

ZONING

220 Attachment 2

Maidencreek Township Zoning Ordinance
Table Of Uses in Zoning Districts

	Agricultural Preservation	Rec/Institutional Overlay	Low-Density Residential	Moderate Density Residential	High-Density Residential	Village Density Residential	Multifamily Residential	Commercial-Residential	Local Commercial	Regional Commercial	Industrial	Special Intensified Activities
Use	AP	R/I	R-1	R-2	R-2a	R-3	R-4	CR	C-1	C-2	I	SIA
Agricultural Uses												
General agriculture	P		P	P				P	P	P	P	P
Intensive agriculture	P											
Mushroom farming												P
Dry-lot farming												P
Forestry	P		P	P	P	P	P	P	P	P	P	P
Greenhouses less than 50,000 square feet	P											
Greenhouses more than 50,000 square feet	SE											
Farm-related business	P											
Roadside farm product stand	P											
Processing of farm products												P
Animal husbandry less than 5 animals/acre	P											
Animal husbandry more than 5 animals/acre	SE											
Residential Uses												
Single-family detached	P		P	P	P	P	P	P				
Single-family semi-detached (twin)				P	P	P	P	P				
Two-family detached (duplex)				P	P	P	P	P				
Multi-family residential (townhouses)					SE	P	P	P				
Multifamily residential (apartments)					SE	P	P	P				
Cluster subdivisions			C	C								
Mobil home park							SE					
Mobil home as temporary shelter (1 year)			P	P	P							
In-law quarters	C		C	C								
Age-restricted residential development				C			C		C			
Planned residential development				SE	SE	SE	SE					
Seasonal housing (transient employees)												SE
Recreational Uses												
Public parks			P	P	P	P	P					
Private/public outdoor recreation areas (swim/camps/golf courses)		P	SE									
Miniature golf course		P	N					P	P	P		
Par 3 and/or driving range		P	N									
Lodges and clubs	C								P			
Riding academy	P											
Amusement parks/race tracks											SE	
Institutional/Conservation Uses												
Municipal use/services	P		P	P	P	P	P	P	P	P	P	P
- Community center	P		P	P	P	P	P	P	P	P	P	P
- Emergency services	P		P	P	P	P	P	P	P	P	P	P
Woodland	P											
Game preserve	P											

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Use	AP	R/I	R-1	R-2	R-2a	R-3	R-4	CR	C-1	C-2	I	SIA
Wildlife sanctuary	P											
Churches	SE		C	C	C	C	C	P	P		P	
Public, parochial and private schools		P	C	C	C	C	C	P	P	P	P	
Schools providing corrective, rehab, or remedial care or instruction			N	N	N	N	N	N	N		P	
Commercial, trade or business schools								P	P		P	
Cemetery	SE		C	C								
Libraries and museums									C	C		
Hospital									C	C		
Commercial Uses												
Assisted living facility									C			
Bed-and-breakfast	C							P	P			
Boarding home/rooming house								P	SE			
Group home							C					
Nursing home									C	C		
Physical rehabilitation center									C	C		
Retail sales								P				
Retail sales: gasoline/petroleum products								N				
Retail sales: motor vehicle service stations								N	SE	N		P
Retail sales: auto body shop								N	SE	N		P
Business/professional/administrative/governmental offices								P	P	P		
Financial services (drive-through not mentioned)								P		P		
Retail stores, shops, service establishments (without drive-through)									P			
Eating and drinking establishments (drive-through not mentioned)								P		P		
Eating and drinking establishments (without drive through)									P			
Drive-in establishment (drive-through)									SE			
Sales: autos/trucks/mobile homes									P	N		
Office buildings									P			
Financial institutions (without drive through)									P			
Bowling alleys									P			
Shopping centers									P	SE		
Funeral homes/crematoriums									C			
Car wash									SE			
Inn								P	P			
Motel										P		
Hotel/conference center										P		
Automobile sales									P	N		
Adult business uses								N	SE	N		
Professional studios									P			
Day-care center (child and adult)									C	P		
Animal hospital, vet facility, commercial	P								SE	SE	C	SE

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kennel												
Convenience store/mini-mart									C			
Commercial parking facilities									SE			
Wholesale sales									SE	P		
Wholesale business/storage and warehouse establishment (enclosed)										C	P	P
Outdoor storage										C		P
Personal storage facility										N	P	P
Research establishment and lab or product test and development										P	C	
Industrial Uses												
Manufacturing: electronics											P	SE
Manufacturing: appliances											P	SE
Manufacturing: motor vehicles/aircraft/boats											P	SE
Manufacturing: furniture											P	SE
Manufacturing: textile/shoes/upholstery											P	SE
Manufacturing: toy and recreations goods											P	SE
Warehouse retail goods and produce											P	P
Wholesale operations											P	P
Freight terminals and rail yards											P	P
Beverage bottling/canneries/food processing											P	SE
Tool and die or metal fabrication											P	
Dry-cleaning plants											P	P
Printing											P	
Lumber yard or mill											P	
Junkyards											SE	
Quarries											SE	
Fuel storage (above or below ground)											SE	
Utilities											SE	
Landfills											SE	
Sewage treatment plants											SE	
Resource recovery facilities											SE	N
Concrete and asphalt plants											SE	
Petroleum refining											SE	
Slaughterhouses											SE	
Industrial parks											C	
Explosives (manufacturing/warehouse/wholesale)											C	
Heavy commercial uses (enclosed)												P
Heavy commercial uses (not enclosed)												P
Public transportation terminal											SE	
General industrial uses (enclosed)												SE
Airport/heliport											SE	
General contracting											P	
Energy production facility (fossil fuel, biomass, wind, solar, nuclear)											SE	

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General Accessory Uses/Miscellaneous Uses												
No-impact home-based business	P		P	P	P	P	P					
Home occupation	P		P	P	P	P	P					
Home business	C		C					P				
Billboards											SE	
Communication towers (new)	SE										C	
Cell tower antenna	SE										C	
Antenna replacement/collocation	P		P	P	P	P	P	P	P	P	P	P
Any other use not permitted in any district by right, SE, or conditional use											SE	

P = Permitted Use

SE = Special Exception Use (Zoning Hearing Board approval required)

C = Conditional Use (BOS Hearing approval required)

N = Not Permitted