





NESHANNOCK TOWNSHIP


Zoning Use Comparison - Current v. Proposed


|  | A-1 | | R-1 | | R-2 | | R-2A | | R-3 | | C-1 | | C-2 | | C-3 | | I-1 | | I-1A | | I-P | | B-P | |
|---|---|-----------------------------------|----------------------------|----------------------------|----------------------------|----------------------------|------------------------------------|------------------------------------|-----------------------------------|-----------------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------|-----------------|---------------|---------------|
| | <p>Reserve agricultural land and to designate those areas within the Township where agricultural activities should be encouraged and only a minimum of compatible low-intensity land uses should be permitted. The purpose of this district is to promote large-lot single-family development and accommodate agricultural uses.</p> <p>Provide for higher-density single-family dwellings in areas which have public water and sewer facilities available; and to authorize compatible public and semi-public uses and uses by special exception to complement residential development.</p> <p>Provide for moderate and low density residential development in suburban and rural areas where public sewer and/or water facilities may not be available for compatible public and semi-public uses and uses by special exception.</p> <p>Provide for the type of residential development authorized in R-2, as well as provide for certain areas especially suited for mobile home park development and providing for the removal of existing sand and gravel resources in certain areas, while authorizing compatible public and semi-public uses such as conditional uses and uses by special exception.</p> <p>Accommodate multifamily residences in appropriate locations; and to authorize compatible public and semi-public uses as conditional uses and uses by special exception.</p> <p>Provide retail shopping and service facilities of a limited type and size appropriate to smaller properties which do not generate large amounts of traffic and which do not adversely impact neighboring residential uses.</p> <p>Provide for retail and service facilities which serve the needs of the general community and which are located in high volume traffic corridors to allow convenient access and to minimize traffic impact on neighborhoods and local roads.</p> <p>Provide retail and service facilities which serve the needs of the transient population in areas located in close proximity to and with direct access to Route 60, a limited access arterial road.</p> <p>Provide for general industrial uses in appropriate locations consistent with sound planning and environmental controls.</p> <p>Provide for general industrial uses and adult businesses in appropriate locations consistent with sound planning and environmental controls in an area in close proximity to the Route 60 Expressway.</p> <p>Encourage the development of planned industrial parks to provide for light industrial uses in appropriate locations governed by adequate performance standards.</p> <p>Encourage the development of a planned business park for offices and research and development uses.</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 | 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 | I-1 | I-1 | I-1A | I-1A | I-P | I-P | B-P | B-P |
| | 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 | Residential High Density District | Residential High Density District | Limited Commercial District | Limited Commercial District | Highway Commercial District | Highway Commercial District | Special Commercial 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 | -- | -- | -- | -- | -- | -- | C | C | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Multi-Family Dwellings | -- | -- | -- | -- | -- | -- | -- | -- | R | R | R | R | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Planned Residential Development | -- | -- | -- | -- | C | PRD | -- | -- | -- | PRD | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Single Family Dwelling | R | R | R | R | R | R | R | R | R | R | R | R | -- | R | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Two Family Dwelling / Duplex | -- | -- | S | 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 | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | C | C |
| Agricultural Services | R | R | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Animal Day Care | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | C | -- | C | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Animal Shelter | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | R | -- | -- | -- | -- | -- | -- | -- |
| Assisted Living Facility | -- | -- | -- | -- | -- | -- | -- | -- | -- | R | -- | C | -- | C | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Automotive Sales, Rental and Service | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | R | R | R | R | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Bakery | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | R | R | R | R | R | R | -- | -- | -- | -- | -- | -- | -- | -- |
| Bank, Financial Institution | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | R | R | R | R | R | R | -- | -- | -- | -- | -- | -- | -- | -- |
