

ZONING

195 Attachment 1

Township of Warwick

§ 195-15, Table of Use of Regulations Township of Warwick

[Amended 3-7-2011 by Ord. No. 2011-1; 11-7-2011 by Ord. No. 2011-12; 4-2-2012 by Ord. No. 2012-3; 5-20-2019 by Ord. No. 2019-1; 6-18-2018 by Ord. No. 2018-1; 4-20-2020 by Ord. No. 2020-1; 10-18-2021 by Ord. No. 2021-02]

Key:

P – Permitted use

N – Not permitted use

SE – Permitted use only by special exception

C – Permitted use only by conditional use

| | RA | R1 | R1a | R2 | RR | RG | MF1 | MF2 | VC | VC 2 | C1 | C2 | C3 | O | LI |
|---------------------------------------|-----|----|-----|----|----|----|-----|-----|----|---------|----|----|----|---|----|
| A. Agricultural Uses | | | | | | | | | | | | | | | |
| A1 General farming | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P |
| A2 Farm unit | P | P | P | P | P | P | N | N | N | N | N | N | N | N | N |
| A3 Agricultural retail | P | P | N | P | P | P | P | P | N | N | N | N | N | P | N |
| A4 Intensive agriculture | P | N | N | P | N | P | N | N | N | N | N | N | N | N | N |
| A5 Commercial forestry | P | P | P | P | P | P | P | P | P | N | P | P | P | P | P |
| A6 Nursery | P | P | N | P | P | P | P | P | P | P | P | P | P | P | N |
| A7 Farm support facility | P | N | N | P | N | P | N | N | N | N | N | N | N | N | N |
| A8 Kennel – commercial | N | N | N | P | N | N | N | N | N | N | P | P | N | N | P |
| A9 Riding academy | P | N | N | P | P | P | N | N | N | N | N | N | N | N | N |
| A10 Kennel – noncommercial | P | P | N | P | P | P | N | N | N | N | N | N | N | N | N |
| A11 Accessory Farm Business | P | P | N | P | P | P | P | P | N | N | N | N | N | N | N |
| B. Residential Uses | | | | | | | | | | | | | | | |
| B1 Single-family detached dwelling | P** | P | P | P | P | P | P | P | N | N | N | N | N | P | N |
| B1a Single-family semidetached (twin) | N | N | N | N | N | N | P | P | N | N | N | N | P | P | N |

WARWICK CODE

| | RA | R1 | R1a | R2 | RR | RG | MF1 | MF2 | VC | VC 2 | C1 | C2 | C3 | O | LI |
|--|-----|----|-----|----|----|----|-----|-----|----|---------|----|----|----|----|----|
| B1b Two-family detached (duplex) | N | N | N | N | N | N | P | P | N | N | N | N | P | P | N |
| B2 Cluster subdivision | C** | C | N | C | N | N | N | N | N | N | N | N | N | N | N |
| B3 Performance standard development | N | N | N | N | N | N | C | C | N | N | N | N | P | P | N |
| B4 Boarding or rooming house | N | N | N | N | N | N | N | N | C | C | N | N | N | N | N |
| B5 Community treatment facility | N | SE | SE | SE | SE | SE | SE | SE | N | N | N | N | N | SE | N |
| B6 Retirement community | N | N | N | C | N | N | N | N | N | N | P | N | N | N | N |
| B7 Residential conversion | N | N | N | N | N | N | N | N | SE | SE | SE | SE | SE | SE | N |
| B8 Accessory family apartment | SE | SE | SE | SE | SE | SE | N | N | N | N | N | N | N | SE | N |
| B9 Golf course community | N | N | N | N | N | C | N | N | N | N | N | N | N | N | N |
| B10 Home occupation | | | | | | | | | | | | | | | |
| B10a Professional offices | P | SE | SE | P | SE | P | SE | SE | N | N | N | N | N | P | N |
| B10b Personal services | P | SE | SE | P | SE | P | SE | SE | N | N | N | N | N | SE | N |
| B10c Instructional services | P | SE | SE | P | SE | P | SE | SE | N | N | N | N | N | SE | N |
| B10d Home crafts | P | P | P | P | P | P | P | P | N | N | N | N | N | P | N |
| B10e Trades/business | SE | SE | SE | SE | SE | SE | SE | SE | N | N | N | N | N | SE | N |
| B10f Repair service | SE | SE | SE | SE | SE | SE | SE | SE | N | N | N | N | N | SE | N |
| B10g Family day-care | SE | SE | SE | SE | SE | SE | SE | SE | N | N | SE | SE | SE | SE | SE |
| B10h No-impact home-based business | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P |
| B11 Bed-and-breakfast | P | P | P | P | P | P | P | P | P | P | N | N | P | P | N |
| B12 Residential accessory building structure | P | P | P | P | P | P | P | P | N | N | N | N | P | P | N |
| C. Institutional Uses | | | | | | | | | | | | | | | |
| C1 Neighborhood place of worship | P | P | P | SE | SE | SE | N | N | P | P | P | P | P | N | N |
| C2 Community place of worship | SE | SE | SE | N | N | N | N | N | P | P | P | P | P | N | N |
| C3 School | P | P | P | P | P | P | N | N | P | P | N | N | N | N | N |

