

# Land Use Survey Results

Silver Lake Township

Ad Hoc Committee for  
Land Use Planning

# Charter

- Committee chartered to examine proposed subdivision and land use ordinances
- Composition representative of township residents
  - 3 Township Supervisors
  - 7 Township Planning Commission Members
  - 5 ‘Members-At-Large’ drawn from community

# Survey

- Solicit individual opinions of committee members
  - Examine 115 Land Uses originally identified by Northern Tier Coalition (NTC)
    - Identify other (previously unlisted) items of concern
  - Rank according to statement,  
“Minimum Distance Away From My Dwelling”
  - In reality, there is a minimum setback distance that must be added (taken from SALDO)

# Survey

Land Use Worksheet

Silver Lake Township  
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Minimum Distance Away From My Dwelling

100 Feet	500 Feet	1000 Feet	Application or Use
_____	_____	_____	Abused person shelters
_____	_____	_____	Accessory boat docks and swimming docks
_____	_____	_____	Adult businesses
_____	_____	_____	Agricultural and forest products processing
_____	_____	_____	Agricultural products processing
_____	_____	_____	Aircraft sales, repair or modification
_____	_____	_____	Airports, private and public
_____	_____	_____	Amusement arcades
_____	_____	_____	Animal hospitals
_____	_____	_____	Archery ranges, outdoor commercial
_____	_____	_____	Art studios
_____	_____	_____	Banks and financial institutions
_____	_____	_____	Barns, silos, sheds, and similar agricultural buildings
_____	_____	_____	Bed and breakfast establishments
_____	_____	_____	Betting and gambling uses
_____	_____	_____	Boarding and lodging houses

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# Sorting Criteria

- Four classes of land uses (districts):
  - Residential (R)
  - Rural/Agricultural (RA)
  - Village Commercial (VC)
  - Commercial/Industrial (CI)
- Permitted Uses are unrestricted
- Conditional Uses are allowed provided that conditions are met
  - Conditions set by Silver Lake Township Supervisors

# Sorting Criteria

- 11 of 15 responses received as of 10/22/08
  - All 11 included in tally
  - Multiple answer and non-answers not included
- Average distance for each use calculated
  - 0'-249': Residential (R) Permitted
  - 250'-499': Rural/Agricultural (RA) Permitted and Residential (R) Conditional
  - 500'-749': Rural/Agricultural (RA) Conditional
  - 750'-1000': Village Commercial (VC) and Commercial/Industrial (CI)  
(not permitted in R or RA districts)

# Tally (10/22/2008): Residential Permitted

Mean	100 Feet	500 Feet	1000 Feet	Application or Use
209.09	8	3	0	Farm stands
209.09	8	3	0	Home occupations
209.09	8	3	0	Yard sales
172.73	9	2	0	Home greenhouses
172.73	9	2	0	Private garages, carports, sheds
172.73	9	2	0	Private swimming pools
172.73	9	2	0	Single-family detached dwellings

# Tally (10/22/2008): Rural/Agricultural Permitted Residential Conditional

Mean	100 Feet	500 Feet	1000 Feet	Application or Use
490.91	4	4	3	Signs accessory to approved uses
490.00	4	3	3	Commercial lake access facilities on lakes with existing public access
481.82	3	6	2	Livestock operations on 10 acres or more
481.82	3	6	2	Public parks and playgrounds
480.00	3	5	2	Essential services
472.73	2	8	1	Conservation design subdivision per §601
445.45	4	5	2	Commercial greenhouses and nurseries
445.45	4	5	2	Places of worship
436.36	3	7	1	Multi-family dwellings at the same density as two-family dwellings

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# Tally (10/22/2008): Rural/Agricultural Permitted Residential Conditional

Mean	100 Feet	500 Feet	1000 Feet	Application or Use
436.36	3	7	1	Stables, private in association with a single-family detached dwelling
372.73	6	3	2	Barns, silos, sheds, and similar agricultural buildings
372.73	6	3	2	Day care, adult and child
363.64	5	5	1	Bed and breakfast establishments
327.27	6	4	1	Two-family dwellings
320.00	7	1	2	Accessory boat docks and swimming docks
318.18	5	6	0	Art studios
281.82	6	5	0	Crop production

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# Tally (10/22/2008): Rural/Agricultural Conditional

Mean	100 Feet	500 Feet	1000 Feet	Application or Use
750.00	0	5	5	Recreational facilities, public
750.00	0	5	5	Vehicle or equipment sales or rental operations
745.45	2	2	7	Commercial communication device sites
736.36	1	4	6	Manufacturing, light
736.36	1	4	6	Restaurants, standard and drive-in
727.27	0	6	5	Group homes
727.27	0	6	5	Medical clinics
727.27	0	6	5	Schools, public or private primary or secondary
727.27	0	6	5	Trade schools
722.22	0	5	4	Group quarters
722.22	0	5	4	Required parking areas
710.00	1	4	5	Outdoor recreation uses in accord with applicable governing rules and regulations
690.91	1	5	5	Agricultural products processing
690.91	1	5	5	Car and truck washes