| Banquet Facility | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | C | -- | C | -- | C | -- | -- | -- | -- | -- | -- | -- | -- | C |
| Bar/Nightclub | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | S | -- | C | -- | C | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Barn | -- | R | -- | -- | -- | R | -- | R | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Bed and Breakfast | C | C | -- | -- | -- | C | -- | C | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Billboard | R | C | -- | -- | R | C | R | C | -- | -- | -- | -- | -- | -- | R | C | R | C | -- | -- | R | C | -- | -- |
| Builder's Supply | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | R | R | R | R | -- | -- | -- | -- |


|  | A-1 | | R-1 | | R-2 | | R-2A | | R-3 | | C-1 | | C-2 | | C-3 | | I-1 | | I-1A | | I-P | | B-P | |
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| Car Wash | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | S | C | S | -- | S | -- | R | R | R | R | R | R | -- | -- |
| Casino | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | C | -- | C | -- | -- | -- | -- | -- | -- | -- | -- |
| Cemetery | -- | -- | C | C | C | C | C | C | -- | -- | C | C | R | R | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Cigar/Hookah Bar/Lounge | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | C | C | C | -- | C | -- | -- | -- | -- | -- | -- | -- | -- |
| Communications Antenna, existing structure | -- | -- | -- | -- | R | R | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Communications Tower | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | C | C | C | C | C | C | -- | C | -- | -- | C | C |
| Conference and Training Center | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | R |
| Contractor's Office/Yard | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | R | R | R | R | -- | -- | -- | -- |
| Convenience Store | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | C | -- | C | -- | C | -- | C | -- | C | -- | C | -- | C |
| Correctional Institution | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | C | -- | -- | -- | -- | -- | -- |
| Crematorium | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | C | -- | C | -- | -- | -- | -- |
| Data Center | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | C | -- | C | -- | C | -- | -- |
| Day Care Center | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | S | R | R | R | -- | -- | -- | -- | -- | -- | -- | -- | -- | C |
| Distributed Antenna System | -- | R | -- | R | -- | R | -- | R | -- | R | -- | R | -- | R | -- | R | -- | R | -- | R | -- | R | -- | R |
| Distribution Center | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | R | -- | -- |
| Drug and/or Alcohol Counseling Center | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | C | C | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Dry Cleaning, Drop-off and Pick-up only | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | R | -- | R | -- | R | -- | -- | -- | -- | -- | -- | -- | C |
| Dry Cleaning Facility with Drop-off and Pick-Up | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | C | -- | C | -- | -- | -- | R | -- | R | -- | R | -- | -- |
| Dry Cleaning Facility without Drop-off and Pick-Up | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | R | -- | R | -- | R | -- | -- |
| Emergency Services | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | C | C | C | C | C | C |
| 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 |

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| Farm | -- | R | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Financial Institution, with Drive-Thru Facilities | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | C | -- | C | -- | -- | -- | -- | -- | -- | -- | -- | C |
| Fire Departments (excluding rental facilities) | -- | -- | R | R | R | R | R | R | R | R | R | R | R | R | R | R | R | R | R | R | R | R | R | R |
| 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 | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | C | -- | C | -- | C | -- | -- | -- |
| Funeral Home | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | R | R | R | R | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Gas/Fuel Stations | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | S | C | S | C | S | C | S | C | S | C | S | C | S | C |
| Gas/Fuel Station with Carwash | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | C | -- | C | -- | C | -- | C | -- | C | -- | C | -- | C |
| Gas/Fuel Station with Convenience Store | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | C | -- | C | -- | C | -- | C | -- | C | -- | C | -- | C |
| Gas/fuel Stations, with Drive-Thru | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | C | -- | C | -- | C | -- | C | -- | C | -- | C | -- | C | C |
| Gas/Fuel Stations With Restaurant. | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | C | -- | C | -- | C | -- | C | -- | C | -- | C | -- | C | C |
| Golf Course/Country Club | -- | -- | C | C | C | C | C | C | C | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Greenhouse/Nursery | -- | R | -- | -- | -- | -- | -- | -- | -- | -- | R | -- | R | -- | R | -- | 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 | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | C | -- | C | -- | C | -- | C | -- | C | -- | C | -- | C |
| Gun Range, Outdoor | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | C | -- | C | -- | C | -- | C | C |
