

BROOKS TOWNSHIP DISTRICT LAND USES (amended 12/9/09; 8/31/11; 10-19-12, 12-4-13)										
LAND USE TYPES:	Permitted – P Special – S	DISTRICTS								
		A-G	R-1	R-2	R-3	MHP	LD	RTD	C-1	I-1
1. Single-family dwellings		P	P	P	P	P	P	P	S	
2. State licensed residential day care or foster care facilities (6 or less persons)		P	P	P	P	P	P	P		
3. State licensed residential day care or foster care facilities (7 or more persons)			S	S	S	S				
4. Child and family day care centers (6 or less persons)		P	P	P	P	P	P	P		
5. Child and family day care centers (7 or more persons)			S	S	S	S	S	S		
6. Mobile home park, mobile home subdivision/condominium						P				
7. Single-family subdivision/site condominium (detached units)			S	S	S	S	S	S		
8. Duplex/two-family			S	S	S		S	S		
9. Multiple-family, townhouses, condominiums (attached)				S	P					
10. Nursing homes, convalescent homes, homes for the aged			S	S	S	S				
11. Hotels and motels									P	S
12. Bed and breakfasts		S	S	S	S	S	S	S		
13. Place of religious worship			S	S	S				S	
14. General Merchandise Stores: department store, variety store									P	
15. Food Stores: grocery, seafood or meat market, dairy market, fruit or vegetable market, retail bakery, candy/nut/confectionary									P	
16. Men/Women/Children Apparel and Clothing Accessory Stores									P	
17. Furniture/Home Furnishing Stores									P	
18. Appliance/Electronics Stores: Household appliance store, radio/television/consumer electronics store, music store									P	
19. Other Retail: drug store, optical goods shop, camera/photographic supply store, luggage/leather goods shop, sporting goods store, bicycle goods store, jewelry store, sewing/needlework/piece goods shop, hobby/toy/game shop, gift/novelty/souvenir shop, stationary store, florist, tobacconist, liquor store, newsstand, and retail outlets of a similar character (not including adult stores)									P	S
20. Retail often involving the following: outdoor displays including sale of new and used vehicles, recreational vehicle sales, mobile home sales, boat sales, motorcycle sales, truck sales, lumber yards, greenhouses and garden products, farm implement sales, building supplies, and similar retail facilities (service of vehicles and equipment shall be permitted as an accessory activity for the above uses provided as service shall be conducted in a fully enclosed building)									S	S
21. Auto and truck repair shop, tire/battery shop, gasoline service station, instant oil change, auto wash (when completely or partially enclosed within a building)									S	P
22. Eating and drinking establishments (except those with drive-thru service)									P	P
23. Eating and drinking establishments with drive-thru service									S	S

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		A-G	R-1	R-2	R-3	MHP	LD	RTD	C-1	I-1
24.	Finance, bank, insurance, real estate establishments								P	
25.	Personal Services: tanning salon, nail salon, hair salon, spa, and fitness club								P	
26.	Business Services: advertising agency, employment agency, travel service, computer and data programming, photocopy and duplication service, security system service, tax return service, and furniture repair								P	
27.	Laundry, cleaning, and garment service								P	
28.	Shoe repair, jewelry repair, and clothing alteration								P	
29.	Photographic studio								P	
30.	Funeral home								P	
31.	Professional Design and Financial Services: engineering, accounting, management, electrical, surveying, architecture, planning, and related services								P	S
32.	Movie theater (except drive-in movie theaters)								P	
33.	Video rental store								P	
34.	Bus passenger station and bus storage building								P	P
35.	Medical and Legal Services: doctor, dentist, lawyer, chiropractor, optometrist, or other professional related services, not including a medical marijuana collective, cooperative or dispensary or any medical use of marijuana. (amended 10-19-12)								P	
36.	Business Offices: corporate/executive/administrative/sales								P	P
37.	Government Offices: municipal/state/federal or other governmental and related services								P	P
38.	Home occupations	P	P	P	P	P	P	P		
39.	Campgrounds/RV camps	S	S	S						
40.	Essential services (without storage buildings or storage yards)	P	P	P	P	P	P	P	P	P
41.	Essential services (with storage buildings or storage yards)	S	S	S	S	S	S	S	S	P
42.	Radio, Television and similar communication facilities (see also Towers under General Provisions - Article 3)		P	P					P	
43.	Communication Towers		S	S					S	
44.	Agricultural farms (no animals or fowl or the keeping of pens or runs)	P	P	P	P					
45.	Livestock farms and Animal feed lots	S	S	S						
46.	Gravel Pits/Mineral Extraction	S	S	S	S				S	S
47.	Roadside stands for the sale of produce grown on site	P	P	P			P	P		
48.	Golf courses		S	S						
49.	Public or private schools, churches, hospitals, and other public or private institutions		S	S			S	S	S	

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		A-G	R-1	R-2	R-3	MHP	LD	RTD	C-1	I-1
50. Sport Shooting Ranges/Clubs		S	S							
51. Public/Private Recreational Parks, Playgrounds, Clubs		S	P	S	S	S	S	S		
52. Adult entertainment uses										P
53. Large appliance repair, equipment rental/leasing, machinery repair, welding repair, tool and die shops, and machine shops										P
54. Recreational/Amusement Establishments; member sports/recreation club, bowling center, dance studio/school, golf course/establishment, race track, amusement park, coin operated amusement facility									S	
55. Museum and art gallery									S	
56. Extermination/pest control									S	P
57. Veterinary clinic and animal hospital									S	P
58. Kennel, Commercial (amended 8/31/11)		S	S	S				S	S	S
59. Kennel, private (amended 8/31/11)		P	P	P				P		P
60. Plumbing, heating and electrical shops										P
61. Sign painting/servicing shops										P
62. Bank/financial establishments									P	S
63. Commercial printing, publishing, and lithography									S	P
64. Mini-warehouse and self-storage									S	P
65. Commercial warehousing and packaging										P
66. Construction debris landfill (Type III)										S
67. Land application of septage with storage facilities provided a minimum lot size of forty (40) acres and MDEQ compliance.		P								
68. Water withdrawal for commercial consumption or use									S	
69. On-site use Wind Energy Systems (WES) no higher than 70 feet.		P	P	P	P	P	P	P	P	P
70. Wind Energy Systems (WES): any WES over 70 feet high; Wind Farms; Single WES for Commercial Purposes; Utility Grid WES; any WES Testing Facility related to the above.		S	S						S	S
71. Greenhouses, Landscaping, Lawn Maintenance, Nursery, Tree Services (including the storage of logs and woodchips), and similar businesses. (amended 12-4-13)									P	