

304. **TABLE OF ALLOWED USES IN EACH ZONING DISTRICT.**

A. For the purposes of this Section 304, the following abbreviations shall have the following meanings:

- P = Permitted by right use (zoning decision by Zoning Officer)
- SE = Special exception use (zoning decision by Zoning Hearing Board)
- N = Not Permitted
- (S. 311) = See Additional Requirements in Section 311 for a Permitted by Right Use or Section 312 for a Special Exception Use.
- (S. 312) = See Additional Requirements in Section 312.
- (S. 313) = See Additional Requirements in Section 313

B. Unless otherwise provided by State or Federal law or specifically stated in this Ordinance, any land or structure shall only be used or occupied for a use specifically listed in this Ordinance as permitted in the zoning district where the land or structure is located. Such uses shall only be permitted if the use complies with all other requirements of this Ordinance.

See Section 105.B. which generally provides a process for approval of a use that is not listed - based upon similarity to permitted uses and other criteria. Except as provided in such Section 105.B. , any other principal use that is not specifically listed as P or SE in the applicable district in this table is prohibited in that district.

For temporary uses, see Section 103.G.

304.B.1 Allowed Uses in Primarily Residential Zoning Districts

TYPES OF USES	ZONING DISTRICTS (See names of districts on page 3-2)					
(See definitions of uses in Article 2)	CON	R-A	RS-R	S-R	AC	VR
a. RESIDENTIAL USES						
Single Family Detached Dwelling: (Note - Manufactured/mobile homes shall also meet the additional requirements of Section 311)	P	P	P	P	P	P
Age-Restricted Residential Development under compliance with Section 308.	N	P	P	P	N	P
Open Space Development Option in compliance with Section 307.	N	P	P	P	N	N
Twin Dwelling (side-by-side)	N	N	P	P	N	P
Townhouse (Rowhouse) (S. 311)	N	N	N**	P	N	N
Apartments (S. 311), not including conversions of an existing building:						
- Only 2 Dwelling Units in a Building ("Duplex" or "Two Family Detached Dwelling")	N	N	N	P	N	N
- 3 or More Dwelling Units in a Building	N	N	N	P	N	N
Manufactured/Mobile Home Park (S. 311)	N	N	N	SE	N	N
Boarding House (includes Rooming House) (S. 311)	N	N	N	N	N	N
Group Home within a lawful existing dwelling unit (S.311), not including a Treatment Center	P	P	P	P	P	P
Conversion of an Agricultural Barn that included more than 500 square feet of floor area prior to 1985 into one dwelling unit	P	P	P	P	P	P
Conversion of an Existing Building to Result in an Increased Number of Dwelling Units, other than above (See also "Unit for Care of Relative" under Accessory Uses)	N	N	N	N	N	N
b. COMMERCIAL USES *						
Airport, Private or Public (S. 312)	N	SE	N	N	N	N
Bed and Breakfast Inn (S. 312)	SE*	SE*	N	N	SE*	SE*
Campground (S. 312), not including Recreational Vehicle Campground	SE	SE	N	N	N	N
Wireless Communications Facility (S. 312)						
- Meeting Section 312 pertaining to antenna placed on certain existing structures	P	P	P	P	P	P
- Other than above (such as freestanding towers)	SE	N	N	N	N	N

* = This use shall be limited to a building that was constructed prior to January 1, 1940, in addition to any customary additions to such building.

** = This use is only allowed within an Open Space Development.

P = Permitted by use right (zoning decision by Zoning Officer)

SE = Special exception use (zoning decision by Zoning Hearing Board)

N = Not permitted

(S. 311) = See Additional Requirements in Section 311 for a Permitted by Right Use or Section 312 for a Special Exception Use.