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|---|----|----|-----|----|----|----|-----|-----|----|---------|----|----|----|----|----|
| C4 Library/museum | SE | SE | SE | SE | SE | SE | N | N | P | P | P | P | P | N | N |
| C5 Hospital | N | N | SE | SE | SE | SE | N | N | N | N | P | P | P | N | P |
| C6 Continuing care facility/assisted living | SE | N | SE | SE | SE | SE | N | N | N | N | P | P | P | N | P |
| C7 Skilled-care/nursing home | SE | N | N | SE | SE | SE | N | N | N | N | P | P | P | N | P |
| C8 Cemetery | SE | SE | SE | SE | SE | SE | N | N | N | N | N | N | N | N | N |
| C9 Municipal use | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P |
| D. Recreational Uses | | | | | | | | | | | | | | | |
| D1 Recreational facility | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P |
| D2 Private club | SE | SE | N | SE | SE | SE | SE | SE | P | N | N | N | SE | SE | N |
| D3 Community center | SE | SE | N | SE | SE | SE | SE | SE | P | P | P | P | SE | SE | N |
| D4 Golf course | SE | N | N | SE | N | SE | N | N | N | N | N | N | N | N | N |
| D5 Camp | SE | N | N | SE | N | SE | N | N | N | N | N | N | N | N | N |
| D6 Miscellaneous golf | SE | N | N | SE | N | SE | N | N | P | P | P | P | N | N | N |
| E. Utility Uses | | | | | | | | | | | | | | | |
| E1 Utility/public services | SE | SE | SE | SE | SE | SE | SE | SE | N | N | SE | SE | SE | SE | SE |
| E2 Emergency services | N | SE | SE | P | SE | SE | SE | SE | P | P | P | P | SE | SE | P |
| E3 Terminal | N | N | N | N | N | N | N | N | N | N | N | N | N | N | C |
| E4 Airport/heliport | C | C | C | C | C | C | C | C | N | N | N | N | N | N | SE |
| E5 Large-scale solar energy system | N | N | N | N | N | N | N | N | N | N | N | N | N | N | SE |
| F. Office Uses | | | | | | | | | | | | | | | |
| F1 Medical office | N | N | N | N | N | N | N | N | P | P | P | P | P | P | P |
| F2 Veterinary office | SE | N | N | SE | N | N | N | N | P | P | P | P | P | P | P |
| F3 Office | N | N | N | N | N | N | N | N | P | P | P | P | P | P | P |
| F4 Business park | N | N | N | N | N | N | N | N | P | P | N | N | N | C | C |
| G. Commercial Consumer Uses | | | | | | | | | | | | | | | |
| G1 Commercial school | N | N | N | N | N | N | N | N | P | P | SE | SE | SE | N | SE |
| G2 Day-care center | N | N | N | SE | N | N | N | N | P | P | P | SE | SE | SE | SE |
| G3 Retail store | N | N | N | N | N | N | N | N | P | P | P | P | P | N | N |