| Health Club/Fitness Center | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | R | -- | R | -- | R | -- | R | R | R | R | R | R | R | R |
| Hospitals | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | C | C | C | C | -- | -- | -- | -- | -- | -- | -- | -- |
| Hotel/Motel | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | R | R | R | R | -- | -- | -- | -- | -- | -- | -- | C |
| Hunting or Fishing Club | R | R | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Impoundment (for Oil and Gas Operations) | C | C | -- | -- | C | C | C | C | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Independent Living Facility | -- | -- | -- | -- | -- | -- | -- | -- | -- | C | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |

|  | A-1 | | R-1 | | R-2 | | R-2A | | R-3 | | C-1 | | C-2 | | C-3 | | I-1 | | I-1A | | I-P | | B-P | |
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| Indoor Amusement | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | R | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Junk Yard/Salvage Yard | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | S | -- | -- | C | C | C | C | -- | -- | -- | -- |
| Kennel | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | S | -- | -- | C | C | C | C | -- | -- | -- | -- |
| Landfill | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | C | C | C | C | -- | -- | -- | -- |
| Laundry Facility | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | R | -- | R | -- | -- | -- | -- | -- |
| Library | -- | -- | S | S | S | S | S | S | -- | -- | -- | -- | R | R | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Manufacturing Facility, Heavy | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | R | R | R | R | -- | -- | -- | -- |
| Manufacturing Facility, Light | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | R | R | R | R | R | R | R | R |
| Massage Parlor | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | C | -- | -- | -- | -- | -- |
| Medical Clinics, other than Methadone Clinics | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | R | R | R | R | R | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Medical Marijuana Dispensary | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | C | C | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Medical Marijuana Grower/Processor | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | C | -- | -- | -- | C | -- | C | -- |
| Methadone Treatment Facility | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | C | C | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Micro-Brewery/Micro-Distillery | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | C | -- | C | -- | -- | -- | -- | C | -- | -- | -- | -- | -- | -- |
| Micro-Brewery Pub | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | C | -- | C | -- | -- | -- | C | -- | -- | -- | -- | -- | -- | -- |
| Mineral Removal | C | C | -- | -- | -- | -- | C | C | -- | -- | -- | -- | -- | -- | -- | -- | C | C | C | C | -- | -- | -- | -- |
| Movie Theater | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | R | -- | -- | R | -- | -- | -- | -- | -- | -- | -- | -- |
| Museum | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | R | R | R | -- | R | -- | -- | -- | -- | -- | -- | -- | -- | R |
| Studio, Music, Art, Photos | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | R | R | R | R | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Natural Gas Compressor Station | C | C | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | C | C | -- | C | -- | -- | -- | -- |
| Natural Gas Processing Facility | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | C | C | -- | C | -- | -- | -- | -- |
| Nursing Home | -- | -- | -- | -- | -- | -- | -- | -- | C | C | -- | -- | C | C | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |

|  | A-1 | | R-1 | | R-2 | | R-2A | | R-3 | | C-1 | | C-2 | | C-3 | | I-1 | | I-1A | | I-P | | B-P | |
|--|---|-----------------------------------|---|----------------------------|--|----------------------------|---|------------------------------------|---|-----------------------------------|--|-----------------------------|---|-----------------------------|--|-----------------------------|---|-----------------------------|---|-----------------------------|---|-----------------|---|---------------|
| | Reserve agricultural land and to designate those areas within the Township where agricultural activities should be encouraged and only a minimum of compatible low-intensity land uses should be permitted. The purpose of this District is to promote large-lot single-family development and accommodate agricultural uses. | | Provide for higher density single-family dwellings in areas which have public water and sewer facilities available; and to authorize compatible public and semi-public uses as conditional uses and uses by special exception to residential development. | | Provide for moderate and low density residential development in suburban and rural areas where public sewer and/or water facilities may not be available for compatible public and semi-public uses, such as conditional uses and uses by special exception. | | Provide for the type of residential development authorized in R-2, as well as provide for certain areas especially suited for mobile home park development