(S. 312) = See Additional Requirements in Section 312

(S. 313) = See Additional Requirements in Section 313

TYPES OF USES (See definitions in Article 2)	ZONING DISTRICTS					
	CON	R-A	RS-R	S-R	AC	VR
b. COMMERCIAL USES (Cont.)						
Golf Course (S. 311), with a minimum lot area of 25 acres	N	P	P	P	N	P
Gun Club/ Outdoor Target Range, for Firearms (S. 312)	SE	SE	N	N	N	N
Kennel (S. 312)	N	SE	N	N	SE	N
Plant Nursery or Tree Farm, with any on-site retail sales limited to trees and shrubs primarily grown on the premises, and with a 5% maximum building coverage and a 2 acre minimum lot area	P	P	P	P	P	P
c. INSTITUTIONAL / SEMI-PUBLIC USES						
Cemetery (not including Crematorium, which is listed separately) (S. 311)	P	P	P	P	P	P
Church - See Place of Worship below						
College or University - Educational & Support Bldgs. (other than environmental education center)	N	N	N	N	N	N
Community Recreation Center or Library	N	N	P	P	P	P
Cultural Center or Museum	N	N	N	N	N	N
Day Care Center, Adult (S. 311)	N	N	N	N	N	N
Day Care Center, Child (S. 311) (See also as an accessory use)	N	N	N	N	N	N
Emergency Services Station (S. 312)	N	SE	SE	SE	N	SE
Hospital	N	N	N	N	N	N
Hunting and Fishing Club, with a 5% maximum building coverage. This term shall not include uses listed separately in this Section 304.	P	P	P	P	P	P
Maintenance Facilities for Residential Property-Owners Associations, which shall be required to be sepa- rated by landscaped screening from any dwellings	N	P	P	P	P	N
Membership Club meeting and non-commercial recrea- tional facilities, provided that an "After Hours Club", "Tavern" or uses listed separately in this Section 304 shall only be allowed if so listed in this table and if the requirements for that use are also met.	N	SE	N	N	N	SE
Nursing Home or Personal Care Home/Assisted Living (S. 311)	N	N	N	SE	N	N
Place of Worship (S. 311) (includes Church)	SE	SE	SE	SE	SE	SE
School, Public or Private, Primary or Secondary	N	SE	SE	SE	N	SE

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N = Not permitted

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(S. 312) = See Additional Requirements in Section 312

(S. 313) = See Additional Requirements in Section 313

TYPES OF USES (See definitions in Article 2)	ZONING DISTRICTS					
	CON	R-A	RS-R	S-R	AC	VR
<u>d. PUBLIC/SEMI-PUBLIC</u>						
Township Government Uses, other than uses listed separately in this Section 304	P	P	P	P	P	P
Government Facility, other than uses listed separately in this Section 304	SE	SE	SE	SE	SE	SE
Publicly Owned or Operated Recreation Park	P	P	P	P	P	P
Public Utility Facility (See also Section 114) other than uses listed separately in this Section 304	SE	SE	SE	SE	SE	SE
Swimming Pool, Non-household (S. 311)	SE	SE	SE	SE	SE	SE
U.S. Postal Service Facility, which may include a leased facility	N	N	N	N	N	N
<u>e. ACCESSORY USES</u>						
See list of additional permitted uses in Section 304.C., such as “Residential Accessory Structure or Use”						
See Additional Requirements in Section 313 for Specific Accessory Uses						
Bees, Keeping of	P	P	P	P	P	P
Bus Shelter at a public bus route stop (S. 313)	N	N	N	P	N	P
Composting, other than leaves or materials generated on-site (S. 313)	SE	SE	N	N	SE	N
Day Care Center accessory to and on the same lot as an existing lawful Place of Worship	P	P	P	P	P	P
Day Care (S. 313) as accessory to a dwelling:						
– Day care of a maximum of 3 adults or youth, in addition to “Relatives” of the caregiver	P	P	P	P	P	P
– Group Day Care Home	N	N	N	SE	N	SE
– Family Day Care Home	SE	SE	SE	SE	SE	SE
Farm-Based Business (S. 313)	SE	SE	SE	SE	SE	SE
Home Occupation, Major (S. 313)	SE	SE	SE	SE	SE	SE
Home Occupation, Minor (S. 313)	P	P	P	P	P	P
Horses - See under Pets in Section 313						
Retail Sales of Agricultural Products (S. 313)	P	P	P	P	P	P
Temporary Retail Sales - Shall only occur if allowed by Section 103.G.						
Unit for Care of Relative (S. 313)	SE	SE	SE	SE	SE	SE

P = Permitted by use right (zoning decision by Zoning Officer)

SE = Special exception use (zoning decision by Zoning Hearing Board)

N = Not permitted

(S. 311) = See Additional Requirements in Section 311 for a Permitted by Right Use or Section 312 for a Special Exception Use.

