

ZONING

27 Attachment 1

Township of Richland

Table 1: District Designations

[Amended by Ord. 464, 4/3/2013, § IB; by Ord. 482, 11/18/2015; by Ord. 493, 5/17/2017; by Ord. No. 509, 11/4/2020; by Ord. No. 517, 3/16/2022; and by Ord. No. 518, 5/18/2022]

P Permitted Use	RR Rural Residential	CM Commerce/Industry
S Use by Special Exception	RA/RL One- Acre/Low-Intensity Residential	M Restricted Light Industrial
C Conditional Use	RM Medium-Intensity Residential	MU Mixed Use
	RH High-Intensity Residential	PCO Planned Campus Overlay
	NC Neighborhood Commercial	Rt8 Route 8 Overlay
	CC Community Commercial	PRD Planned Residential Development

Use	Residential				Nonresidential				MU	PCO	RT 8	PRD	
	RR	RA/RL	RM	RH	NC	CC	CM	M					
Residential Use													
1 All other uses (uses not listed)							S	S					1
2 Apartment building				P	S				P	C			2
3 Convalescent-care facility	S	S	S		S	P			S	C	S		3
4 Garden apartment				P					P	C			4
5 Group-care home	S				P	P	P	P	P	C			5
6 Halfway house	S				S	S			S				6
7 Life-care facility/senior living community					S	P			S	C			7
8 Nursing home/personal-care home	S	S	S		S	P			S	C	S	See § 27-601	8
9 Quad-plex			P	P					S	C	P		9
10 Rooming house or boardinghouse	S	S	S	S	P	P	P	P	P	C	S		10
11 Single-family dwelling	P	P	P	P	S	S	S	S	P	C	P		11
12 Townhouse				P					P	C			12
13 Two-family dwelling		S	P	P					P	C	P		13

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Use	Residential				Nonresidential				MU	PCO	RT 8	PRD	
	RR	RA/RL	RM	RH	NC	CC	CM	M					
Nonresidential Use													
1	All other uses (uses not listed)						S	S					1
2	Adult theater						S	S					2
3	Alcohol rehabilitation facility						P						3
4	Bakery				S	P	P	P	S				4
5	Bank/financial institution					P	P	P	S				5
6	Bed-and-breakfast	S	S	P	P	P			P	P	S		6
7	Billboard							S					7
8	Boarding kennel	S					S	P					8
9	Brewery (micro)					S	S	P	S				9
9.1	Brewpub				S	P	P	P	S				
10	Business services				P	P	P	P	P		S		10
11	Car wash					S	P	P					11
12	Cemetery	S	S				S		S	C			12
13	Cinema (movie theater, not including adult theater)					P	P	P					13
14	(Reserved)												
15	(Reserved)												
16	Consumer/personal services				P	P	P	P	P				16
17	Contractor yard or material storage facility					S	P	P	S				17
18	Convenience store, including gas and/or energy recharge station				S	P	P	P	P				18
19	Convenience store, not including gas and/or energy recharge station				P	P	P	P	P				19
20	Country club/golf course	S	S	S	S		S	P	P		C		20
21	Crematorium						S	S					21

See § 27-601

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Use	Residential				Nonresidential				MU	PCO	RT 8	PRD	
	RR	RA/RL	RM	RH	NC	CC	CM	M					
22					P	P			P	P	S	See § 27-601	22
23					P	P			P	P			23
24	S	S	S	S					P	P			24
25						S	P						25
26							P	P					26
27						S	P	P					27
28	S					S	P	P		C			28
29					P	P	P	P	P				29
30						S	S	P					30
31	S	S	S	S	S	P	P	P	P				31
32	P	P	P	P	P	P	P	P	P	P			32
33	S	S				S							33
34	P	S								P			34
35	P	S								P			35
36	P	S			S	P	P	P	S				36
37							S	S					37
38						S	P	P					38
39	P	P	P	P	P	P	P	P	P	P			39
39.1						P							39.1
40						P	P	P					40
41					P	P	P	P	P				41
42					S	S		S					42
43							S	S				43	
44					S	P	P	P	S			44	
45					P	P			P			45	
46						P	P	P				46	
47						P	P	P				47	
48						S	P	P				48	
49	S	S	S	S	P	P	P	P	S	C	S	49	
50	P	P	P	P	P	P	P	P	P	P	P	50	
51	S					P	P			C		51	
52						P	P	P	S			52	