and providing for the removal of existing sand and gravel resources in certain areas, while authorizing compatible public and semi-public uses such as conditional uses and uses by special exception. | | Accommodate multifamily residences in appropriate locations; and to authorize compatible public and semi-public uses as conditional uses and uses by special exception. | | Provide retail shopping and service facilities of a limited type and size appropriate to smaller properties which do not generate large amounts of traffic and which do not adversely impact neighboring residential uses. | | Provide for retail and service facilities which serve the needs of the general community and which are located in high volume traffic corridors to allow convenient access and to minimize traffic impact on neighborhoods and local roads. | | Provide retail and service facilities which serve the needs of the transient population in areas located in close proximity to and with direct access to Route 60, a limited access arterial road. | | Provide for general industrial uses in appropriate locations consistent with sound planning and environmental controls. | | Provide for general industrial uses and adult businesses in appropriate locations consistent with sound planning and environmental controls in an area in close proximity to the Route 60 Expressway. | | Encourage the development of planned industrial parks to provide for light industrial uses in appropriate locations governed by adequate performance standards. | | Encourage the development of a planned business park for offices and research and development uses. | |
| Key: <i>R</i> - by right <i>C</i> - conditional use <i>S</i> - special exception <i>--</i> - not permitted <i>Shade</i> - New Zoning Ordinance <i>Bold</i> - New addition to Ordinance <i>Strike</i> - Remove from Ordinance | A-1 | R-1-A | R-1 | R1 | R-2 | R-2 | R-2A | R-2-A | R-3 | R-3 | C-1 | C-1 | C-2 | C-2 | C-3 | C-3 | I-1 | I-1 | I-1A | I-1A | I-P | I-P | B-P | B-P |
| | 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 | Residential High Density District | Residential High Density District | Limited Commercial District | Limited Commercial District | Highway Commercial District | Highway Commercial District | Special Commercial District | Special Commercial District | General Industrial District | General Industrial District | Special Industrial District | Special Industrial District | Industrial Park | Industrial Park | Business Park | Business Park |
| Office - Cooperate Professional | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | R | R | R | R | R | R | R | R | R | R | R | R | R | R |
| Oil and Gas Development | C | C | -- | -- | C | C | C | C | -- | -- | -- | -- | C | C | C | C | C | C | C | C | C | C | C | C |
| Outdoor Amusement | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | C | C | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Parking Structure | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | C | -- | -- | -- | -- | C | -- | C | -- | -- | -- | C |
| Personal Care Boarding Home | -- | -- | -- | -- | -- | -- | -- | -- | C | C | C | C | -- | -- | C | C | -- | -- | -- | -- | -- | -- | -- | -- |
| Personal Services | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | R | R | R | R | -- | -- | R | R | R | R | R | R | R | R |
| Pet Grooming | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | R | R | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Pet Services | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | R | R | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Place of Worship | -- | -- | S | S | S | S | S | S | S | S | -- | -- | R | R | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Private Non-Profit Multi-Purpose Sports & Recreation Facilities | -- | -- | -- | C | -- | -- | -- | -- | C | C | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Public Park/Playground | -- | -- | C | C | C | C | C | C | C | C | -- | -- | 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 | C | C | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Recycling Collection | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | C | C |
| Repair Garage | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | R | C | -- | -- | R | C | R | C | R | 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 | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | C | -- | C | -- | C | -- | C | -- | C | -- | C | -- | C |

|  | A-1 | | R-1 | | R-2 | | R-2A | | R-3 | | C-1 | | C-2 | | C-3 | | I-1 | | I-1A | | I-P | | B-P | |
|--|---|-----------------------------------|----------------------------|----------------------------|----------------------------|----------------------------|------------------------------------|------------------------------------|-----------------------------------|-----------------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------|-----------------|---------------|---------------|