(S. 312) = See Additional Requirements in Section 312

(S. 313) = See Additional Requirements in Section 313

TYPES OF USES (See definitions in Article 2)	ZONING DISTRICTS					
	CON	R-A	RS-R	S-R	AC	VR
<u>f. MISCELLANEOUS USES</u>						
Animal Husbandry (S. 311)						
– Not Intensive	P	P	P	P	P	P
– Intensive	N	SE	SE	SE	SE	N
Crop Farming	P	P	P	P	P	P
Forestry (S. 311)	P	P	P	P	P	P
Greenhouse, Wholesale, with a 10 acre minimum lot area	P	P	P	P	P	P
Groundwater or Spring Water Withdrawal, averaging more than 10,000 gallons per day removed from a tract for off-site consumption (S. 311) (See also requirements for food and beverage bottling and processing under Industrial Uses)	SE	SE	SE	SE	SE	SE
Nature Preserve or Environmental Education Center, with a 10 acre minimum lot area for any use involving a principal building	P	P	P	P	P	P
Parking Lot for Carpooling	N	N	N	N	N	N
Parking Lot as the Principal Use of a Lot	N	N	N	N	N	N
Sewage Sludge/Biosolids, Land Application of	SE	SE	N	N	SE	N
Sewage Treatment Plant	SE	SE	SE	SE	SE	SE
Stable, Non-Household (S. 311; includes horse-riding academy)	P	P	SE	SE	P	SE
Wind turbine, which shall be required to have a setback equal to the total height from all lot lines to the tip of the extended rotor						
– Maximum of One Wind turbine per lot as an accessory use that is primarily intended for generating on-site electricity (S. 313)	P	P	P	P	P	P
– Other than above, such as 2 or more Wind turbines per lot (S. 312)	N	N	N	N	SE	N
All Uses that will be unable to comply with the performance standards of this ordinance. See the “Environmental Protection” requirements of Article 5	N	N	N	N	N	N

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(S. 312) = See Additional Requirements in Section 312

(S. 313) = See Additional Requirements in Section 313

304.B.2 Allowed Uses in Primarily Business Zoning Districts

TYPES OF USES (See definitions in Article 2)	ZONING DISTRICTS		
	VC	C	I
<u>a. RESIDENTIAL USES</u>			
Single Family Detached Dwelling (Note - Manufactured/mobile homes shall meet the additional requirements of Section 311)	P	P	N
Twin (or Two-Family) Dwelling (side-by-side)	N	N	N
Townhouse (Rowhouse) (S. 311)	N	N	N
Apartments (S. 311), other than conversions of an existing building	N	N	N
Boarding House (includes Rooming House) (S. 311)	N	SE	N
Manufactured/Mobile Home Park (S. 311)	N	N	N
Group Home within a lawful existing dwelling unit (S.311), not including a Treatment Center	P	P	P
Conversion of an Existing Building to Result in an Increased Number of Dwelling Units (See also “Unit for Care of Relative” under Accessory Uses)	SE	SE	N
<u>b. COMMERCIAL USES</u>			
Adult Use (S. 312)	N	N	SE
After Hours Club - To the extent the use is not prohibited by State Act 219 of 1990.	N	N	N
Airport, Private or Public (S. 312) (see also “Heliport”)	N	N	SE
Amusement Arcade	N	P	N
Amusement Park or Water Park	N	P	N
Animal Cemetery (S. 312)	N	SE	SE
Auditorium (Commercial), Arena, Performing Arts Center or Exhibition-Trade Show Center	N	P	N
Auto Repair/Body Shop or Auto Service Station (S. 311)	N**	P	N
Auto, Boat or Mobile/Manufactured Home Sales (S. 311)	N	P	N

* = Apartments shall be limited to a maximum of 4 dwelling units per lot and shall be limited to being in the same building as a principal commercial use that is on the street level.

