NESHANNOCK TOWNSHIP

Zoning Use Comparison - Current v. Proposed

	А	-1		-1	R	l- 2		2A	R	-3	C.	-1	C	:-2	С	-3	Į-	1	I-:	1A	I-	P	B-	.P
N S III	and to design areas within t where agricul activities show encouraged a	the Township litural- uld be- and only a- compatible- land uses- rmitted- of this promote gle-family t and	single-family	dwellings in have public wer facilities if to authorize ublic and ses as ses and uses ception to residential	low density r developmen and rural are	t in suburban eas where and/or water not be compatible emi-public conditional	Provide for the residential deve authorized in R- provide for cert especially suite especially suite providing for the existing sand and resources in cera authorizing command semi-public conditional uses special exceptio	lopment 2, as well as ain areas d for mobile elopment and e removal of d gravel tain areas, while public uses such as and uses by	appropriate and to autho compatible p semi-public	residences in locations; orize oublic and uses as uses and uses	service faciliti limited type a appropriate to properties wh generate large	ies of a and size o smaller nich do not e amounts of nich do not pact	volume traffi allow conver and to minim	cies which eds of the munity and cated in high ic corridors to nient access nize traffic eighborhoods	facilities whi needs of the population is located in cle	transient n areas ose proximity direct access , a limited	P	ses in locations with sound	businesses in	es and adult n approprate nsistent with ing and tal controls close the Route	to provide for industrial us appropriate governed by	nt of ustrial parks or light ses in locations	Encourage ti developmen planned bus for offices an and develop	t of a iness park nd research
	A-1	R-1-A	R-1	R1	R-2	R-2	R-2A	R2-A	₽. 3.	₹.3	2	2	3	5.5	స్త	6.3	7	ユ	I-1A	I-1A	2		B-P	9-P
Key: R - by right C - conditional use S - special exception not permitted Shade - New Zoning Ordinance Bold - New addition to Ordinance Strike - Remove from Ordinance	Agricultural District	Residential/Agricultural District	Residential Urban District	Residential Urban District	Residential Rural District	Residential Rural District	Special Residential Rural District	Special Residential Rural District	Residenital High Density District	Residenital High Density District	Limited Commercial District	Limited Commercial District	Highway Commercial District	Highway Commercial District	Special Commerical District	Special Commercial District	General Industrial District	General Industrial District	Special Industrial District	Special Industrial District	Industrial Park	Industrial Park	Business Park	Business Park
Residential Uses																								
Conversion Apartments				S		S					S	S					-					-		
Mobile Home Parks							С	С					-				-						-	
Multi-Family Dwellings									R	R	R	R												
Planned Residential					С	PRD				PRD							_							
Development		_		_		_	_	_						_									\vdash	
Single Family Dwelling Two Family Dwelling / Duplex	R 		R S	R R		R 	R	R	R R	R R	R R	R R		R R										
Tiny Home								R																
Townhouses										R		R												
Quadruplex Dwelling										R		R												
Non-Residential Uses																								
Agriculture	R	R			R	R	R	R															С	С
Agricultural Services	R	R																						
Animal Day Care														С		С								
Animal Shelter																		R						
Assisted Living Facility										R		С		С										
Automotive Sales, Rental and											R	R	R	R										
Service Bakery											R	R	R	R	R	R								
Bank, Financial Institution					-						R	R	R	R	R	R								
Banquet Facility												C		, ,		- 13								C
Bar/Nightclub												S		C		С								
Barn		R				R		R																
Bed and Breakfast	С	С				С		C																
Billboard	R	С			R	С	R	С							R	С	R	С			R	С		
Builder's Supply																	R	R	R	R				

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	Α	1-1	R	-1	R	-2	R-	-2A	R	-3	С	-1	C	-2	C	-3	Į-	-1	I-	1A	Į-	.P	В	-Р
