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## Zoning Districts

**6R1: Residential District:** The purpose of this district is to implement provisions of The Master Policy Plan by accommodating residential development at a low density that will promote the continuation of the predominately rural residential character of this zone.

**6R2: Residential District:** The purpose of this district is to implement the provisions of The Master Policy Plan by accommodating residential development of a density greater than the density of residential development of the rural R1 District.

**6B1: General Business District:** The B-1 General Business District is established to provide location for a variety of office and commercial businesses and services to meet the trade needs of the Township while maintaining the community's traditional, rural character.

**6B2: Hinckley Town Center** The B-2 Hinckley Center Town District is established to encourage a variety of retail, community, and office uses in a compact, yet cohesive, "town center" environment through the implementation of quality design and development standards, which reinforce the existing pattern and character of development. This B-2 District serves as the Township's core for surrounding residential uses. The use and design regulations of this district are intended to create and maintain the existing small town setting characterized by buildings close to the road, rear parking, shallow setbacks and abundant landscaping.

**6I1: Office/Light Industrial District:** The purpose of the I-1 District is to encourage the development of business establishments which are clean, quiet, and free of hazardous or objectionable elements, such as noise, odor, dust, smoke, or glare and which operate entirely within enclosed structures, generate little industrial traffic and are suitable for locating proximate to residentially zoned areas. (It should be noted that the Business, 6I-1 and 6I-2 Districts contains provisions for a site review under the following paragraph: No use, change of use, or new use (except for oil and gas wells which shall be exempt from site plan review,) shall be permitted until such use has received written site plan approval from the Zoning Commission, the completion bond has been filed with the Trustees, if required, and the Zoning Inspector has issued the necessary permit pursuant to Chapter 12 - Enforcement and Penalty. Any modification or alteration which deviates from the final site plan shall require additional site plan approval.?)

**6I2: Light Manufacturing/Industrial District:** The purpose of the I-2 District is to encourage the development of manufacturing and business establishments which are clean, quiet, and free of hazardous or objectionable elements, such as noise, odor, dust, smoke, or glare and which operate entirely within enclosed structures and generate little industrial traffic. Research activities are encouraged. (It should be noted that the Business, 6I-1 and 6I-2 Districts contains provisions for a site review under the following paragraph: No use, change of use, or new use (except for oil and gas wells which shall be exempt from site plan review,) shall be permitted until such use has received written site plan approval from the Zoning Commission, the completion bond has been filed with the Trustees, if required, and the Zoning Inspector has issued the necessary permit pursuant to Chapter 12 - Enforcement and Penalty. Any modification or alteration which deviates from the final site plan shall require additional site plan approval.?)

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