

DD - DEVELOPMENT DISTRICT SCHEDULE OF USES

INTENT: One of the key factors affecting development in Scott Township is the location of Interstate 81 which runs north and south along the Township's western edge. Three I-81 interchanges lie within the Township boundary and provide potential sites for business and commercial development, including businesses which rely on the passing travelers on I-81 and businesses which meet the retail and service needs of local and regional residents. At the same time, designated as DD Districts these interchange areas, the gateways to the interior of the Township, provide the opportunity for the development of unobtrusive commercial uses such as research and development facilities, office buildings, distribution centers and light manufacturing. Directing commercial and light manufacturing types of uses to these areas with ease of access to I-81 also provides adequate and necessary separation from Residential Districts, with the Rural District serving as a buffer and transition area. In order to recognize the importance to the Scott Township tax base and the need for continued development, the DD District also encompasses the Heart Lake crossroads area, the Biofor and Pharmacon facilities; and the Scott Technology Park, which in addition to the standards in this Zoning Ordinance, is governed by Park restrictions to appropriate, non-industrial, commercial uses.

NOTES: 1. Any expansion of or addition to a use existing prior to the effective date of this Ordinance (November 19, 1987) and which is classified as a conditional use or special exception shall be considered a conditional use or special exception, respectively. 2. Any expansion of or addition to a use approved under this Ordinance as a conditional use or special exception shall be considered a conditional use or special exception, respectively.

Principal Permitted Uses

Agricultural service establishments
 Amusement arcades
 Amusement parks
 Apartment buildings
 Banks
 Bed and breakfast establishments
 Boarding and lodging houses
 Cemeteries
 Child care centers
 Club/lodge, private
 Commercial nurseries
 Commercial greenhouses
 Country clubs
 Crop production
 Forestry enterprises
 Garden apartments
 Garden centers
 Group homes
 Health facilities
 Hotels & motels, density <10 units/acre
 Livestock operations
 Multiple occupant commercial uses with uses otherwise permitted in DD District
 Office buildings
 Private recreation facilities
 Private schools

Principal Permitted Uses (cont.)

Professional offices and office buildings
 Residence attached to a commercial use
 Restaurants
 Retail and service establishments
 Senior day care centers
 Single-family detached dwellings
 Taverns
 Theaters
 Townhouses
 Two-family dwellings
 Vehicle and equipment sales operations
 Veterinary clinics
 Wholesale businesses

Accessory Uses

Accessory uses customary to approved uses
 Essential services
 Farm stands
 Parking areas, private and public
 Private garages, carports, sheds
 Private greenhouses
 Private stables
 Private swimming pools
 Signs accessory to approved uses
 TV satellite dishes accessory to approved uses
 Yard sales

DD - Development District Schedule of Uses (cont.)

Conditional Uses

Animal hospitals
Bus terminals
Car washes
Cell sites
Cluster development
Commercial antenna sites
Contractors yards
Flea markets
Golf courses
Funeral parlors
Gasoline service stations
Home occupations
Hotels & motels, density >10 units/acre
Housekeeping cottages
Institutional uses
Kennels
Light manufacturing
Natural resource uses, major
Natural resource uses, minor
Private clubs and lodges
Private recreation facilities
Recycling facilities, small and large collection
Recyclable processing facilities
Research and development facilities
Saw mills
Self-storage facilities
Shopping centers and malls
Truck stops
Truck washes
Vehicle and equipment repair operations
Warehouses
Water towers

Special Exceptions

Public recreational facilities
Public schools
Public buildings and uses
Semi-public buildings and uses

STANDARDS APPLICABLE TO ALL
MANUFACTURING, RESEARCH AND
DEVELOPMENT USES IN THE DD DISTRICT

No outdoor storage of goods, materials, supplies or products unless screened in accord with Section 408.1