N.S.	and to design areas within where agricu activities sho encouraged minimum of	the Township- ultural- nuld be- and only a- compatible- land uses- mitted. of this promote gle-family at and	Provide for his single-family is alreas which he water and see available; and compatible present semi-public us conditional us by special exc complement development	dwellings in lave public wer facilities I to authorize ublic and ses as ses and uses reption to residential	low density r	in suburban as where and/or water not be compatible mi-public conditional	Provide for the residential deve authorized in R- provide for cert especially suite home park deve providing for th existing sand an resources in cer authorizing corr authorizing corr authorizing corr and semi-public conditional uses special exceptio	elopment -2, as well as ain areas d for mobile elopment and e removal of id gravel tain areas, while mpatible public c uses such as s and uses by	appropriate and to author compatible properties and to author compatible properties and the semi-public to t	esidences in locations; prize public and uses as uses and uses	service facilit limited type a appropriate t properties wi generate larg	and size to smaller hich do not ge amounts of hich do not pact	service facilit serve the nee general comi	ies which eds of the munity and ated in high c corridors to ient access ize traffic ighborhoods	facilities whi needs of the population i located in cl	ich serve the transient n areas ose proximity direct access a limited	industrial us appropriate consistent v planning an	ses in locations with sound	businesses i locations co sound plann environmen in an area ir	ses and adult in approprate onsistent with ning and ntal controls n close o the Route	to provide f industrial us appropriate governed by	nt of ustrial park or light ses in locations	Encourage t development s planned bu for offices a and develop	nt of a siness park nd research
	A-1	R-1-A	R-1	R1	R-2	R-2	R-2A	R2-A	R-3	R-3	C-1	C-1	C-2	C-2	6.3	C-3	1.1	7	I-1A	I-1A	4	4	9- 0-	B-P
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Car Wash											S	С	S		S		R	R	R	R	R	R		
Casino														С		С								
Cemetery			С	С	С	С	С	С			С	С	R	R										
Cigar/Hookah Bar/Lounge												С		С		С								
Communications Antenna, existing structure				-	R	R																		
Communications Tower													С	С	С	С	С	С		С			С	С
Conference and Training Center																								R
Contractor's Office/Yard																	R	R	R	R				
Convenience Store												С		С		С		С		С		С		С
Correctional Institution																		С						
Crematorium																		С		С				
Data Center				-														С		С	-	С		
Day Care Center											S	R	R	R					-					С
Distributed Antenna System		R		R		R		R		R		R		R		R		R		R		R		R
Distribution Center			-	-																		R		
Drug and/or Alcohol Counseling Center													С	С										
Dry Cleaning, Drop-off and Pick- up only				-								R		R		R								С
Dry Cleaning Facility with Drop- off and Pick-Up												С		С				R		R		R		
Dry Cleaning Facility without Drop-off and Pick-Up																		R		R		R		
Emergency Services																			С	С	С	С	С	С
Essential Services	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R

	Α	ı-1	R	-1	R	-2	R-	2A	R	-3	С	-1	С	-2	С	-3	Į.	-1	I-:	1A	Į.	-Р	В	-Р
N S II	and to designareas within where agricu activities she encouraged minimum of low-intensity should be perference to be the purpose district is to large-lot sing developmen	and only a- compatible- rland uses- rmitted. e of this promote gle-family	single-family areas which h water and sev	wer facilities If to authorize ublic and ses as ses and uses ception to residential	low density re	in suburban as where and/or water not be compatible mi-public conditional	provide for the tresidential development enrichments and the provide for certic especially suffer for certic especially suffer for the existing sand an resources in certiauthorizing command semi-public conditional uses special exception	lopment 2, as well as ain areas 4 for mobile slopment and a removal of d gravel tain areas, while patible public uses such as and uses by	appropriate and to autho compatible p semi-public o	residences in locations; prize public and uses as uses and uses	Provide retail service faciliti limited type a appropriate t properties wi generate larg traffic and wi adversely imp neighboring r uses.	nd size o smaller sich do not e amounts of sich do not sact	service facilit serve the nee general comi which are loc volume traffi allow conver and to minim	ies which eds of the munity and cated in high c corridors to lient access hize traffic eighborhoods	facilities whi needs of the population in located in clo	n areas ose proximit direct access , a limited	industrial us appropriate consistent v planning an	ses in locations with sound	Provide for gindustrial us businesses is locations co sound plann environmen in an area in proximity to 60 Expressw	es and adult in approprate insistent with ing and ital controls close the Route	to provide to industrial u appropriate governed b	nt of dustrial parks for light ses in e locations	for offices a	nt of a
	A-1	R-1-A	R-1	R1	R-2	R-2	R-2A	R2-A	R-3	R-3	C-1	C-1	C-2	C-2	C-3	C-3	1.1	1-1	I-1A	I-1A	4	ŀΡ	B-P	B-P