** = However, in the VC district, an auto repair use shall be allowed if it meets all of the following additional requirements: a) it involves a maximum building floor area of 5,000 sq.ft.; b) it does not involve auto body work, spray painting of vehicles or sale of fuel; c) it does not involve vehicle repair between the hours of 9 pm and 6 am; and d) it does not involve repair of vehicles with an aggregate gross vehicle weight of greater than 17,000 pounds.

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(S. 312) = See Additional Requirements in Section 312

(S. 313) = See Additional Requirements in Section 313

TYPES OF USES (See definitions in Article 2)	ZONING DISTRICTS		
	VC	C	I
b. COMMERCIAL USES (Cont.)			
Bakery, Retail	P	P	P
Bed and Breakfast Inn, which shall meet regulations listed for the use in Section 312	P	P	P
Betting Use, beyond gambling that is allowed under State law through the Lottery or Small Games of Chance	N	N	N
Beverage Distributor (wholesale and/or retail)	P	P	P
Bus Maintenance or Storage Yard	N	P	P
Bus Stop for local bus service	P	P	P
Bus Stop for Inter-city bus service (other than bus maintenance or storage yard)	P	P	P
Campground (S. 311) other than Recreational Vehicle Campground	SE	P	P
Campground, Recreational Vehicle (S. 311), which may include an accessory camp store that is primarily for use by campers	N	SE	SE
Car Wash (S. 311)	N	P	N
Catering, Custom, for Off-Site Consumption	P	P	P
Conference Center	P	P	P
Construction Company or Tradesperson's Headquarters (including but not limited to landscaping, building trades or janitorial contractor). See also as Home Occupation. Accessory outdoor storage shall be permitted provided it meets the buffer requirements of Section 403.D.	P	P	P
Crafts or Artisan's Studio (see also as Home Occupation)	P	P	P
Custom Printing, Copying, Faxing, Mailing or Courier Service	P	P	P
Exercise Club	P	P	P
Financial Institution (includes banks), with any "Drive-through" facilities meeting Section 313	P	P	P
Flea Market/ Auction House	P	P	P
Funeral Home	P	P	P
Garden Center, Retail	P	P	P
Gas Station - See Auto Service Station			
Golf Course (S. 311)	P	P	P
Gun Club/ Outdoor Target Range, for Firearms (S. 312)	N	N	SE

* = Drive through service is prohibited.

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N = Not permitted

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(S. 312) = See Additional Requirements in Section 312

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TYPES OF USES (See definitions in Article 2)	ZONING DISTRICTS		
	VC	C	I
b. COMMERCIAL USES (Cont.)			
Heliport (See provisions in Section 312 under Airport or Heliport)	N	N	SE
Horse-Riding Academy - See Stable under Miscellaneous Uses			
Hotel or Motel (S. 311)	P	P	P
Kennel (S. 312)	N	SE	SE
Laundromat	P	P	P
Laundry, Commercial or Industrial	N	P	P
Lumber Yard	N	P	P
Motor Vehicle Racetrack (S. 312)	N	N	SE
Nightclub (S. 311)	N	SE	N
Office (May include medical labs, see also Home Occupations)	P	P	P
Pawn Shop	N	P	N
Personal Services (includes tailoring, custom dressmaking, haircutting/styling, travel agency, drycleaning, shoe repair, "massage therapy, certified" and closely similar uses) (See also Home Occupation)	P	P	P
Picnic Grove, Commercial (S. 311)	P	P	P
Plant Nursery (other than a Retail Garden Center)	P	P	P
Propane Retail Distributor, other than pre-packaged sales, with a 150 feet minimum setback required between any storage or dispensing facilities and any residential district, and with fire company review.	N	N	SE
Recording Studio, Music	P	P	P
Recreation, Commercial Indoor (S. 311 under "Commercial Indoor Recreation") (includes bowling alley, roller or ice skating rink, batting practice, and closely similar uses); other than uses listed separately in this Section 304	SE	P	P
Recreation, Commercial Outdoor (S. 311, including miniature golf course, golf driving range, archery, paintball and closely similar uses); other than uses listed separately in this Section 304	SE	P	P
Repair Service, Household Appliance	P	P	P
Restaurant or Banquet Hall (S. 311)			
– with drive-through service (S. 313)	N	P	N
– without drive-through service	P	P	N