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# Tally (10/22/2008): Rural/Agricultural Conditional

Mean	100 Feet	500 Feet	1000 Feet	Application or Use
690.91	1	5	5	Mineral extraction which is a Noncoal Surface Mining Activity or an Underground Noncoal Mining Activity
690.91	1	5	5	Nursing homes
690.91	1	5	5	Oil and gas wells (§825 applies)
690.91	1	5	5	Vehicle or equipment repair operation
660.00	1	5	4	Abused person shelters
660.00	1	5	4	Self-storage facilities
654.55	2	4	5	Archery ranges, outdoor commercial
654.55	2	4	5	Livestock operations on less than 10 acres
654.55	2	4	5	Public and semi-public buildings and uses
654.55	2	4	5	Veterinary clinics
645.45	1	6	4	Indoor shooting ranges
645.45	1	6	4	Multi-family dwellings (townhouses, apartment buildings)
645.45	1	6	4	Stables, commercial, and horses for hire
645.45	1	6	4	Wind energy facilities

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# Tally (10/22/2008): Rural/Agricultural Conditional

Mean	100 Feet	500 Feet	1000 Feet	Application or Use
618.18	3	3	5	Animal hospitals
609.09	2	5	4	Retail businesses with 5,000 sq. ft. or less of gross floor area
609.09	2	5	4	Wind turbine generators, accessory
600.00	1	7	3	Clubs/lodges, private
600.00	1	7	3	Exercise clubs
600.00	1	7	3	Storage yards for forest products and minerals
590.91	0	9	2	Health facilities
572.73	3	4	4	Banks and financial institutions
572.73	3	4	4	Boarding and lodging houses
572.73	3	4	4	Forestry enterprises
572.73	3	4	4	Professional offices
554.55	1	8	2	Municipal buildings and uses
530.00	3	4	3	Funeral homes
525.00	3	6	3	Cemeteries

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# Tally (10/22/2008): Commercial/Industrial and Village Commercial

Mean	100 Feet	500 Feet	1000 Feet	Application or Use
1000.00	0	0	11	Solid waste facilities and staging areas
954.55	0	1	10	Airports, private and public
954.55	0	1	10	Heliports, accessory and commercial
954.55	0	1	10	Race tracks
954.55	0	1	10	Retail businesses with more than 10,000 sq. ft. of gross floor area
954.55	0	1	10	Shopping centers
950.00	0	1	9	Manufacturing and industry
950.00	0	1	9	Recreational facilities, commercial
909.09	0	2	9	Adult businesses
909.09	0	2	9	Aircraft sales, repair or modification
909.09	0	2	9	Betting and gambling uses
909.09	0	2	9	Bulk fuel storage

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# Tally (10/22/2008): Commercial/Industrial and Village Commercial

Mean	100 Feet	500 Feet	1000 Feet	Application or Use
909.09	0	2	9	Detention facilities
909.09	0	2	9	Junkyards
909.09	0	2	9	Recycling collection and processing facilities
909.09	0	2	9	Retail home heating fuel distributors
909.09	0	2	9	Truck terminals / distribution facilities
872.73	1	1	9	Concentrated animal feeding operations
863.64	0	3	8	Agricultural and forest products processing
863.64	0	3	8	Amusement arcades
863.64	0	3	8	Bus terminals
863.64	0	3	8	Colleges and universities
863.64	0	3	8	Kennels and pounds

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# Tally (10/22/2008): Commercial/Industrial and Village Commercial

Mean	100 Feet	500 Feet	1000 Feet	Application or Use
863.64	0	3	8	Mobile and manufactured home sales
863.64	0	3	8	Mobile home parks
863.64	0	3	8	Shooting ranges, outdoor commercial
860.00	1	1	8	Crematoria
833.33	0	3	6	Service establishments
818.18		4	7	Camps, adult or youth
818.18	0	4	7	Hotels and motels
818.18	0	4	7	Outdoor entertainment
818.18	0	4	7	Retail businesses with 10,000 sq. ft. or less of gross floor area
818.18	0	4	7	Taverns
818.18	0	4	7	Treatment centers/clinics

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# Tally (10/22/2008): Commercial/Industrial and Village Commercial

Mean	100 Feet	500 Feet	1000 Feet	Application or Use
818.18	0	4	7	Zoos and menageries
800.00		4	6	Convenience stores and fueling stations
800.00	0	4	6	Office buildings
790.91	2	1	8	Contractor's yards
781.82	1	3	7	Mineral processing in association with mineral extraction
781.82	1	3	7	Sawmills
772.73	0	5	6	Campgrounds and recreational vehicle parks
772.73	0	5	6	Flea markets
772.73	0	5	6	Theaters, indoor
772.73	0	5	6	Warehouses
772.73	0	5	6	Wholesale businesses

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# Tally (10/22/2008): Additional Uses of Concern

Boat storage

Marinas and boat repair yards

Power plants (nuclear)

Underground pipeline- 500' from water source

Pipeline, above ground

Solar Power Grid (community and commercial)

# Committee Discussion

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