

## Permitted Uses Table

### Business Districts

**KEY:**

P	=	Permitted by right (zoning decision by Zoning Officer)
C	=	Conditional use (decision by the Board of Supervisors with review by Planning Commission)
SE	=	Special exception use (decision by Zoning Hearing Board)
N	=	Not permitted
(§ 27-402)	=	See additional requirements in § 27-402
(§ 27-403)	=	See additional requirements in § 27-403
(SW)	=	Public sewer and public water service both required

Types of Uses (See definitions in Part 2)	Business Districts					
	NC	HC	LI	LI(L)	GI	RT
<b>Agricultural Uses</b>						
Crop farming	P	P	P	P	P	P
Crop storage, commercial – as principal use (§ 27-402)	P	P	P	P	P	N
Commercial forestry (§ 27-402)	P	P	P	P	P	P
Composting (§ 27-403)	P	P	P	P	P	P
Raising of livestock (§ 27-402)	N	C	C	C	C	N
Retail sales of agricultural products grown primarily on the premises (§ 27-403)	P	P	P	P	P	P
Sale or mixing of agricultural fertilizers, seeds or animal feed (not involving bulk manufacturing for sale)	P	P	P	P	P	N
Sewage sludge, land application of (§ 27-402)	N	N	C	C	N	N
<b>Residential Uses<sup>3</sup></b>						
Single-family detached dwelling [including manufactured/mobile home (§ 27-402)]		N	N	N	N	P
Single-family semidetached dwelling (twin) (SW)		N	N	N	N	N
Townhouse (SW) (§ 27-402)		N	N	N	N	N
Low-rise apartments (SW) (§ 27-402)		N	N	N	N	N
Manufactured/ mobile home park (SW)		N	N	N	N	N
Boardinghouse (SW) (§ 27-402)		SE	N	N	N	N
Group home within a permitted dwelling unit, not including a treatment center (§ 27-402)		P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	N
Residential conversions (SW) (§ 27-402) (other than one accessory apartment within an existing single-family detached dwelling)	SE	SE	N	N	N	N
<b>Commercial Uses</b>						
Adult bookstore, adult movie theater, adult live entertainment use or massage parlor (§ 27-402)	N	SE	N	N	N	N
After hours club — prohibited by state Act 219 of 1990	N	N	N	N	N	N

Types of Uses (See definitions in Part 2)	Business Districts					
	NC	HC	LI	LI(L)	GI	RT
Airport, private (§ 27-402)	N	N	SE	SE	N	N
Airport, public (§ 27-402)	N	N	SE	N	N	N
Auditorium, commercial or nightclub (§ 27-402)	N	P	N	N	N	N
Auto repair garage (§ 27-402)	N	C	C	N	C	N
Auto service station, other than a truck stop (§ 27-402)	N	C	C <sup>1</sup>	N	C	N
Auto, boat or mobile manufactured home sales (§ 27-402), which may include outdoor storage and display of vehicles for sale or rental	N	P	P	N	P	N
Bakery	P	P	P	P	P	N
Bed-and-breakfast use (§ 27-402)	P	P	P	P	P	N
Betting use (§ 27-402)	N	C	N	N	N	N
Beverage distributor	P	P	P	N	P	N
Business services	P	P	P	P	P	N
Bus terminal (§ 27-402)	N	P	P	N	P	N
Campground (§ 27-402)	N	P	P	P	P	N
Car wash (SW) (§ 27-402)	N	P	N	N	P	N
Commercial outdoor recreation (including miniature golf course, golf driving range, amusement park and similar uses)	N	P	N	N	P	N
Commercial indoor recreation (includes bowling alley, roller or ice skating, batting practice and closely similar uses)	P	P	N	N	P	N
Communications tower, commercial (§ 27-402)	N	SE	SE	SE	SE	C <sup>5</sup>
Conference center	N	P	P	P	P	C <sup>5</sup>
Construction company headquarters/storage	N	P	P	P	P	N
Convenience store	C	P	C <sup>4</sup>	N	C	N
Crafts or artisan's studio	P	P	P	P	P	N
Exercise club	P	P	P	P	P	N
Financial institution (§ 27-402)	P	P	P	P	P	N
Flea market/commercial auction house	N	P	N	N	N	N
Funeral home (§ 27-402)	P	P	P	P	P	N
Heliport (§ 27-402) as principal use	N	N	C	N	C	N
Kennel (§ 27-402)	N	P	P	P	P	N
Laundry/laundromat, commercial or industrial (SW)	P	P	P	P	P	N
Lumberyard	P	P	P	P	P	N
Medical office or clinic	P	P	P	P	P	N
Motel or hotel (§ 27-402)	N	P	P	P	P	N
Office	P	P	P	P	P	C <sup>5,7</sup>
Personal services (includes tailoring, custom dressmaking, haircutting/styling, dry cleaning, shoe repair and closely similar uses) (See also as accessory use in this table)	P	P	N	N	N	N

