

ZONING DISTRICT USES

SCHEDULE OF USES (Uses Permitted by Right (P), Uses Permitted by Non-Discretionary Special Use Permits (NS), Uses Permitted by Discretionary Special Use Permit (DS), Accessory Uses and Buildings (A))

TYPE OF USE	DISTRICTS										
	RSA	RU-1	RU-2	RU-3	RU-4	SR	C-1	C-2	C-3	M-1	M-2
RESIDENTIAL AND RELATED USES											
Adult foster care family home	P	P	P								
Adult foster care small group (1-6 persons)	P	P	P								
Apartment buildings				P							
Bed and Breakfast (not over 5 guest rooms)	P	P	DS								
Cluster subdivisions	DS	DS									
Commercial uses of a convenience or service nature and designed to provide for the needs of mobile home park residents.					DS						
Detached single family homes	P	P									
Detached single family homes subject to the dimensional requirements of the RU-1 district			P								
Duplexes subject to the conditions listed for duplexes in the Special Use Permit provisions of this ordinance			P	P							
Garden apartments and townhouses as subject to their design standards specified in the Site Regulation article of this ordinance			P	P							
Home occupations except when a Site Plan is required	NS	NS	NS	NS	NS						
Lodging houses (not over 5 guest rooms)			P	P							
Mobile home parks subject to the mobile home development provisions of the site regulations article					P						
Planned Unit Development		DS	DS	DS							
Senior housing				DS							
Similar uses as determined by the Township Planning Commission	DS	DS	DS	DS	DS	DS	DS	DS	DS	DS	DS

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	RSA	RU-1	RU-2	RU-3	RU-4	SR	C-1	C-2	C-3	M-1	M-2
CIVIC, NON-PROFIT, INSTITUTIONAL, RECREATION AND RELATED USES											
Adult foster care congregate care facility				DS							
Adult foster care large group homes				DS							
Adult Foster Care Small Group Home (7-12)			DS								
Archery ranges	DS	DS	DS								
Assisted living facility				DS							
Child care center		DS					P	P	P	P	P
Churches	DS	DS	DS				DS	DS	DS		
Clubs	DS	DS	DS				DS	DS	DS		
Community buildings	DS	DS	DS				DS	DS	DS		
Dog field trails						P					
Driving ranges	DS	DS	DS			DS					
Essential services	DS	DS		DS		DS		DS	DS	DS	DS
Essential service structures, excluding power plants	DS	DS	DS	DS	DS	DS	DS	DS	DS	DS	DS
Golf courses and country clubs	DS	DS	DS			DS					
Golf driving range; and lighted golf courses outside of miniature golf courses.						DS					
Government institutions								DS	DS	DS	DS
Group day care home	NS	NS	NS								
Home for the Aged				DS				DS			
Hospice facility				DS				DS			
Hospitals or sanitariums		DS	DS								

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TYPE OF USE	DISTRICTS										
	RSA	RU-1	RU-2	RU-3	RU-4	SR	C-1	C-2	C-3	M-1	M-2
Human cemeteries	DS	DS	DS								
Ice skating rink and roller skating rink						P					
Miniature golf course		DS	DS								
Non-profit library	DS	DS	DS				DS	DS	DS		
Nursing home				DS				DS			
Pet cemeteries	DS	DS									
Public or private park						P					
Recreation vehicle and campground parks						DS					
Rifle, pistol ranges; skeet, trap ranges; archery ranges						P					
Schools	DS	DS	DS				DS	DS	DS		
Ski slope						P					
Subacute care facility				DS				DS			
Swimming Pool (Public)						P					
Tennis Courts						P					
Toboggan run						P					
Township municipal buildings and identification signs for them	DS	DS	DS				P	P	P		
Use customarily incidental to the operations and management of sport or gun clubs or public or private recreation facilities.						P					