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Farm		R																						
Financial Institution, with Drive- Thru Facilities												1		С		С								С
Fire Departments (excluding rental facilities)			R	R	R	R	R	R	R	R	R	R	R	R										1
Forestry	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R
Fright Terminal																		С		С		С		
Funeral Home											R	R	R	R										
Gas/Fuel Stations											S	С	S	С	S	С	S	С	S	С	S	С	S	С
Gas/Fuel Station with Carwash												С		С		С		С		С		С		С
Gas/Fuel Station with Convenience Store												С		С		С		С		С		С		С
Gas/fuel Stations, with Drive- Thru												С		С		С		С		С		С		С
Gas/Fuel Stations With Restaurant.												С		С		С		С		С		С		С
Golf Course/Country Club			С	С	С	С	С	С																
Greenhouse/Nursery		R										R		R		R								
Government Offices/Municipal Buildings			R	R	R	R	R	R	R	R	R	R	R	R					-		-		€	R
Group Care Facility	R	R	R	R	R	R	R	R	R	R														
Gun Range, Indoor												С		С		С		С		С		С		С
Gun Range, Outdoor							-		-								-	С		С		С		С
Health Club/Fitness Center												R		R		R	R	R	R	R	R	R	R	R
Hospitals													С	С	С	С	-		-		-		-	
Hotel/Motel													R	R	R	R								С
Hunting or Fishing Club	R	R																						
Impoundment (for Oil and Gas Operations)	С	С			С	С	С	С																
Independent Living Facility										С														

	Δ.	\-1	R	-1	R	-2	R-	-2A	R	-3	C-	·1	С	-2	C-	-3	I-	1	I-1	LA.	I-	P	В	-Р
N S III	and to designareas within where agricu activities she encouraged minimum of low intensity should be performed to the performance district is to large-lot sin development.	and only a- compatible- y land uses- ermitted. e of this promote gle-family	compatible p semi-public u	dwellings in nave public wer facilities d to authorize ublic and ses as ses and uses ception to residential	low density r development and rural are	t in suburban has where and/or water ont be compatible mi-public conditional	Provide for the in residential deve authorized in R- provide for certic especially suite home park deve providing for the existing sand an resources in cert authorizing com and semi-public conditional uses special exceptio	lopment 2, as well as ain areas d for mobile elopment and e removal of id gravel tain areas, while public cuses such as and uses by	appropriate and to autho compatible p semi-public u	residences in locations; orize public and uses as uses and uses	Provide retail service faciliti limited type a appropriate to properties wh generate large traffic and what adversely imp neighboring re uses.	es of a nd size o smaller ich do not e amounts of ich do not eact	Provide for riserve the needed for the service facilities serve the needed for the serve the needed for the serve the needed for the service facilities and to minimis impact on ne and local road	ies which eds of the munity and ated in high c corridors to ient access ize traffic ighborhoods	Provide retai facilities whi needs of the population ir located in clo to and with to Route 60, access arteri	ch serve the transient n areas ose proximity direct access a limited	Provide for gindustrial us appropriate consistent w planning and environmen	es in locations vith sound	Provide for g industrial use businesses in locations cor sound planni environment in an area in proximity to 60 Expresswa	es and adult approprate isistent with ing and al controls close the Route	Encourage t developmen planned ind to provide f industrial us appropriate governed by performance	nt of ustrial parks or light ses in locations	for offices at and develop	nt of a siness park nd research
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Indoor Amusment														R										
Junk Yard/Salvage Yard																	С	С	С	С				
Kennel													S					С		С				
Landfill																	С	C R	С	C R				
Laundry Facility Library			 S	 S	 S	 S	 S	 S				-	R	R										
Library			5	5	3	5	5	5			-		К	К							-			
Manufacturing Facility, Heavy									_		-	-	-		-		R	R	R	R	-		-	
Manufacturing Facility, Light																	R	R	R	R	R	R	R	R
Massage Parlor																				С				
Medical Clinics, other than Methadone Clinics											-	R	R	R	R	R	-							
Medical Marijuana Dispensary											С	С												
Medical Marijuana Grower/Processor					-						-							С				С		С
Methadone Treatment Facility												С	С											
Micro-Brewery/Micro-Distillery												С		С				С						
Micro-Brewery Pub												С		С				С						
Mineral Removal	С	С					С	С									С	С	С	С				
Movie Theater											-			R		R								
Museum												R		R		R								R
Studio, Music, Art, Photos					-						R	R	R	R										