Types of Uses (See definitions in Part 2)	Business Districts					
	NC	HC	LI	LI(L)	GI	RT
Plant nursery, which may include retail sale of garden items not primarily grown on the premises (§ 27-402)	P	P	P	P	P	N
Racetrack (§ 27-402)	N	N	N	N	C	N
Repair service	P	P	P	P	P	N
Restaurant with drive-through service (SW) and/or that primarily involves delivery of ready-to-eat food (§ 27-402)	N	P	N	N	N	N
Restaurant, other than above (SW)	P	P	C <sup>6</sup>	C <sup>6</sup>	N	C <sup>5</sup>
Retail store (not including commercial uses listed individually in this table, and not including a shopping center)	P	P	N	N	N	N
Shopping center, convenience	P	P	N	N	N	N
Shopping center, neighborhood	P	P	N	N	N	N
Shopping center, community	N	P	N	N	N	N
Stable, nonhousehold (§ 27-402)	N	P	P	P	P	P
Target range, completely indoor and enclosed (§ 27-402)	N	P	P	N	P	N
Target range, not completely indoor and enclosed (§ 27-402)	N	N	N	N	C	N
Taxi headquarters	P	P	P	P	P	N
Tavern	N	P	N	N	N	N
Theater, indoor	N	P	N	N	N	N
Theater, outdoor movie (§ 27-402)	N	P	N	N	N	N
Trade school	P	P	P	P	P	N
Truck stop (§ 27-402)	N	N	N	N	C	N
Veterinarian office (§ 27-402)	P	P	P	P	P	N
<b>Industrial Uses</b>						
Assembly of materials manufactured elsewhere	N	N	P	P	P	C <sup>5</sup>
Asphalt plant	N	N	N	N	C	N
Beverage bottling (SW)	N	N	P	P	P	N
Building supplies, wholesale sales of	P	P	P	P	P	N
Finishing of previously prepared resin, vinyl, polymer or rubber products	N	N	P	P	P	N
Flexible building including 2 or more different compatible principal uses listed in this table as permitted by right, conditional or special exception in the applicable district (other than a permitted shopping center)	N	N	C	C	C	C <sup>5</sup>
Industrial equipment sales, rental and service, other than vehicles primarily intended to be operated on public streets	N	P	P	P	P	N
Junk: outdoor storage, display or processing of other than within an approved junkyard or solid waste disposal area	N	N	N	N	N	N
Junkyard (§ 27-402)	N	N	N	N	SE	N

Types of Uses (See definitions in Part 2)	Business Districts					
	NC	HC	LI	LI(L)	GI	RT
Liquid fuel storage for off-site distribution and use, other than: auto service station, propane distributor, prepackaged sales or fuel tanks for company vehicles	N	N	C	N	C	N
Manufacture and/or bulk processing of the following, provided manufacturing occurs only indoors:						
Agricultural chemicals, fertilizers or pesticides	N	N	C	C	P	N
Animal feed, bulk manufacture for off-site use	N	P	P	P	P	N
Apparel, textiles, shoes and apparel accessories	N	P	P	P	P	N
Cement, actual manufacture of	N	N	N	N	C	N
Cement, gypsum, concrete or plaster products, other than actual manufacture of cement	N	N	C	C	C	N
Ceramics products	N	N	P	P	P	N
Chemicals, bulk manufacture or bulk storage of highly hazardous or toxic chemicals	N	N	N	N	N	N
Chemical products that are not highly hazardous or toxic, other than fertilizers or pesticides	N	N	C	C	C	N
Coke or potash work, including coke oven	N	N	N	N	N	N
Creosote, including treatment with	N	N	N	N	C	N
Electrical and electronic machines, supplies and equipment	N	P	P	P	P	C <sup>5,9</sup>
Fabricated metal products (except ammunition or explosives)	N	N	C	C	C	N
Food products (not including uses listed individually in this table) (SW)	N	P	P	P	P	N
Furniture and wood products (not including raw paper pulp)	N	P	P	P	P	N
Glass and glass products	N	N	P	P	P	N
Incineration, reduction, distillation, storage or dumping of slaughterhouse refuse, rancid fats, garbage, bones, dead animals or offal (other than within an approved solid waste facility)	N	N	N	N	N	N
Jewelry and optical goods	P	P	P	P	P	N
Leather, clay and pottery products	P	P	P	P	P	N
Manufactured or modular housing	N	N	P	P	P	N
Metal products, primary	N	N	N	N	C	N
Microelectronic components (for solid state devices involving use of toxic substances, see below)	N	N	P	P	P	C <sup>5</sup>
Oilcloth	N	N	N	N	C	N
Paper and cardboard products (not including manufacture of raw paper pulp)	N	N	P	P	P	N
Paper — raw pulp	N	N	N	N	N	N