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	RSA	RU-1	RU-2	RU-3	RU-4	SR	C-1	C-2	C-3	M-1	M-2
AGRICULTURAL AND RELATED USES											
Agricultural implements, equipment and machinery								DS	P	P	P
Agricultural labor camp	DS										
Agricultural research and testing	DS										
Agricultural Tourism Facility	DS										
Earth Removal	DS										
Facilities for bulk collections, storage and distribution of agricultural products to wholesale and retail markets	DS										
Farm animals for non-commercial purposes on less than 20 acres as permitted by sec. 20-418.	P										
Feed lots	DS										
General or specialized farming	P	DS									
Greenhouses	P	DS									
Greenhouses - Non Retail	P										
Greenhouses – Retail	DS						P	P	P		
Kennels	DS										
Nurseries	P	DS									
Private Landing Strip	DS										
Private or public stables	DS										
Raising of cattle, swine, sheep, goats, dogs, cats, fowl or rabbits, provided the site is at least 20 acres in size and no pens, corrals, kennels or barns are closer then 75 feet from any property line or 150 feet from any existing right-of-way	P										

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	RSA	RU-1	RU-2	RU-3	RU-4	SR	C-1	C-2	C-3	M-1	M-2
ACCESSORY USES, STRUCTURES AND BUILDINGS											
Accessory structures in front yard	DS	DS									
Child care center		DS					A	A	A	A	A
Church Revival	A	A	A				A	A	A		
Customer or employee parking lot	DS	DS									
Display or storage of merchandise only within established building setback lines but not on public property.							A	A	A	A	A
Off-site signs	DS										
On-site signs	A	A	A	A	A	A	A	A	A	A	A
Temporary construction field office	A	A	A	A	A	A	A	A	A	A	A
Temporary dwellings except destruction of structures by fire, acts of God, or any act of a public enemy (Sec 20-312)	DS	DS	DS	DS							
Temporary travel trailer	NS	NS	NS	NS							
Transient amusement enterprises, including circuses, carnivals, etc.	DS	DS	DS	DS							

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	RSA	RU-1	RU-2	RU-3	RU-4	SR	C-1	C-2	C-3	M-1	M-2
COMMERCIAL AND RELATED USES											
Aircraft, automobiles, automotive parts								DS	DS	P	P
Amusement, commercial. Including skating rinks, indoor hooting galleries, games of skill and science, miniature golf courses, and arcades								DS	DS		
Amusement park									DS	DS	
Art, antique, book, curio, gift or novelty shop							DS	P	P		
Auction								DS	P	DS	
Auditorium								DS	DS	DS	DS
Automobile bumping, painting, welding, upholstering and general repair service								DS	DS	P	P
Automobile sales lot for new or used cars								DS	DS	P	
Automobile, truck and tractor rental								DS	P	DS	
Awning sales and services								DS	P		
Bakeries							DS	DS	P		
Baking shop where no baking is done on the premises							P	P	P		
Ballroom and/or dancehall								DS			
Barber and beauty shop							P	P	P		
Bars and taverns							DS	DS	DS		
Bicycles, sales and service								DS	P		
Billboard, unlighted, lighted or flashing										DS	
Boats and marine supplies, retail sales and service								DS	DS	P	
Bowling alley or billiard or pool hall								DS	DS	DS	

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TYPE OF USE	DISTRICTS										
	RSA	RU-1	RU-2	RU-3	RU-4	SR	C-1	C-2	C-3	M-1	M-2
Broadcasting or recording studio, radio or television								DS	DS	DS	DS
Business activities of a neighborhood character							DS	DS			
Business machines								DS	DS	P	
Bus station								DS	DS		
Carnival or circus, or enterprise of a similar type including pony rings									DS	DS	
Car wash								DS	P		
Casket sales								DS	DS		
Catering establishment								DS	P	DS	
Cleaning and dyeing distribution shop (no processing)								DS	DS	DS	P
Cleaning establishment								DS	DS	DS	P
Clothing store							DS	DS	P		
Dancing school								DS			
Delicatessen							DS	DS	DS		
Department store and/or variety store								DS	P		
Drawing reproduction/printing								DS	DS	P	
Dressmaking							DS	DS	DS		
Dress shop							DS	DS	P		
Drive-in theaters									DS	DS	DS
Drive-thru's							DS	A	A		
Drugstore								DS	P		
Dry cleaning and dyeing establishment								DS	DS	DS	P
Electrical contractor, sales and service								DS	P	P	P