Natural Gas Compressor Station	С	С															С	С		С				
Natural Gas Processing Facility																	С	С		С				
Nursing Home									С	С			С	С										

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N S II	and to designare as within where agricu activities she encouraged minimum of low-intensity should be perful by the purpose district is to large-lot sing developmer	and only a- compatible- rland uses- ermitted. e of this promote gle-family	Provide for hi single-family, a areas which i water and set available; and compatible p semi-public u conditional u by special exc complement development	nave public wer facilities d to authorize ublic and ses as ses and uses ception to residential	low density re development and rural are	t in suburban as where and/or water not be compatible mi-public conditional	Provide for the tresidential devel authorized in R. provide for certic sepecially suited home park devel providing for the existing sand an resources in cert authorizing com and semi-public conditional uses special exception	lopment 2, as well as ain areas if for mobile elopment and e e removal of d gravel tain areas, while patible public uses such as and uses by	appropriate and to autho compatible p semi-public o	residences in locations; orize public and uses as uses and uses	Provide retail service faciliti ilmited type at appropriate to properties who generate large traffic and who adversely imp neighboring reuses.	es of a nd size o smaller sich do not e amounts of sich do not sact	service faciliti serve the nee general comr which are loc volume traffi allow conven and to minim	ies which eds of the munity and ated in high c corridors to ient access size traffic ighborhoods	Provide retai facilities whi needs of the population ir located in clo to and with o to Route 60, access arteri	ch serve the transient n areas ose proximity direct access a limited	Provide for jindustrial us appropriate consistent ut planning an environmen	es in locations vith sound	Provide for gindustrial use businesses in locations cor sound planni environment in an area in proximity to 60 Expresswa	es and adult n approprate nsistent with ing and tal controls close the Route	to provide f industrial us appropriate governed by	nt of lustrial parks or light ses in locations		nt of a
	A-1	R-1-A	R-1	R1	R-2	R-2	R-2A	R2-A	R-3	R-3	C-1	C-1	C-2	C-2	C-3	C-3	11	1-1	I-1A	I-1A	d-i	ŀΡ	В-Р	В-Р
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Office - Cooperate Professional											R	R	R	R	R	R	R	R	R	R	R	R	R	R
Oil and Gas Development	С	С			С	С	С	С					С	С	С	С	С	С	С	С	С	С	С	С
Outdoor Amusement													С	С										
Parking Structure														С				С		С				С
Personal Care Boarding Home									С	С	С	С			С	С								
Personal Services											R	R	R	R			R	R	R	R	R	R	R	R
Pet Grooming Pet Services													R R	R R										
Place of Worship		-	S	S	S	S	S	S	S	S	-		R	R			-		-					
Private Non-Profit Multi-Purpose Sports & Recreation Facilities				С					С	С	-													
Public Park/Playground			С	С	С	С	С	С	С	С		-	R	R		-								
Public Utility Building	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Radio, TV, Microwave Tower	С	С																						
Recycling Collection Repair Garage													 R	 C			 R	 C	 R	 C	 R	 C		C
Research and Development , not involving the processing or production of any toxic or hazardous materials																	R	R	R	R	R	R	R	R
Research and Development , involving the processing or production of any toxic or hazardous materials												-				-	R	R	R	R	R	R		
Residence in Combination with Commercial Use											S	S				-								
Restaurant											R	R	R	R	R	R	R	R	R	R	R	R	R	R
Restaurant, Drive-Thru												С		С		С		С		С		С		С

	A-	-1	R	-1	R	-2	R-	2A	R	-3	С	-1	C	:-2	С	-3	Į-	.1	I-:	1A	Į.	-Р	В	3-P
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	A-1	R-1-A	R-1	R1	R-2	R-2	R-2A	R2-A	R-3	R-3	C-1	C-1	C-5	C-2	స	C-3	7.	11	I-1A	I-1A	4	4	B-P	В-Р
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Restaurant, Fast Service											R	С	R	С	R	С	R	С	R	С	R	С	R	С
Retail Sales, Large											R		R	R	R	R								
Retail Sales, Small		-									R	R	R	R	R	R								
Riding Academy	S 	S		 R		S				 R		 R		 R		 R		 R		 R		 R		 R
Schools, Commercial Schools, Public or Private			С	R	 C	 R	 C	 R		R												К	R	R
Sexually-Oriented Business	-																		С	С				
Shopping Centers																С								
Short-Term Transient Residential Rental Unit		С		С	-	С		С		С		С		с		С		С		С	-	С		С
Social Club		-											S	S										
Solar Energy Facility, Principal																		С		С				
Special Event Barn, Principle Use		С				С																		