Types of Uses (See definitions in Part 2)	Business Districts					
	NC	HC	LI	LI(L)	GI	RT
Paving or roofing materials, other than bulk manufacture of asphalt	N	N	C	C	C	N
Pharmaceuticals	N	N	P	N	P	N
Plastics, polymers, resins or vinyl	N	N	C	N	C	N
Products from previously manufactured materials, such as glass, leather, plastics, cellophane, textiles, rubber or synthetic rubber	N	N	P	P	P	N
Rubber, natural or synthetic	N	N	C	C	C	N
Scientific, electronic and other precision instruments	P	P	P	P	P	C <sup>5</sup>
Solid state devices involving use of toxic substances	N	N	C	C	C	C <sup>5</sup>
Soaps, detergents, paints, varnishes or enamels	N	N	C	N	C	N
Tar, including tar distillation	N	N	N	N	C	N
Tire retreading	N	N	N	N	C	N
Transportation equipment	N	N	P	P	P	N
Mineral extraction (§ 27-402)	N	N	N	N	C	N
Outdoor storage and display involving more than 65% of the lot area of a lot, other than storage and display of vehicles for sales or rental (§ 27-403)	N	N	N	N	C	N
Packaging	N	N	P	P	P	C <sup>5</sup>
Package delivery services distribution center	N	N	P	N	P	N
Photo processing, bulk	P	P	P	P	P	N
Printing or bookbinding	P	P	P	P	P	N
Recycling collection center (§ 27-402)	P	P	P	P	P	N
Recycling center, bulk (other than a solid waste disposal or transfer facility)	N	N	P	P	P	N
Research and development, engineering or testing facility or laboratory, which may include limited manufacture of prototype of one-of-a kind products or models within an enclosed building, but not involving manufacture of toxic substances or toxic chemicals	N	N	P	P	P	P
Sawmill/planning mill	N	N	P	P	P	N
Self-storage development (§ 27-402)	N	P	P	P	P	N
Slaughterhouse or stockyard (§ 27-402)	N	N	N	N	C	N
Solid waste facility (§ 27-402)						
Sanitary landfill (§ 27-402)	N	N	C	N	N	N
Permitted facilities other than sanitary landfill	N	N	N	N	C	N
Trucking company terminal (§ 27-402)	N	N	N	N	C	N
Warehousing distributing (other than truck terminal) (§ 27-402), not including storage of explosives, fireworks, ammunition or gunpowder, except within a government-owned facility	N	N	SE	SE <sup>8</sup>	C	N

Types of Uses (See definitions in Part 2)	Business Districts					
	NC	HC	LI	LI(L)	GI	RT
Wastewater treatment plant, central, serving uses off the tract	N	N	C	N	C	N
Welding	N	N	P	P	P	N
Wholesale sales	N	P	P	P	P	N
Other uses not specifically listed in this § 27-306, except the Zoning Hearing Board may permit a use if an applicant specifically proves to the satisfaction of the Zoning Hearing Board that the use would meet all of the following standards:	N	N	N	N	N	N
a. The use would clearly be less intensive in external impacts and nuisances than uses permitted in that district;						
b. The applicant demonstrates that the proposed use is closely similar in impacts and character to uses permitted in that district;						
c. The use can meet the general standards listed in § 27-118 entitled "Standards for Decisions;" and						
d. The use is not specifically prohibited in the district.						
All uses that would have a serious threat of being unable to comply with the performance standards of this Chapter, especially including the "Environmental Protection" requirements of Part 5	N	N	N	N	N	N
<b>Institutional Uses</b>						
Animal cemetery (§ 27-402)	N	N	SE	SE	SE	N
Cemetery without crematorium	P	P	P	P	P	N
Crematorium	N	N	N	N	SE	N
College or university — educational and support buildings, not including a dormitory unless specifically permitted	P	P	P	P	P	C <sup>5</sup>
Community center or library	P	P	P	P	P	N
Cultural center or museum	P	P	P	P	P	N
Day-care center, adult (§ 27-402)	P	P	P	P	P	N
Day-care center, child (§ 27-402), as a principal use (see also as accessory use)	P	P	P	P	N	C <sup>5</sup>
Dormitory as an accessory use to an approved college, university or primary or secondary school	N	N	SE	N	N	N
Golf course (§ 27-402)	P	P	P	P	P	N
Hospital (§ 27-402)	N	P	P	P	N	N
Inpatient alcohol treatment center (§ 27-402)	N	SE	SE	SE	SE	N
Institutional group home	N	N	N	N	SE	N
Membership club, light or general, other than an "after hours club" or "tavern"	P	P	C	C	P	N
Nursing home or personal care home (SW) (§ 27-402)	P	P	P	P	N	N