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TYPE OF USE	DISTRICTS											
	RSA	RU-1	RU-2	RU-3	RU-4	SR	C-1	C-2	C-3	M-1	M-2	
Express office and/or terminal								DS	DS	DS		
Extraction of fruit juices								DS	DS			
Fairground									DS	DS		
Feed store								DS	P			
Floor covering and wallpaper store								DS	P			
Florist, retail sales							P	P	P			
Fuel distribution facility										P	P	
Funeral home or mortuary							DS	DS				
Furniture and/or appliance store								DS	P			
Government Institutions								DS	DS	DS	DS	
Hardware								DS	DS	P		
Hotel									P	DS		
Indoor theaters								DS	DS			
Industrial and residential machinery and tools (gross weight no to exceed one thousand (1,000) pounds										DS	P	P
Interior decorating store							DS	P	P			
Intoxicating liquor, package sales								DS	DS			
Jewelry store							DS	DS	P			
Kennel for boarding only of dogs, cats and other household pets, including animal hospital which activities are conducted wholly within the building, including veterinary hospital								DS	DS			
Large service business									DS	P	P	
Laundry collecting shop, self service laundry							DS	DS	DS			

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TYPE OF USE	DISTRICTS										
	RSA	RU-1	RU-2	RU-3	RU-4	SR	C-1	C-2	C-3	M-1	M-2
Laundry, commercial and industrial									DS	DS	DS
Local store selling at retail, fish, fruit, food, hardware, meats (no butchering) vegetables and beer and wine under SDM license.							DS	DS			
Lodge (non profit fraternal or religious associations)								DS	DS		
Machine shop, incidental to a permitted use.								DS	DS	P	P
Medical or dental clinic and/or laboratory								DS	DS		
Millinery store							DS	DS	P		
Mini-Storage Facilities								DS	DS	P	P
Monument sales								DS	P	P	P
Motel and motor court								DS	P	DS	
Motorcycles and motor scooters sales and service								DS	P	P	
Mover, terminal, garage and storage									DS	P	P
Newspaper publishing								DS		P	P
Office equipment – retail sales								DS	P		
Parking, public for which a charge is made								DS	DS	DS	P
Pawnshop								DS		DS	
Pet shop and bird store								DS	P		
Photographer							DS	DS	P		
Plumbing, heating and air conditioning contractor -- sales and service								DS	P	P	P
Racetrack								DS	DS	P	P
Railroad right-of-way, including switching, storage, freight yards and sidings								DS	DS	P	P

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	RSA	RU-1	RU-2	RU-3	RU-4	SR	C-1	C-2	C-3	M-1	M-2
Rental Establishments – goods and equipment								DS	DS		
Residential apartments on 2 nd floor of commercial uses							P	P	P		
Restaurants and drive-in restaurants							DS	DS	DS	DS	
Restaurants, Open Front							DS	P	P		
Restaurants, with live entertainment or outdoor seating								DS	DS		
Sales and service, general							DS	DS	P		
Secondhand store							DS	DS	P		
Service stations								DS	P		
Shoe repair							DS	P	P		
Small engine repair/Lawnmower repair and service (indoor only)							DS	DS	P		
Stadium, baseball, football or any other type						DS		DS	DS	DS	DS
Stationary store							P	P	P		
Supermarket								DS	P		
Tailor shop catering to custom tailoring and minor cleaning and pressing activities							P	P	P		
Taxidermist								DS		P	
Trailer sales and service								DS	P	P	

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	RSA	RU-1	RU-2	RU-3	RU-4	SR	C-1	C-2	C-3	M-1	M-2
INDUSTRIAL AND RELATED USES											
Acetylene gas manufacture											DS
Acid manufacture											DS
Ammonia, bleaching powder, alcohol or chlorine manufacture											DS
Asphalt mixing plant, manufacture or refining											DS
Assembly of electrical appliances, electronic instruments and devices, radios and phonographs, including the manufacture of small parts, such as condensers, transformers, crystal holders										P	P
Automobile wrecking and junk yards if carried on wholly within a building											DS
Blacksmith, machine, wrought iron shop, excluding punch presses over 20-ton capacity, drop hammer and automatic screw machines										DS	P
Blast furnaces or coke ovens											DS
Boiler works											P
Brick products, tile or clay products manufacture											P
Building, enclosed (except for on-site delivery vehicles) including warehouses										P	P
Building material sales yard, including but not limited to rock, sand, gravel and the like										P	P
Cement, lime, gypsum, or plaster of paris manufacture											DS
Chemical manufacture											P
Coal yard											P
Concrete products or cement products manufacture											P