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|--|-------|----|-----|----|-------|----|-----|-------|----|---------|----|----|----|-------|----|
| G4 Adult commercial | N | N | N | N | N | N | N | N | N | N | N | N | N | N | SE |
| G5 Village-oriented shop/service business | N | N | N | N | N | N | N | N | P | P | P | P | P | N | N |
| G6 Adult day care | N | N | N | N | N | N | N | N | P | P | P | P | P | N | P |
| G7 Financial establishment | N | N | N | N | N | N | N | N | P | P | P | P | P | N | N |
| G8 Funeral home | N | N | N | N | N | N | N | N | P | P | P | P | P | N | N |
| G9 Eating place | N | N | N | N | N | N | N | N | P | P | P | P | P | N | N |
| G10 Drive-ins/eating places | N | N | N | N | N | N | N | N | N | N | C | P | P | N | N |
| G11 Tavern | N | N | N | N | N | N | N | N | P | P | P | P | P | N | N |
| G12 Repair shop | N | N | N | N | N | N | N | N | N | N | P | P | P | N | P |
| G13 (Reserved) | | | | | | | | | | | | | | | |
| G14 Theater | N | N | N | N | N | N | N | N | P | P | P | P | N | N | N |
| G15 Indoor athletic club | N | N | N | N | N | N | N | N | P | P | P | P | N | N | P |
| G16 Amusement hall/arcade | N | N | N | N | N | N | N | N | P | N | SE | SE | SE | N | N |
| G17 Outdoor entertainment | N | N | N | N | N | N | N | N | N | N | C | SE | P | N | P |
| G18 (Reserved) | | | | | | | | | | | | | | | |
| G19 Motel/hotel | N | N | N | N | N | N | N | N | N | N | C | P | P | N | SE |
| G20 Billboard | SE*** | N | N | N | SE*** | N | N | SE*** | N | N | N | N | N | SE*** | N |
| G21 Convenience store | N | N | N | N | N | N | N | N | N | P | N | N | N | N | N |
| G22 Service station/car-washing facility | N | N | N | N | N | N | N | N | N | N | C | P | P | N | SE |
| G23 Vehicular sales | N | N | N | N | N | N | N | N | N | N | C | P | P | N | P |
| G24 Vehicular repair | N | N | N | N | N | N | N | N | N | N | C | P | P | N | P |
| G25 Vehicular accessories | N | N | N | N | N | N | N | N | N | N | C | P | P | N | P |
| G26 Heavy equipment/farm equipment sale | N | N | N | N | N | N | N | N | N | N | C | SE | P | N | P |
| G27 Shopping center | N | N | N | N | N | N | N | N | N | N | P | P | P | N | N |
| G28 Miniwarehouse | N | N | N | N | N | N | N | N | N | N | C | P | P | N | SE |
| G29 Dwelling in combination | N | N | N | N | N | N | N | N | P | P | SE | SE | SE | N | N |
| G30 Nonresidential conversion | N | N | N | N | N | N | N | N | N | N | SE | SE | SE | P | P |