| | <p>Preserve agricultural lands and to designate those areas within the Township where agricultural activities should be encouraged and only a minimum of compatible low-intensity land uses should be permitted. The purpose of this district is to promote large-lot single-family development and accommodate agricultural uses.</p> <p>Provide for higher density single-family dwellings in areas which have public water and sewer facilities available; and to authorize compatible public and semi-public uses as conditional uses and uses by special exception to the complete residential development.</p> <p>Provide for moderate and low density residential development in suburban and rural areas where public sewer and/or water facilities may not be available for compatible public and semi-public uses, such as conditional uses and uses by special exception.</p> <p>Provide for the type of residential development authorized in R-2, as well as provide for certain areas especially suited for mobile home park development and providing for the removal of existing sand and gravel resources in certain areas, while authorizing compatible public and semi-public uses such as conditional uses and uses by special exception.</p> <p>Accommodate multifamily residences in appropriate locations; and to authorize compatible public and semi-public uses as conditional uses and uses by special exception.</p> <p>Provide retail shopping and service facilities of a limited type and size appropriate to smaller properties which do not generate large amounts of traffic and which do not adversely impact neighboring residential uses.</p> <p>Provide for retail and service facilities which serve the needs of the general community and which are located in high volume traffic corridors to allow convenient access and to minimize traffic impact on neighborhoods and local roads.</p> <p>Provide retail and service facilities which serve the needs of the transient population in areas located in close proximity to and with direct access to Route 60, a limited access arterial road.</p> <p>Provide for general industrial uses in appropriate locations consistent with sound planning and environmental controls.</p> <p>Provide for general industrial uses and adult locations consistent with sound planning and environmental controls in an area in close proximity to the Route 60 Expressway.</p> <p>Encourage the development of planned industrial parks to provide for light industrial uses in appropriate locations governed by adequate performance standards.</p> <p>Encourage the development of a planned business park for offices and research and development uses.</p> | | | | | | | | | | | | | | | | | | | | | | | |
| Key: <i>R</i> - by right <i>C</i> - conditional use <i>S</i> - special exception <i>--</i> - not permitted <i>Shade</i> - New Zoning Ordinance <i>Bold</i> - New addition to Ordinance <i>Strike</i> - Remove from Ordinance | 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 | I-1 | I-1 | I-1A | I-1A | I-P | I-P | B-P | B-P |
| | 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 | Residential High Density District | Residential High Density District | Limited Commercial District | Limited Commercial District | Highway Commercial District | Highway Commercial District | Special Commercial District | Special Commercial District | General Industrial District | General Industrial District | Special Industrial District | Special Industrial District | Industrial Park | Industrial Park | Business Park | Business Park |
| Restaurant, Fast Service | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | R | C | R | C | R | C | R | C | R | C | R | C | R | C |
| Retail Sales, Large | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | R | -- | R | R | R | R | -- | -- | -- | -- | -- | -- | -- | -- |
| Retail Sales, Small | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | R | R | R | R | R | R | -- | -- | -- | -- | -- | -- | -- | -- |
| Riding Academy | S | S | -- | -- | -- | S | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Schools, Commercial | -- | -- | -- | R | -- | -- | -- | -- | -- | R | -- | R | -- | R | -- | R | -- | R | -- | R | -- | R | -- | R |
| Schools, Public or Private | -- | -- | C | R | C | R | C | R | -- | R | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | R | R |
| Sexually-Oriented Business | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | C | C | -- | -- | -- | -- |
| Shopping Centers | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | C | -- | -- | -- | -- | -- | -- | -- | -- |
| Short-Term Transient Residential Rental Unit | -- | C | -- | C | -- | C | -- | C | -- | C | -- | C | -- | C | -- | C | -- | C | -- | C | -- | C | -- | C |
| Social Club | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | S | S | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Solar Energy Facility, Principal | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | C | -- | C | -- | -- | -- | -- |
| Special Event Barn, Principle Use | -- | C | -- | -- | -- | C | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Special Event Venue | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | R | -- | R | -- | R | -- | -- | -- | -- | -- | -- | -- | -- | C |
| Stadium or Arena | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | C | -- | C | -- | -- | -- | -- |
| Storage Rental Facility | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | R | R | R | R | R | R | -- |
| Theater | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | R | R | R | R | -- | -- | -- | -- | -- | -- | -- | -- |
| Truck Stop | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | 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 |
