

Appendix A - Town of Esperance - Use and Area Schedule

District	Permitted Uses	Special Uses	Prohibited Uses	Area Regulations
Industrial (I)	1. Kennel, Residential Individual	1. Animal hospital, commercial, hobby and private kennels 2. Bakery 3. Bottling works 4. Building material yard 5. Cabinet making 6. Carpenter's shop 7. Clothing manufacture 8. Dyeing and dry cleaning works 9. Electrical welding when entirely closed within a building 10. Fruit canning or packing 11. Ice plant 12. Kennel, Commercial Breeder, Hobby, and Private 13. Laundry 14. Milk distribution plants 15. Optical goods manufacture 16. Paper box manufacture 17. Pencil manufacture 18. Printing, publication or engraving 19. Public garage 20. Railroad spurs and sidings 21. Research and development facilities 22. Freight or trucking terminal 23. Public commercial warehouse 24. Public storage warehouse 25. Sawmill and woodworking facilities 26. Commercial activities or gatherings of more than 5000 people operated on a temporary or occasional basis provided that each commercial activity or gathering shall be deemed a different use requiring a separate Special Use Permit. 27. Public Assemblage or gatherings - provided that each public assemblage shall be deemed different public assemblages requiring a separate Special Use Permit. 28. Slaughterhouse 29. Retail or wholesale business or service not specifically mentioned herein. 30. Telecommunications Facilities.**	Any use in 12.1.3 Explicitly Prohibited Uses and any use not listed as a permitted or special use in the District.	1. Minimum lot area shall be 100,000 sq. ft. 2. Minimum lot width shall be 200 ft. 3. Minimum lot depth shall be 200 ft. 4. Maximum lot coverage shall be 30%. <u>Minimum Setback/Height:</u> 1. Minimum front yard shall be 80 ft. 2. Minimum side yard shall be 40 ft. 3. Minimum side yard on corner lot shall be 80 ft. 4. Minimum back yard shall be 80 ft. <u>Maximum Height:</u> Maximum building height shall be 3.0 stories or 42 ft.

****These uses are subject to paragraphs 13.2 *Special Use Permits for Telecommunications Facilities*.**

No more than one principal structure is allowed on a lot (unless residential in accordance with 5.3.1)