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(S. 313) = See Additional Requirements in Section 313

* = With a maximum floor area of 2,000 square feet for each retail establishment.

TYPES OF USES (See definitions in Article 2)	ZONING DISTRICTS		
	VC	C	I
b. COMMERCIAL USES (Cont.)			
Retail Store (not including uses listed individually in this Section 304) or Shopping Center	P*	P	N
Self-Storage Development	N	P	P
Target Range, Firearms, Completely indoor and enclosed (See also Gun Club)	P	P	P
Tattoo or Body Piercing Establishment (other than temporary tattoos or ear piercing, which are personal service uses)	N	P	N
Tavern which may include a State-licensed micro-brewery or micro-distillery (not including an After Hours Club or Nightclub)	SE	SE	N
Theater, Indoor Movie, other than an Adult Use	N	P	N
Trade/ Hobby School	P	P	P
Veterinarian Office (S. 311)	P	P	P
Wireless Communications Facility (S. 312)			
– Meeting Section 312 pertaining to antenna placed on certain existing structures	P	P	P
– Other than above (such as freestanding towers)	N	N	SE
Wholesale Sales - see under Industrial Uses			
c. INSTITUTIONAL/ SEMI-PUBLIC USES			
Cemetery (S. 311, see Crematorium listed separately)	P	P	P
College or University - Educational and Support Buildings (other than environmental education center)	P	P	P
Community Recreation Center (limited to a government sponsored or non-profit facility) or Library	P	P	P
Crematorium	N	SE	SE
Cultural Center or Museum	P	P	P
Day Care Center, Adult (S. 311)	P	P	P
Day Care Center, Child (S. 311) (See also as an accessory use)	P	P	P
Dormitory as accessory to a college, university or primary or secondary school	N	SE	N
Emergency Services Station (S. 312)	SE	SE	SE
Hospital (S. 312)	N	SE	SE
Hunting and Fishing Club. This term shall not include uses listed separately in this Section 304.	P	P	P
Maintenance Facilities for on-site grounds maintenance which shall be required to separated by landscaped screening from any dwellings	P	P	P

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N = Not permitted

(S. 311) = See Additional Requirements in Section 311 for a Permitted by Right Use or Section 312 for a Special Exception Use.

(S. 312) = See Additional Requirements in Section 312

(S. 313) = See Additional Requirements in Section 313

TYPES OF USES (See definitions in Article 2)	ZONING DISTRICTS		
	VC	C	I
<u>c. INSTITUTIONAL / SEMI-PUBLIC USES (Cont.)</u>			
Membership Club meeting and non-commercial recreational facilities, provided that an “After Hours Club”, “Tavern” or uses listed separately in this Section 304 shall only be allowed if so listed in this table and if the requirements for that use are also met.	P	P	P
Nursing Home or Personal Care Home/Assisted Living	P	P	N
Place of Worship (S. 311) (includes Church)	P	P	P
School, Public or Private, Primary or Secondary	P	P	P
Treatment Center (S. 312)	N	SE	SE
<u>d. PUBLIC/SEMI-PUBLIC</u>			
Township Government Uses, other than uses listed separately in this Section 304	P	P	P
Government Facility, other than uses listed separately in this Section 304	SE	SE	SE
Prison or Similar Correctional Institution	N	N	SE
Publicly Owned or Operated Recreation Park	P	P	P
Public Utility Facility (See also Section 114) other than uses listed separately in this Section 304	SE	SE	SE
Swimming Club or Non-household Swimming Pool (S. 311)	P	P	P
U.S. Postal Service Facility, which may include a leased facility.	P	P	P
<u>e. INDUSTRIAL USES</u>			
Asphalt Plant	N	N	SE
Assembly or Finishing of Products Using Materials Produced Elsewhere (such as products from plastics manufactured off-site)	N	N	P
Building Supplies and Building Materials, Wholesale Sales of	N	N	P
Distribution as a principal use (other than Trucking Company Terminal)	N	N	P
Industrial Equipment Sales, Rental and Service, other than vehicles primarily intended to be operated on public streets	N	P	P

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TYPES OF USES (See definitions in Article 2)	ZONING DISTRICTS		
	VC	C	I
<u>e. INDUSTRIAL USES (Cont.)</u>			
Junk - outdoor storage, display or processing of, other than within an approved junkyard or solid waste disposal area	N	N	N
Junk Yard (S. 312)	N	N	SE
Liquid Fuel Storage, Bulk, for off-site distribution, other than: auto service station, retail propane distributor as listed separately, pre-packaged sales or fuel tanks for company vehicles	N	N	SE
Manufacture and/or bulk processing of the following, provided manufacturing occurs only indoors:			
– Agricultural Chemicals, Fertilizers or Pesticides	N	N	SE
– Apparel, Textiles, Shoes and Apparel Accessories (see also Crafts Studio)	N	N	P
– Cement Manufacture	N	N	SE
– Ceramics Products (other than Crafts Studio)	N	N	P
– Chemicals, Manufacture or Bulk Processing of Toxic or “Extremely Hazardous Substances” in amounts in excess of the U.S. EPA Threshold Planning Quantity or substances with similar characteristics	N	N	SE
– Chemical Products, other than pharmaceuticals and types listed separately (see above)	N	N	SE
– Clay, Brick, Tile and Refractory Products	N	N	P
– Computers and Electronic and Microelectronic Products	N	N	P
– Concrete, Cement, Lime and Gypsum Products, other than actual manufacture of cement	N	N	SE
– Electrical Equipment, Appliances and Components	N	N	P
– Explosives, Fireworks or Ammunition	N	N	N
– Fabricated Metal Products (except Explosives, Fireworks or Ammunition) and/or Machine Shops	N	N	P
– Food (Human) and Beverage Products, at an industrial scale as opposed to a clearly retail scale, including but not limited to processing, bottling and related trucking of water removed from a site (not including uses listed individually in this Section 304)	N	P	P

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TYPES OF USES (See definitions in Article 2)	ZONING DISTRICTS		
	VC	C	I
e. INDUSTRIAL USES (Cont.)			
– Food Products for animals	N	N	P
– Gaskets	N	N	P
– Glass and Glass Products (other than Crafts Studio)	N	N	P
Manufacture and/or bulk processing of the following, provided manufacturing occurs only indoors:			
– Incineration, Reduction, Distillation, Storage or Dumping of Slaughterhouse Refuse, Rancid Fats, Garbage, Dead Animals or Offal (other than within an approved solid waste facility)	N	N	N
– Jewelry and Silverware	N	N	P
– Leather and Allied Products (other than Crafts Studio or Tannery)	N	N	P
– Machinery	N	N	P
– Manufactured or Modular Housing Manufacture	N	N	P
– Medical Equipment and Supplies	N	N	P
– Metal Products, Primary	N	N	SE
– Mineral Products, Non-metallic (other than Mineral Extraction)	N	N	SE
– Paper and Paper Products (including recycling, but not including manufacture of raw paper pulp)	N	N	P
– Paper - Raw Pulp	N	N	SE
– Paving Materials, other than bulk manufacture of asphalt	N	N	SE
– Pharmaceuticals and Medicines	N	N	P
– Plastics, Polymers, Resins, Vinyl, Coatings, Cleaning Compounds, Soaps, Adhesives, Sealants, Printing Ink or Photographic Film	N	N	SE
– Products from Previously Manufactured Materials, such as glass, leather, plastics, cellophane, textiles, rubber or synthetic rubber	N	N	P
– Prototypes, as accessory to a Research and Development Principal Use	N	P	P
– Roofing Materials and Asphalt Saturated Materials or Natural or Synthetic Rubber	N	N	SE

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TYPES OF USES (See definitions in Article 2)	ZONING DISTRICTS		
	VC	C	I
e. INDUSTRIAL USES (Cont.)			
– Scientific, Electronic & Other Precision Instruments	N	N	P
– Sporting Goods, Toys, Games, Musical Instruments or Signs	N	P	P
– Transportation Equipment	N	N	P
– Wood Products and Furniture (not including raw paper pulp)	N	P	P
– See Section 105 for uses that are not listed in Mineral Extraction (S. 311) and related processing, stockpiling and storage of materials removed from the site, but including groundwater or spring water withdrawals	N	SE	SE
Packaging	N	P	P
Package Delivery Services Distribution Center	N	N	P
Petroleum Refining	N	N	SE
Photo Processing, Bulk	P	P	P
Printing or Bookbinding	P	P	P
Recycling Center, Bulk Processing, provided all operations of an industrial scale occur within an enclosed building (this use does not include a solid waste disposal or transfer facility)	N	SE	P
Research and Development, Engineering or Testing Facility or Laboratory (other than medical laboratories, which is considered an office use)	N	P	P
Sawmill/ Planing Mill	N	P	P
Slaughterhouse, Stockyard or Tannery, with a 400 feet minimum setback from all lot lines	N	N	SE
Solid Waste Landfill (S. 311)	N	N	SE
Solid Waste Transfer Facility or Waste to Energy Facility (S. 311)	N	N	N
Trucking Company Terminal (S. 311)	N	N	SE
Warehousing or Storage as a principal use	N	N	P
Warehousing or Storage as an on-site accessory use	P	P	P
Welding	N	P	P
Wholesale Sales (other than Motor Vehicles)	N	P	P

P = Permitted by use right (zoning decision by Zoning Officer)

SE = Special exception use (zoning decision by Zoning Hearing Board)

N = Not permitted

(S. 311) = See Additional Requirements in Section 311 for a Permitted by Right Use or Section 312 for a Special Exception Use.

(S. 312) = See Additional Requirements in Section 312

(S. 313) = See Additional Requirements in Section 313

TYPES OF USES (See definitions in Article 2)	ZONING DISTRICTS		
	VC	C	I
<u>f. ACCESSORY USES</u>			
See list of additional permitted uses in Section 304.C., such as “Residential Accessory Structure or Use”			
See Additional Requirements in Section 313 for Specific Accessory Uses			
Bees, Keeping of	P	P	P
Bus Shelter (S. 313) along a public bus route	P	P	P
Composting (S. 313), other than leaves, tree bark or materials generated on-site which are permitted by right	N	SE	SE
Day Care Center accessory to and on the same lot as an existing lawful Place of Worship, with a minimum lot area of 2 acres	P	P	P
Day Care (S. 313) as accessory to an existing dwelling:			
– Day care of a maximum of 3 adults or youth, in addition to “Relatives” of the caregiver	P	P	P
Day Care (S. 313) as accessory to a dwelling:			
– Group Day Care Home	P	P	SE
– Family Day Care Home	P	P	SE
Farm-Based Business (S. 313)	P	P	P
Home Occupation, Major (S. 313)	SE	SE	P
Home Occupation, Minor (S. 313)	P	P	P
Outdoor Storage and Display as accessory to a business use shall also comply with Sections 403 and 404	P	P	P
Parking Lot for Carpooling (see also Miscellaneous Uses below)	P	P	P
Retail Sales of Agricultural Products (S. 313)	P	P	P
Temporary Retail Sales - See Section 103.G.	P	P	P
Unit for Care of Relative (S. 313)	P	P	P
<u>g. MISCELLANEOUS USES</u>			
Animal Husbandry (S. 311):			
– Intensive	N	SE	SE
– Not Intensive	SE	SE	P
Crop Farming and Wholesale Greenhouses	P	P	P
Forestry (S. 311)	P	P	P
Groundwater or Spring Water Withdrawal, averaging more than 10,000 gallons per day removed from a tract for off-site consumption (S. 311) (See also requirements for food and beverage bottling and processing under Industrial Uses)	N	SE	SE

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SE = Special exception use (zoning decision by Zoning Hearing Board)

N = Not permitted

(S. 311) = See Additional Requirements in Section 311 for a Permitted by Right Use or Section 312 for a Special Exception Use.

(S. 312) = See Additional Requirements in Section 312

(S. 313) = See Additional Requirements in Section 313

TYPES OF USES (See definitions in Article 2)	ZONING DISTRICTS		
	VC	C	I
<u>g. MISCELLANEOUS (Cont.)</u>			
Nature Preserve or Environmental Education Center	P	P	P
Parking Lot or Structure as an accessory use	P	P	P
Parking Lot or Structure as a principal use that does not primarily serve tractor-trailer trucks or trailers	P	P	P
Parking Lot or Structure as a principal use that primarily serves tractor-trailer trucks or trailers	N	N	SE
Sewage Sludge/Biosolids, Land Application of	SE	SE	SE
Sewage Treatment Plant	SE	SE	SE
Stable, Non-Household (S. 311; includes horse-riding academy)	SE	P	P
Wind turbine, maximum of 1 per lot, which shall be required to have a setback equal to the total height to the extended tip of the rotors from all lot lines of existing dwellings and residential districts (S. 313)	P	P	P
All Uses that will be unable to comply with the performance standards of this ordinance. See the “Environmental Protection” requirements of Article 5	N	N	N

P = Permitted by use right (zoning decision by Zoning Officer)

SE = Special exception use (zoning decision by Zoning Hearing Board)

N = Not permitted

(S. 311) = See Additional Requirements in Section 311 for a Permitted by Right Use or Section 312 for a Special Exception Use.

(S. 312) = See Additional Requirements in Section 312

(S. 313) = See Additional Requirements in Section 313

304.C. Permitted Accessory Uses in All Districts. An accessory use of a dwelling is only permitted if such use is customarily incidental to the residential use and is specifically permitted by this Ordinance. The following are permitted by right as accessory uses to a lawful principal use in all districts, within the requirements of Section 313 and all other requirements of this Ordinance:

1. Standard Antennae, including antennae used by contractors to communicate with their own vehicles*
2. Fence* or Wall*
3. Garage, Household
4. Garage Sale
5. Pets, Keeping of*
6. Parking or Loading, Off-Street, only to serve a use that is permitted in that district
7. Recreational Facilities, limited to use by: residents of a development or students at a primary or secondary school or center for the care and treatment of youth, and their occasional invited guests
8. Residential accessory structure (see definition in Article 2) *
9. Signs, as permitted by Article 7
10. Swimming Pool, Household *

11. Such other accessory use or structure that the applicant proves to the satisfaction of the Zoning Officer is clearly customary and incidental to a permitted by right or special exception principal use.

* See standard for each in Section 313.

304.D. Permitted Accessory Uses to Business and Institutional Uses. The following are permitted by right accessory uses only to a permitted by right or special exception commercial, industrial or institutional use, provided that all requirements of this Ordinance are met:

1. Storage of fuels for on-site use or to fuel company vehicles
2. The following accessory uses, provided that the use is clearly limited to employees, patients, residents and families of employees of the use and their occasional invited guests:
 - a. Internal cafeteria without drive-through service,
 - b. Day care center or
 - c. Recreational facilities.
3. Bus Shelters meeting Section 313.
4. Automatic Transaction Machine
5. Storage sheds meeting the requirements of Section 305.