Types of Uses (See definitions in Part 2)	Business Districts					
	NC	HC	LI	LI(L)	GI	RT
Place of worship (§ 27-402)	P	P	P	P	P	P
Picnic grove, private (§ 27-402)	P	P	P	P	P	N
School, public or private, primary or secondary (SW) (§ 27-402)	P	P	P	P	N	N
Treatment center (§ 27-402)	N	N	N	N	SE	N
Public/semipublic						
Township-owned uses	P	P	P	P	P	P
Government facility, other than offices, Township-owned uses, public schools and other uses listed separately	SE	SE	SE	SE	SE	N
Emergency services station	C	C	C	C	C	C
Nature preserve	P	P	P	P	P	P
Publicly owned recreation	P	P	P	P	P	P
Public utility facility, other than facilities exempted by § 27-103 or permitted by Subsection 5 of § 27-306	SE	SE	SE	SE	SE	C <sup>5</sup>
Swimming pool, nonhousehold (§ 27-402)	P	P	P	P	P	N
U.S. Postal Service facility, which may include a leased facility	P	P	P	P	P	P
<b>Accessory Uses</b>						
Accessory apartment, one within an existing single-family detached dwelling or single-family semidetached dwelling (twin dwelling) (§ 27-403)	P	P	P	P	P	N
Agritainment (§ 27-403)	C	C	C	C	C	N
Agritourism	P	P	P	P	P	N
Day-care center accessory to a place of worship, provided there is a minimum lot area of 2 acres	P	P	P	P	P	P
Heliport, private (§ 27-402) as an accessory use	N	C	C	N	C	C <sup>5</sup>
Home occupation, general (§ 27-403)	P	P	P	P	P	N
Home occupation, light (§ 27-403)	P	P	P	P	P	P
Housing limited to persons visiting a use for business reasons or for transient employees that are engaged in work on the premises, provided that a maximum of 25 persons shall be accommodated	N	N	N	N	N	P
Injection well, underground (§ 27-403)	C	C	C	C	C	C <sup>5</sup>
Outdoor storage and display (§ 27-403), other than storage of vehicles for sale or rental, involving up to 25% of total lot area	P	P	P	P	P	C <sup>5</sup>
Outdoor storage and display (§ 27-403), other than storage of vehicles for sale or rental, involving more than 25% but less than 65% of total lot area	SE	SE	SE	SE	SE	N
Retail sales and/or personal services limited to 5% or 5,000 square feet, whichever is less, of the building floor area of an industrial or office building and that are clearly primarily intended to:	P	P	P	P	P	C <sup>5</sup>
a) Serve workers within that building;						

Types of Uses (See definitions in Part 2)	Business Districts					
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b) Serve persons visiting offices in that building; and/or						
c) Sell items produced within that building or adjacent buildings operated by the same company.						
See list of additional accessory uses in the following sections.						

**NOTES:**

- 1 Provided that the use has access within a coordinated interior street system, and provided that any convenience store in the LI District is a minimum of one mile from any other convenience store in the Township.
- 2 If such dwelling exists prior to the adoption of this section.
- 3 In the NC District, residential uses shall be permitted under the same standards, limitations, lot and setback requirements as the R4 District.
- 4 Provided that such store is a minimum of one mile from any other convenience store and has access as part of a coordinated interior street system.
- 5 Permitted if such use is an integrated part of the primary use on a lot of 100 acres or more. See §§ 27-404 and 27-402 for conditions whereby specific proposed uses within the RT Rural Technology District shall be permitted.
- 6 Provided the use has access through a coordinated interior road system.
- 7 As an integral part of a permitted laboratory or research use, but not as a separate principal use.
- 8 The applicant shall prove that the proposed location and proposed intensity of the use will not cause substantial amounts of tractor-trailer truck traffic that will adversely affect residential neighborhoods, and with a maximum of 20,000 square feet of total distribution and/or warehouse floor area per lot and per building.
- 9 Except, non-bulk manufacture that is directly part of a research process is permitted.