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TYPE OF USE	DISTRICTS										
	RSA	RU-1	RU-2	RU-3	RU-4	SR	C-1	C-2	C-3	M-1	M-2
Contractor's equipment storage yard or plant or centers.										P	P
Distillation of bones, coal, tar or wood											DS
Distribution plants, parcel delivery service, ice and cold storage plants										P	P
Draying, freighting or trucking terminals										P	P
Drop forge industries using power hammers											DS
Dye stuff manufacture											P
Explosives, manufacture or storage											DS
Fat rendering, except as an incidental use											DS
Fertilizer manufacture											DS
Food processing, smoking, curing, or canning											P
Freight classification yards											P
Freight yard										P	P
Garbage, offal or dead animals dumping or reduction											DS
Glue manufacture											DS
Incineration of garbage											DS
Industrial park										P	P
Iron, steel, brass or copper foundries or fabrication plants											P
Laboratories, experimental or testing, chemist shop										P	P
Laundry, cleaning and dyeing works and carpet or rug cleaning										DS	P
Manufacturing, assembly, processing, storage, packing and/or treatment of raw materials or previously processed material										DS	P

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	RSA	RU-1	RU-2	RU-3	RU-4	SR	C-1	C-2	C-3	M-1	M-2	
Manufacturing, compounding, assembling, or treatment of articles or merchandise from the following previously prepared materials; bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious metals or stones, shell, textiles, tobacco, wood (excluding planing mill), yarns and paint not requiring a boiling process.												P
Manufacturing , compounding, processing and packaging or treatment of bakery goods, candy cosmetics, dairy products, drugs, perfumes, pharmaceuticals, toiletries, condiments (except fish, meat, fowl, vegetables, vinegar and yeast)											P	P
Manufacturing of and maintenance of electric and neon signs, billboards, commercial advertising structures, sheet (light) metal products, including heating and ventilating ducts and equipment, cornices, eaves and the like.											P	P
Manufacturing of musical instruments, toys, novelties, rubber or metal stamps											P	P
Manufacturing of pottery, figurines or similar ceramic products, using previously pulverized clay.											P	P
Meat packing plants												DS
Oil drilling and production of oil, gas, or hydrocarbons												P
Paint, oil (including linseed), shellac, turpentine, lacquer or varnish manufacture												P
Paper and pulp manufacture												DS
Plumbing or sheet metal shop											P	P
Poultry or rabbit killing incidental to a retail business on same property											P	P

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TYPE OF USE	DISTRICTS										
	RSA	RU-1	RU-2	RU-3	RU-4	SR	C-1	C-2	C-3	M-1	M-2
Power plants											P
Public utility service yard and electrical receiving transforming station										P	P
Quarry and stone mills											P
Railroad repair shops											P
Retail lumberyard including incidental millwork										P	P
Rock crushing											DS
Rolling mills											P
Rubber manufacturer											P
Salt works											P
Sawmills											DS
Slaughter of animals and killing of poultry											DS
Smelting of tin, copper, zinc or iron ores											DS
Soap manufacture											DS
Stockyard or feeding pen											DS
Storage, sorting, collecting, or piling of rags, paper, iron or junk											DS
Stove or shoe polish manufacture											P
Tanneries or the curing or storage of raw hides											DS
Tar or tar products manufacture or distilling											DS
Vehicle assembly including painting, upholstering, rebuilding, conditioning, body and fender work, repairing, tire recapping or retreading, battery manufacture										DS	P

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	RSA	RU-1	RU-2	RU-3	RU-4	SR	C-1	C-2	C-3	M-1	M-2	
Wholesale storage of petroleum												P
Wool pulling or scouring												P

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Article VII (RSA) – Section 20-701