| Wind Energy Facility | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | C | C | -- | -- | -- | -- | -- |
| Winery | -- | R | -- | -- | -- | C | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Accessory Uses | | | | | | | | | | | | | | | | | | | | | | | | |
| Accessory Dwelling Unit | -- | R | -- | R | -- | R | -- | R | -- | R | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Ancillary Commercial | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | R |
| Apiaries (Keeping of Bees) | -- | R | -- | R | -- | R | -- | R | -- | R | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |

|  | A-1 | | R-1 | | R-2 | | R-2A | | R-3 | | C-1 | | C-2 | | C-3 | | I-1 | | I-1A | | I-P | | B-P | |
|--|---|-----------------------------------|----------------------------|----------------------------|----------------------------|----------------------------|------------------------------------|------------------------------------|-----------------------------------|-----------------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------|-----------------|---------------|---------------|
| | <p>Preserve agricultural lands and to designate those areas within the Township where agricultural activities should be encouraged and only a minimum of compatible low-intensity land uses should be permitted. The purpose of this District is to promote large-lot single-family development and accommodate agricultural uses.</p> <p>Provide for higher density single-family dwellings in areas which have public water and sewer facilities available; and to authorize compatible public and semi-public uses as conditional uses and uses by special exception to complement residential development.</p> <p>Provide for moderate and low density residential development in suburban and rural areas where public sewer and/or water facilities may not be available for compatible public and semi-public uses, such as conditional uses and uses by special exception.</p> <p>Provide for the type of residential development authorized in R-2, as well as provide for certain areas especially suited for mobile home park development and providing for the removal of existing sand and gravel resources in certain areas, while authorizing compatible public and semi-public uses such as conditional uses and uses by special exception.</p> <p>Accommodate multifamily residences in appropriate locations; and to authorize compatible public and semi-public uses as conditional uses and uses by special exception.</p> <p>Provide retail shopping and service facilities of a limited type and size appropriate to smaller properties which do not generate large amounts of traffic and which do not adversely impact neighboring residential uses.</p> <p>Provide for retail and service facilities which serve the needs of the general community and which are located in high volume traffic corridors to allow convenient access and to minimize traffic impact on neighborhoods and local roads.</p> <p>Provide retail and service facilities which serve the needs of the transient population in areas located in close proximity to and with direct access to Route 60, a limited access arterial road.</p> <p>Provide for general industrial uses in appropriate locations consistent with sound planning and environmental controls.</p> <p>Provide for general industrial uses and adult businesses in appropriate locations consistent with sound planning and environmental controls in an area in close proximity to the Route 60 Expressway.</p> <p>Encourage the development of planned industrial parks to provide for light industrial uses in appropriate locations governed by adequate performance standards.</p> <p>Encourage the development of a planned business park for offices and research and development uses.</p> | | | | | | | | | | | | | | | | | | | | | | | |
| Key: <i>R</i> - by right <i>C</i> - conditional use <i>S</i> - special exception <i>--</i> - not permitted <i>Shade</i> - New Zoning Ordinance Bold - New addition to Ordinance <i>Strike</i> - Remove from Ordinance | 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 | I-1 | I-1 | I-1A | I-1A | I-P | I-P | B-P | B-P |
| | 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 | Residential High Density District | Residential High Density District | Limited Commercial District | Limited Commercial District | Highway Commercial District | Highway Commercial District | Special Commercial 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 | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | 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 | R | R | -- | -- | R | R | R | R | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Home Occupation | R | SE | R | SE | R | SE | R | SE | R | SE | R | SE | R | SE | R | SE | R | SE | R | SE | R | SE | R | SE |
| Individual Wind Energy System | S | R | -- | -- | S | R | S | R | -- | -- | -- | -- | -- | -- | -- | -- | C | R | C | R | C | R | C | 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, Accessory | -- | R | -- | R | -- | R | -- | R | -- | -- | -- | -- | -- | -- | -- | -- | -- | R | -- | R | -- | R | -- | R |
| Special Event Barn | -- | R | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Storage Shed | -- | R | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Veterinary Clinic | S | R | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |