APPENDIX A TABLE OF USES BY ZONING DISTRICT

TYPE OF USES SEE DEFINITIONS IN CHAPTER 2 P = Permitted by right (zoning decision by Zoning Officer) C = Conditional use (zoning decision by the Township Supervisors with review by Planning Agency) S = Special Exception (zoning decision by Zoning Hearing Board) N = Not permitted Chapter 4 = Additional Requirements in Chapter 4.		R-1	R-2	C-1	V-C	P-C	I-1	I-2	I-3	A-1
A	**AGRICULTURAL USES**									
1.	Bulk Commercial Crop Storage and Bulk Processing as a Principal use of agricultural products produced by numerous persons	N	N	N	N	N	P	N	N	P
2.	Commercial Forestry - See Chapter 10	P	P	P	P	P	P	P	P	P
3.	Composting – See under Accessory Uses in this Table	N	N	N	N	N	N	N	C	N
4.	Crop Farming (includes Orchards, Christmas Tree Farms, raising of livestock as a clearly accessory uses, and accessory crop storage)	N	P	N	N	P	P	N	N	P
5.	Farm Related Business with a minimum of 10-acre lot area	N	N	N	N	N	P	P	P	P
6.	Farm-Related Business - See “Accessory Uses” at end of this table Plant Nursery - with On-site Retail Sales Limited to Items Primarily Grown on the Premises and closely related items such as mulch (see also Garden Center under commercial uses)	N	P	N	N	P	P	N	N	P
7.	Processing of Agricultural Products Primarily produced on Premises Owned or Leased by the Processor, such as, but not limited to: making of cider, wine, jams, jellies, honey, and packaging, bottling or containerizing of similar products, but not including a Slaughterhouse	N	N	N	N	C	N	N	N	N
8.	Raising of Livestock, Intensive, (Chapter 4) with minimum lot area of 15 acres	N	C	N	N	P	N	N	N	P
9.	Raising of Livestock, other than “Intensive”, with minimum lot area of 3 acres	N	C	N	N	P	P	N	N	P
10.	Retail Sales of Agricultural Products Primarily Grown on the Premises (Chapter 4)	N	N	N	N	N	N	P	P	N
11.	Sale or Mixing of Agricultural Seeds.	N	C	N	N	P	P	N	N	P
12.	Sewage Sludge, Land Application (Chapter 4)	N	C	N	N	N	C	C	C	N

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B.	**RESIDENTIAL USES**									
1.	Apartment (Accessory) - See under Accessory Uses in this Table.	P	P	N	P	P	N	N	N	N
2.	Apartments (Chapter 4)	P	P	N	P	N	N	N	N	N
3.	Boarding House (Chapter 4)	P	N	N	N	N	N	N	N	N
4.	Conversion of existing building to result in an increased number of dwelling units (Chapter 4), other than as permitted under accessory uses.	P	N	N	P	N	N	N	N	N
5.	Garage Sales\Yard Sales (Chapter 4)	P	P	P	P	P	P	P	P	N
6.	Group Home within a lawful dwelling unit, not including a Treatment Center (Chapter 4)	P	P	N	P	N	N	N	N	N
7.	Home Gardening and Greenhouse	P	P	N	P	N	N	N	N	N
8.	Manufactured/Mobile Home Park (Chapter 4)	N	P	N	N	N	N	N	N	N
9.	Open Space/Conservation Development (Chapter 4)	N	N	N	N	N	N	P	C	N
10.	Single Family Detached Dwelling (including manufactured/mobile home [Chapter 4]).	P	P	N	P	P	N	N	N	N
11.	Single Family Semi-Detached Dwelling (½ of twin).	P	S	N	P	N	N	P	N	N
12.	Solar Energy Systems (Residential use).	P	P	P	P	P	N	N	N	N
13	Townhouse (Chapter 4)	P	P	N	P	N	N	N	N	N
14	Two Family Detached Dwelling	P	P	N	P	N	N	N	N	N
C.	**COMMERCIAL USES**									
1.	Adult Use, i.e., Adult Bookstore, Adult Movie Theater, Adult Live Entertainment Use, Cabaret, or Massage Parlor (Chapter 4).	N	N	N	N	N	N	P	N	N
2.	Automobile Auctions and/or Automobile Parking or Storage Compounds	N	N	N	N	N	P	P	N	N
3.	Automobile Repair Garage (Chapter 4)	C	N	P	C	N	N	N	N	N
4.	Automobile Service Station (S. 402) which may include a convenience store.	N	N	P	C	N	P	N	N	C
5.	Automobile, Boat or Mobile/Manufactured Home Sales (Chapter 4)	N	N	P	N	N	P	N	N	N
6.	Bakery	N	N	P	P	N	N	N	N	N
7.	Bed and Breakfast (Chapter 4)	P	P	C	P	P	N	N	N	N
8.	Beverage Distributor	N	N	P	C	N	P	N	N	N
9.	Business Services	N	N	P	C	N	P	N	N	N
10.	Campground or RV-Park (Chapter 4)	N	N	N	N	N	C	N	N	N
11.	Car Wash / Motor Vehicle Washing Facility (Chapter 4)	N	N	P	P	P	C*	N	N	N
12.	Commercial Indoor Recreation (includes bowling alley, amusement arcade, roller or ice skating, batting practice and similar uses).	N	N	P	P	N	N	N	N	N

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13. Commercial Outdoor Recreation including but not limited to uses such as privately-owned picnic grove or fairground, but not including the following uses: campground, golf course, motor vehicle truck, miniature golf, golf driving center or amusement center. (Chapter 4)	N	C*	C*	C	C*	N	N	N	N
14. Communications Antennae/Tower, Commercial (not including "antennas standard" or antennas for emergency service providers). If located on existing structures, including building rooftops, water tanks, or existing towers. (Chapter 4)	N	N	N	N	N	P	P	P	N
15. Conference Center	N	N	P	N	N	P	N	N	N
16. Construction Company/Trades Contractor's Headquarter/Storage (other than as a home occupation).	N	N	P	N	N	P	N	P	C
17. Convenience Store, not include sale of gasoline.	N	N	P	P	N	P	N	N	N
18. Custom Crafts or Artisan's Studio (other than a home occupation).	N	N	P	P	N	N	N	N	N
19. cutting, dry-cleaning (pick-up and drop-off only), shoe repair and other similar uses.)									
20. Dry Cleaners, Commercial or Industrial, see personal services for pick-up and drop-off only	N	N	P	N	N	P	N	N	N
21. Exercise Club, Gym, Fitness Center	N	N	P	P	N	P	S	N	N
22. Family Day-Care Home	P	P	S	P	S	N	N	N	N
23. Financial Institutions	N	N	P	C	N	N	N	N	N
24. Fueling Station (Chapter 4)	N	N	C	C	N	N	S	N	P
25. Funeral Home (Chapter 4)	N	N	P	C	N	N	S	N	N
26. Garden Center	N	N	P	P	P	N	N	N	N
27. Golf Course (Chapter 4)	N	N	N	N	N	N	C	N	N
28. Golf Driving Center or Miniature Golf	N	N	P	N	N	N	N	N	N
29. Greenhouse or Nursery (Commercial)	N	C	P	P	C	P	N	N	C
30. Heavy Equipment Sales, Service and/or Repair Facility	N	N	N	N	N	C	P	N	N
31. Home Improvement and Building Supply Center	N	N	P	C	N	P	N	N	C
32. Horse-Stable (Non-households)	N	P*	N	N	P*	N	N	N	N
33. Hotel, Motel, or Inn (Chapter 4)	N	N	P	P	N	P	N	N	N
34. Kennel (Chapter 4)	N	N	P	N	N	P	N	N	N
35. Laundromat for Primarily Self-Service Use (Chapter 4)	N	N	P	N	N	P	N	N	N
36. Laundry, Commercial or Industrial	N	N	P	N	N	P	N	N	N

*A ten-acre minimum lot area and a five percent maximum total in impervious coverage.

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13. Medical Marijuana Academic Clinical Research Centers	N	N	N	N	N	S	S	N	S
14. Medical Marijuana Dispensaries	N	N	S	N	N	N	N	N	N
15. Medical Marijuana Grower/Processors	N	N	N	N	N	S	S	N	S
16. Medical Marijuana Transport Vehicle Offices	N	N	N	N	N	S	S	N	S
17. Medical/Dental Office with a maximum of two physicians or dentists working on the lot at one time.	P	N	P	P	N	N	N	N	N
18. Motor Sports Facility – Vehicle Racetrack*** (Chapter 4)	N	N	N	N	N	N	P	N***	N
19. Motor Vehicle Racetrack	N	N	N	N	N	N	P	N***	N
20. New Communications Antennae/Tower, Commercial (Chapter 4)	N	N	N	N	N	C	C	C	N
21. No Impact Home Based Business (Chapter 4)	P	P	P	P	P	N	S	N	N
22. Office (other than a home occupation)	N	N	P	P	N	P	P**	P**	N
23. Off-Road Vehicle Park, also “Motorized Vehicle Trails” (Chapter 4)	N	N	N	N	C	C	C	C	N
24. Personal Services (including tailoring, custom dressmaking, hair cutting, dry-cleaning (pick-up and drop-off only), shoe repair and other similar uses.)	N	N	P	P	N	N	N	N	N
25. Private Airport, Heliport (Chapter 4)	N	N	P	N	N	P	C	C	P
26. Repair of Household Items and Appliances (other than home occupation)	N	N	P	P	N	N	N	N	N
27. Restaurant (Chapter 4) or Catering Business. (D) = Drive-thru service prohibited.	N	N	P	P	N	P	N	N	N
28. Retail Store (not including uses listed individually in this table)	N	N	P	P	N	P	N	N	N
29. Retirement Community	C	P	N	N	S	N	C	N	N
30. Self-Storage Units\ Mini Warehouses (Chapter 4)	N	N	P	N	N	P	C	N	N
31. Shopping Center	N	N	P	P	N	P	N	N	N
32. Target Range (Chapter 4)	N	N	N	N	C*	N	N	N	N
33. Tavern	N	N	P	P	N	N	N	N	N
34. Theater as a principal use.	N	N	P	P	N	N	N	N	N
35. Trade School	N	N	P	N	N	P	N	N	N
36. Truck Stop	N	N	N	N	N	C	P	N	N
37. Veterinarian Office Chapter 4	N	N	P	P	N	N	N	N	N

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**Portion of building uses for office space shall not exceed 25 percent of the building’s gross floor area.
*** Recreational Overlay Zone

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C.	**INSTITUTIONAL USES**									
1.	Cemetery without Crematorium, including animal (Chapter 4)	N	N	P	P	N	P	N	N	N
2.	Child Day Care Center (Chapter 4), include Group Day Care Home as a principal use (See also as an accessory use.)	N	P	P	P	N	P	N	N	N
3.	Community Center or Library (Chapter 4)	P	P	P	P	N	N	N	N	N
4.	Crematorium (see Cemetery in Chapter 4)	N	N	P	N	N	C	N	N	N
5.	Day Care Center, Adult (Chapter 4) (See also as an accessory use)	N	N	P	P	N	P	N	N	N
6.	Group Personal Care Home (Chapter 4)	C	C	N	N	N	N	N	N	N
7.	Hospital (Chapter 4)	N	C	C	N	N	C	N	N	N
8.	Membership Club (Chapter 4) - for bona fide civic, fraternal, religious, service, retired military, hunting, climbing, nature study, fishing and similar non-profit organizations.	C	C	C	C	C	C	C	N	N
9.	Museum	N	N	P	P	N	P	N	N	P
10.	Nature Education Center	N	N	P	P	C*	P	C	N	N
11.	Nursing Home Also “Skilled Care Facility” (Chapter 4)	N	N	P	N	N	N	N	N	N
12.	Place of Worship (Chapter 4)	P	P	P	P	N	P	N	N	N
13.	School, Public or Private, Primary or Secondary (Chapter 4)	P	P	P	P	N	N	N	N	N
14.	Treatment Center (Chapter 4)	N	N	P	N	N	N	N	N	N

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D. INDUSTRIAL USES									
1. Asphalt Plant	N	N	N	N	N	N	P	N	N
2. Assembly of Materials Manufactured elsewhere or finishing of previously prepared resin, vinyl, polymer or rubber products.	N	N	N	N	N	P	P	N	P
3. Beverage Bottling	N	N	N	N	N	P	P	N	P
4. Distribution as a principal use (other than Trucking Company Terminal)	N	N	N	N	N	P	P	N	P
5. Industrial Equipment Sales, Rental, Service, other than vehicles primarily intended to be operated on public streets.	N	N	N	N	N	P	P	N	N
6. Industrial/Business Parks (Chapter 4)	N	N	N	N	N	P	P	N	P
7. Junk – outdoor storage, display or processing of, other than within an approved junkyard or solid waste disposal area.	N	N	N	N	N	N	N	N	N
8. Junk Yard (Chapter 4)	N	N	N	N	N	N	C	N	N
9. Liquid Fuel Storage, Bulk for Off-site Use, other than company vehicles based on-site. Tank Farm.	N	N	N	N	N	N	C	N	N
10. Manufacture or bulk processing for resale of the following, provided manufacturing occurs only indoors (other than a home occupation):									
• Agricultural Chemical, Fertilizers or Pesticides.	N	N	N	N	N	N	P	N	N
• Apparel, Textiles, Shoes, and Apparel Accessories.	N	N	N	N	N	C	P	N	P
• Cement, actual manufacture of	N	N	N	N	N	N	P	N	N
• Cement, Gypsum, Concrete or Plaster Products, other than actual manufacture of cement.	N	N	N	N	N	N	P	N	N
• Ceramics, Clay, Glass, Wood, Furniture or Pottery products.	N	N	N	N	N	C	P	N	P
• Chemical Products that are not highly hazardous or toxic, other than fertilizers or pesticides.	N	N	N	N	N	N	P	N	P
• Coke or Potash work, including Coke Oven.	N	N	N	N	N	N	P	N	N
• Electrical, electronic and Microelectronic Machines, Supplies and Equipment.	N	N	N	N	N	C	P	N	P
• Explosives, Fireworks, Ammunition or Gunpowder, or bulk storage of (except government-owned facility.)	N	N	N	N	N	N	P	N	N
• Fabricated Metal Products (except Ammunition or Explosives)	N	N	N	N	N	C	P	N	N
• Food Products, bulk manufacture (not including uses listed separately).	N	N	N	N	N	C	P	N	P
• Furniture and Wood Products (other than raw paper pulp)	N	N	N	N	N	C	P	N	P
• Glass and glass products	N	N	N	N	N	C	P	N	P
• Jewelry, Leather, Clay and Pottery Products	N	N	N	N	N	C	P	N	P
• Paper and Cardboard products (other than raw paper pulp)	N	N	N	N	N	C	P	N	P
• Paper, Raw Pulp	N	N	N	N	N	N	P	N	N

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Manufacture or bulk processing for resale of the following, provided manufacturing occurs only indoors (other than a home occupation):									
• Paving or Roofing Material, other than bulk manufacture of asphalt	N	N	N	N	N	N	P	N	N
• Petroleum or Kerosene Refining or Distillation	N	N	N	N	N	N	P	N	N
• Pharmaceutical	N	N	N	N	N	N	P	N	P
• Plastics, Polymers, Rubber (natural or synthetic), Resins or Vinyl, actual manufacture of.	N	N	N	N	N	N	P	N	P
• Primary Metal Products	N	N	N	N	N	C	P	N	N
• Products from Previously Manufactured Materials, such as glass, leather, plastics, cellophane, textiles, rubber or synthetic rubber.	N	N	N	N	N	C	P	N	N
• Scientific, Electronic, Optical and Other Precision Instruments.	N	N	N	N	N	C	P	N	P
• Soaps, Detergents, Paints, Varnishes, or Enamels	N	N	N	N	N	N	P	N	N
• Tar or creosote manufacture, tar distillation, creosote treatment.	N	N	N	N	N	N	P	N	N
• Tire Retreading	N	N	N	N	N	N	P	N	N
• Transportation Equipment or Manufactured/Modular Housing	N	N	N	N	N	P	P	N	P
11. Mineral Extraction (Chapter 4) - of stone	N	N	N	N	N	N	P	P	N
Mineral Extraction (Chapter 4) - of other than stone (Coal Mining) Also permitted in areas identify in the mining overlay district.	N	N	N	N	N	N	N	P	N
12. Packaging, coordinated system of preparing goods for transport, warehousing, logistics, sale and end use, as a principal industrial use.	N	N	N	N	N	P	P	N	P
13. Photo Processing, Bulk	N	N	N	N	N	N	P	N	P
14. Printing, or Bookbinding	N	N	N	N	N	P	P	N	P
15. Recycling Center, Bulk or Industrial (other than a solid waste disposal or transfer facility).	N	N	N	N	N	N	P	N	N
16. Recycling Collection Center (Chapter 4) – See also as accessory use.	N	N	N	N	N	N	P	N	N
17. Research and Development, Engineering or Testing Facility or Laboratory, not involving manufacture of toxic substances.	N	N	N	N	N	C	N	N	P
18. Sawmill/Planning Mill and Related Sales.	N	N	N	N	N	N	P	N	P

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19. Self-Storage Development (Chapter 4)	N	N	P	N	N	P	N	N	P
20. Slaughterhouse or Stockyard (Chapter 4)	N	N	N	N	N	N	P	N	N
21. Solar Energy Facility (Commercial)	N	N	N	C	N	P	P	P	P
22. Solid Waste Landfill (Chapter 4)	N	N	N	N	N	N	P	N	N
23. Solid Waste to Energy Plant (Chapter 4)	N	N	N	N	N	N	P	N	N
24. Solid Waste Transfer Facility (Chapter 4)	N	N	N	N	N	N	P	N	N
25. Tank Farm (Chapter 4).	N	N	N	N	N	N	C	N	C
26. Trucking Company Terminal (Chapter 4)	N	N	N	N	N	P	P	N	P
27. Warehousing as a principal use (other than Trucking Co. Terminal)	N	N	N	N	N	P	P	N	P
28. Welding Shop	N	N	N	N	P	P	N	N	N
29. Wholesale Sales	N	N	N	N	P	P	N	N	P
30. Wind Energy Facilities (Chapter 4). Single Use	P	P	S	P	S	S	S	S	P
31. Wind Energy Facilities (Chapter 4). Wind Farm	N	N	N	N	N	C	C	C	C
32. All Uses that would have a serious threat of being unable to comply with the performance standards of this Zoning Ordinance, especially including the "Environmental Protection" requirements of Chapter 5.	N	N	N	N	N	C	C	C	C

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E.	**PUBLIC/SEMI-PUBLIC**									
1.	Emergency Service Station	C	C	P	P	C	P	C	C	P
2.	Game/Nature Preserve	N	N	P	N	C	N	N	N	N
3.	Public Utility, other than those permitted as “Essential Services” in Section 306.5.	C	C	P	C	C	C	C	C	C
4.	Publicly owned Recreation Uses	P	P	P	P	P	P	N	N	N
5.	Swimming Pool, Non-household (Chapter 4)	P	P	P	P	N	N	N	N	N
6.	Township-owned Uses for governmental, utility, recycling, public safety, or recreation purposes.	P	P	P	P	P	P	P	P	P
7.	U.S. Postal Service structure, which may include a leased structure.	P	P	P	P	N	N	N	N	P
F.	**MISCELLANEOUS**									
1.	Any Principal Use Not Specifically Listed in this Table (Except as for uses that are similar to permitted uses).	N	N	N	N	N	N	N	N	N
G.	**ACCESSORY USES**									
1.	Accessory Dwelling for "Relative" or Full-time Caregiver of Occupant of Principal Dwelling Unit or Full-Time Caretaker of Property, connected to a building that existed at time of adoption of this Zoning Ordinance. (Chapter 4)	P	P	N	P	P	N	N	N	N
2.	Composting involving materials generated on-site.	P	P	P	P	P	P	P	P	P
3.	Composting on a bulk commercial basis involving manure brought to the site from land owned by other persons.	N	N	N	N	N	N	P	N	N
4.	Day Care Center as accessory to: Dwelling (Chapter 4) or Permitted Place of Worship	P	P	N	P	P	N	N	N	N
5.	Farm Related Business with a minimum of 10 acres lot area (Chapter 4)	N	P	N	N	P	P	N	N	N
5.	Home Occupation – General and Light (Chapter 4)	P	P	P	P	C	P	N	N	N
6.	Recycling Collection Center accessory to a permitted: School, Government-owned use, Place of Worship, Emergency Services Station, Residential Composting or Solid Waste structure.	P	P	P	P	P	P	P	N	P
7.	See also permitted accessory uses listed in Section 306.3, 306.4, 306.5, & 306.6.									