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|---|----|----|-----|----|----|----|-----|-----|----|---------|----|----|----|---|----|
| G31 Drug store with drive-through service | N | N | N | N | N | N | N | N | N | P | P | P | P | N | N |
| G32 Garden center | N | N | N | N | N | N | N | N | N | N | C | P | P | N | N |
| G33 Consumer fireworks | N | N | N | N | N | N | N | N | N | N | N | N | N | N | P |
| H. Industrial Uses | | | | | | | | | | | | | | | |
| H1 Manufacturing | N | N | N | N | N | N | N | N | N | N | N | N | N | N | P |
| H2 Research | N | N | N | N | N | N | N | N | N | N | N | N | N | P | P |
| H3 Wholesale/storage/warehousing | N | N | N | N | N | N | N | N | N | N | C | P | C | N | P |
| H4 Printing | N | N | N | N | N | N | N | N | N | N | C | P | C | N | P |
| H5 Contracting | N | N | N | N | N | N | N | N | N | N | C | P | C | N | P |
| H6 Truck terminal | N | N | N | N | N | N | N | N | N | N | C | SE | C | N | P |
| H7 Crafts | N | N | N | N | N | N | N | N | P | P | P | P | P | N | P |
| H8 Lumber yard | N | N | N | N | N | N | N | N | N | N | C | P | C | N | P |
| H9 Mill | N | N | N | N | N | N | N | N | N | N | N | N | N | N | P |
| H10 Fuel storage/distribution | N | N | N | N | N | N | N | N | N | N | N | N | N | N | SE |
| H11 Auto salvage recycling center | N | N | N | N | N | N | N | N | N | N | N | N | N | N | SE |
| H12 Extractive operations | N | N | N | N | N | N | N | N | N | N | N | N | N | N | C |
| H13 Industrial park | N | N | N | N | N | N | N | N | N | N | N | N | N | N | P |
| H14 Resource recovery facility | N | N | N | N | N | N | N | N | N | N | N | N | N | N | C |
| H15 Solid waste landfill | N | N | N | N | N | N | N | N | N | N | N | N | N | N | C |
| H16 Flex space | N | N | N | N | N | N | N | N | N | N | P | P | P | P | P |
| H17 Trash transfer station | N | N | N | N | N | N | N | N | N | N | N | N | N | N | C |
| H18 Gas and oil recovery | N | N | N | N | N | N | N | N | N | N | N | N | N | N | C |
| I. General Accessory Uses | | | | | | | | | | | | | | | |
| I1 Nonresidential accessory building | N | N | N | N | N | N | N | N | N | N | P | P | P | P | P |
| I2 Outside storage or display | N | N | N | N | N | N | N | N | N | N | P | P | P | N | P |
| I3 Temporary use structure | P | P | P | P | P | P | P | P | N | N | SE | SE | SE | N | SE |

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|-------------------------------------|-----------|-----------|------------|-----------|-----------|-----------|------------|------------|-----------|-----------------|-----------|-----------|-----------|----------|-----------|
| I4 Temporary community event | N | N | N | N | N | N | N | N | N | N | P | P | P | N | P |
| I5 Accessory heliport | N | N | N | N | N | N | N | N | N | N | N | N | N | N | SE |
| I6 Accessory landing field | N | N | N | N | N | N | N | N | N | N | N | N | N | N | C |
| I7 Tower/masts, etc. | P | N | P | P | P | P | P | P | N | N | N | N | P | N | SE |
| I8 Commercial accessory office | N | N | N | N | N | N | N | N | P | P | P | P | P | P | P |
| I9 Accessory retail use | N | N | N | N | N | N | N | N | P | P | P | P | N | N | P |
| I10 Geothermal energy system | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P |
| I11 Wind energy conversion system | C | C | C | C | C | C | C | C | C | N | N | N | N | N | C |
| I12 Small-scale solar energy system | P | P | P | P | P | P | P | P | N | N | N | N | N | N | P |
| I13 Outdoor furnace | SE | SE | SE | SE | SE | SE | SE | SE | SE | N | N | N | N | N | SE |

- * All buildings in the VC and VC 2 Districts in excess of 3,500 square feet shall be permitted by conditional use only. Mixed uses on a single parcel are permitted, conditional use only in the VC 2 District.
- ** For tracts in excess of 20 acres in the RA Zoning District, Use B2 is mandatory and Use B1 is not permitted.
- *** Billboards shall be located only along York Road (State Route 263) between School Road and Sugar Bottom Road.