Special Event Venue		-										R		R		R								С
Stadium or Arena																	 D	С	 D	С	 D	 D		
Storage Rental Facility																	R	R	R	R	R	R	-	
Theater Truck Stop													R	R 	R	R		 R		 R	 S			
Truck Terminal																	R	R	R	R		S		
Uses Not Listed, Comparable	S	S									S	S	S	S	S	S	S	S	S	S	S	S	S	S
Veterinary Clinic	S	S											S	S										
Warehousing																	R	R	R	R	R	R	R	R
Wind Energy Facility																	С	С						
Winery		R				С																		
Accessory Uses																								
Accessory Dwelling Unit		R		R		R		R		R											-			
Ancillary Commerical						 D		 D		 D											-			R
Apiaries (Keeping of Bees)		R		R		R		R		R														

	А	-1	R	-1	R	-2	R-	2A	R	-3	С	-1	С	-2	С	-3	I-	1	I-:	1A	Į-	P	В	-Р
N S N S N S N S N S N S N S N S N S N S	and to design areas within where agricu activities sho encouraged a	the Township- ltural- uld be- and only a- compatible- land uses- rmitted. of this promote gle-family t and	Provide for hisingle-family, areas which hwater and sevarallable; and compatible psemi-public u conditional u by special excomplement development	dwellings in have public wer facilities I to authorize ublic and ses as ses and uses keption to residential	low density re development and rural area	t in suburban as where and/or water not be compatible mi-public conditional	Provide for the in residential deve authorized in R- provide for cert especially suite home park deve providing for the existing sand and resources in cer authorizing com and semi-public conditional uses special exceptio	lopment 2, as well as ain areas 4 for mobile dopment and e removal of d gravel tain areas, while patible public uses such as and uses by	appropriate and to autho compatible p semi-public	residences in locations; orize oublic and uses as uses and uses	Provide retails service faciliti limited type a papropriate t properties wil generate larg travel with adversely impleibly neighboring ruses.	ies of a ind size o smaller nich do not e amounts of nich do not pact	Provide for re service faciliti serve the nee general comr which are loc volume traffiallow conven and to minim impact on ne and local road	ies which ds of the nunity and ated in high c corridors to ient access ize traffic ighborhoods	facilities whi needs of the population is located in cle	n areas ose proximity direct access a limited	Provide for industrial us appropriate consistent v planning an environmen	es in locations vith sound d	businesses in	es and adult n approprate nsistent with ing and tal controls close the Route	to provide f industrial us appropriate governed by	nt of ustrial park or light ses in locations	Encourage to developments planned bus for offices a and development.	nt of a siness park and research
	A-1	R-1-A	R-1	R1	R-2	R-2	R-2A	R2-A	R-3	R-3	C-1	C-1	C-2	C-2	6.3	C-3	11	1-1	I-1A	I-1A	ŀР	ŀΡ	В-Р	B-P
Key: R - by right C - conditional use S - special exception not permitted Shade - New Zoning Ordinance Bold - New Addition to Ordinance Strike - Remove from Ordinance	Agricultural District	Residential/Agricultural District	Residential Urban District	Residential Urban District	Residential Rural District	Residential Rural District	Special Residential Rural District	Special Residential Rural District	Residenital High Density District	Residenital High Density District	Limited Commercial District	Limited Commercial District	Highway Commercial District	Highway Commercial District	Special Commerical District	Special Commercial District	General Industrial District	General Industrial District	Special Industrial District	Special Industrial District	Industrial Park	Industrial Park	Business Park	Business Park
Barn		R		-		R							-					-				-		
Chickens and Ducks (Keeping of)		R		R		R		R		R														
Communications Antennas on Approved Communications Tower or Existing Structure				-1									1		R	R	R	R	R	R		-	R	R
Domiciliary Care	R	R	R	R	R	R	R	R	R	R			-											
Electronic Vehicle Charging Station						R		R		R		R		R		R		R		R		R		R
Garage, Private		R		R		R		R		R														
Hobby Farm Home Occupation	R R	R SE	 R	SE	R R	R SE	R R	R SE	 R	SE	 R	 SE	 R	SE	 R		 R		 R		 R		 R	
Individual Wind Energy System	S	R			S	R	S	R									С	R	С	R	С	R	С	R
Food Truck (Mobile Food Vendor)												R		R		R								R
No-Impact Home-Based Business	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R
Private Burial Plots	R	R			R	R	R	R																
Riding Academy	S	R																				-		
Solar Energy Facility, Accesory		R		R		R		R										R		R		R		R
Special Event Barn		R																						
Storage Shed		R																						
Veterinary Clinic	S	R																						