

ZONING

240 Attachment 3

Township of Newlin

Table of Permitted Uses, Special Exception Uses, Conditional Uses, and Accessory Uses [Amended 3-20-2017 by Ord. No. 2017-01; 7-10-2017 by Ord. No. 2017-03]

Note: This list is intended as a reference convenience. In the event of any conflict or ambiguity between this list and the text of Chapter 240, Zoning, the provisions of the text shall prevail.

ABBREVIATIONS:

- P: Permitted Use (Permitted by right. Applicants must complete zoning permit.)
- SE: Special Exception (Permitted by the Zoning Hearing Board as a special exception.)
- CU: Conditional Use (Permitted by the Board of Supervisors as a conditional use.)
- A: Permitted as an accessory use to a permitted, conditional or a special exception use.
- N: Not permitted.

* Land uses within the Steep Slope Overlay District are as regulated in the Flexible Rural Residential District.

Land Use or Activity	Zoning District*		
	Flexible Rural Residential	AP	Section Reference
Accessory dwelling unit on lots with 2 or more acres	P	N	240-36
Accessory dwelling unit on lots less than 2 acres	SE	N	240-71
Accessory farm dwelling unit	N	A	240-27
Accessory structures (e.g., sheds - excluding agricultural uses)	A	A	240-37
Agricultural operations	P	P	240-14, 240-27
Animal shelter	A	N	240-39
Antique store	SE	N	240-66, 240-73
Animal hospital (for small animals), veterinary facility, kennel	SE	SE	240-72
Artist studio	SE	N	240-66, 240-74
Barn or stable for horses (on lots less than 5 acres)	SE	A	240-75
Bed-and-breakfast (on lots not less than 5 acres)	A	N	240-40
Bed-and-breakfast (on lots less than 5 acres)	SE	N	240-76
Business identification sign	P	A	Table of Sign Requirements
Campground	CU	N	240-98
Cellular communication facility (when on top of existing facilities.)	A	N	240-42
Cellular communication facility	SE	N	240-42

NEWLIN CODE

Land Use or Activity	Zoning District*		
	Flexible Rural Residential	AP	Section Reference
Small commercial equine activity	P	P	240-61
Commercial equine activity	SE	SE	240-93
Country property accessory dwelling unit (Option 4 developments)	A	N	240-44
Day-care facility (for 6 or more children)	SE	N	240-77
Display and sale of farm products	A	A	240-45
Farm machinery service and repair	SE	SE	240-79
Farm-related business	SE	SE	240-80
Forestry and timber harvesting	P	P	240-48
Garage and yard sales	A	A	240-49
Garage and yard sales sign	A	A	Table of Sign Requirements
Historic structures - adaptive reuse	SE	SE	240-82
Home occupation (nonprofessional)	SE	A	240-83
Home occupation (professional)	A	SE	240-51
Home occupation sign	A	A	Table of Sign Requirements
Live work unit	SE	N	240-84
Manure processing, hauling, soil and sludge composting, etc.	SE	SE	240-85
Mass outdoor gathering (for more than 300 people)	SE	SE	240-86
Manufactured homes	P	P	240-56
Nonconforming preexisting lots	SE	SE	240-88
Nursery and garden material sales	CU	A	240-100
Offices	SE	N	240-92, 240-99
Option 1 subdivisions - neutral density and basic conservation	P	N	240-15, 240-16
Option 3 subdivisions - estate lots	P	N	240-15
Option 4 subdivisions - country properties and farmettes	P	N	240-15
Public utility	CU	N	240-101
Place of worship and related facilities	SE	N	240-90
Real estate sales sign	A	A	Table of Sign Requirements
Retail services	SE	N	240-66, 240-92
Restaurants	SE	N	240-66, 240-91

ZONING

Land Use or Activity	Zoning District*		
	Flexible Rural Residential	AP	Section Reference
River-related recreational uses	SE	N	240-94
Satellite antenna	A	A	240-62
Special event sign	A	A	Table of Sign Requirements
Steep slope area (above 20%) land uses	P, SE	P, SE	240-63
Swimming pool, tennis court, and other recreational structures	A	A	240-64
Trailer, motor home, recreational vehicles, and similar facilities	A	A	240-65
Waste storage facility	A	N	240-66
Woodland preserve, game preserve	P	P	240-14, 240-27