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Use	Residential				Nonresidential				MU	PCO	RT 8	PRD	
	RR	RA/RL	RM	RH	NC	CC	CM	M					
53								S					53
54							S	P					54
55									S				55
56						S	P	P					56
57								S					57
58						P	P	P					58
59							P	P					59
60						S			S				60
60.1						P							60.1
61								P					61
62							S	P					62
63						P	P	P					63
63.1						P							63.1
63.2								P					63.2
64			S	S									64
65	P	P	P	P	P	P	P	P	P	P			65
65.1								P ¹					
65.2								P ¹					
66						P	S						66
67					P	P	P	P	P		S		67
68					P	P	P	P	P	C	S		68
69	S						S	S					69
70							P	P					70
71						S	S	S					71
72						P	P	P		C			72
73						P	P	P	S				73
74a						P	P	P	S	C			74a
74b						P	P	P	S	C			74b
75						P	P	P	P				75

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Use	Residential				Nonresidential				MU	PCO	RT 8	PRD		
	RR	RA/RL	RM	RH	NC	CC	CM	M						
76	Place of worship and/or assembly	S	S	S	S	S	S	S	S	S	C	S		76
77	Planned nonresidential development					S	S	S	S	S				77
78	Post office					S	P	S	S	P				78
79	Power plant								S					79
80	Private club					S	P	P	P	S				80
81	Public park/open space, playground and municipal recreation facility	S	S	S	S	P	P	P	P	P	P			81
82	Public/private utility buildings	S	S	S	S	P	P	P	P	S				82
83	Recreation facility, large-scale indoor (private and semiprivate)						S	P	P	S	C			83
84	Recreation facility, outdoor (private and semiprivate)						S	P		S	C			84
85	Recreation facility, small-scale indoor (private and semiprivate)					S	P	P	P	S	C			85
86	Rectory	S	S	S	S					S		S		86
87	Rehabilitation facility					S	P			S				87
88	Rendering facility								S					88
89	Research and development facility					S	P	P	S					89
90	Restaurant, high-turnover					S	P	P	S					90
91	Restaurant, low-turnover					S	P	P	P	P				91
92	Restaurant, take-out					P	P	P	P	P				92
93	Retail store (>20,000 square feet)					S	S	S	S	S				93
94	Retail store (<5,000 square feet)					P	P	P	P	P				94
95	Retail store (5,000 square feet to 20,000 square feet)					P	P	P	P	S				95
96	School, academic	S	S	S	S						C			96
97	School, commercial					S	S	P	P	S				97
98	Senior center					P	P			P	P	S		98

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Use	Residential				Nonresidential				MU	PCO	RT 8	PRD		
	RR	RA/RL	RM	RH	NC	CC	CM	M						
99 Sexually oriented business								S						99
100 Shooting range, indoor							S	S						100
101 Social service agency					S	P			S	P				101
102 Storage facility (self-storage/portable storage)							S	P						102
103 Tavern					S	P	P	P	S					103
104 Tree farm/wholesale landscape	S						P	P	S					104
105 Truck terminal								P						105
106 Turnpike convenience facility	S						S							106
107 Vehicle rental facility							S	P	P	S				107
108 Vehicle repair and service station							S	P	P	S				108
109 Vehicle sales							S	P	P	S				109
110 Vehicle sales, repair and maintenance with gasoline/energy recharge							S	P	P	S				110
111 Vehicle sales, repair and maintenance without gasoline/energy recharge							S	P	P	S				111
112 Veterinary clinic/hospital	S				P	P	P	P	P			S		112
113 Vineyard/orchard	S	S												113
114 Warehouse								P						114
115 Water tower	S	S	S	S	S	S	S	S	S	C				115
116 Wholesale business							S	P	P					116
117 Winery	S	S					P			S				117
118 Wireless communications facilities														118
A. Tower-based wireless communications facility (see § 27-513)	SE	N	N	N	SE	SE	SE	SE	SE	SE	N	N		
B. Collocated wireless communications facility (see § 27-513)	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE		
C. Small wireless communications facility (see § 27-513)	P	P	P	P	P	P	P	P	P	P	P	P		

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Use	Residential				Nonresidential				MU	PCO	RT 8	PRD		
	RR	RA/RL	RM	RH	NC	CC	CM	M						
119	Woodworking or cabinetry business						S	P	P	S				119
120	Uses not listed (all other uses)							S	S					120

NOTES:

¹ Provided that such plants may not be primarily powered by diesel, oil- or gasoline-generated power.