

ZONING

27 Attachment 4

Township of Smith

TABLE OF AUTHORIZED USES

[Ord. 2007-2, 5/22/2007; Ord. 2010-3, 9/1/2010; Ord. 2013-1, 9/9/2013; Ord. 2015-8, 9/21/2015; Ord. No. 2018-1, 7/16/2018; Ord. No. 2023-2, 4/17/2023; Ord. No. 2024-5, 11/12/2024; Ord. No. 2025-2, 8/18/2025]

USE	CONSERVATION	RESIDENTIAL			BUSINESS	INDUSTRIAL
	C-D	A-1	R-1	R-V	B-1	I-1
<b>PRINCIPAL USES</b>						
Academic clinical research center	N	N	N	N	CU	CU
Adult businesses	N	N	N	N	N	CU
Agriculture	P	P	N	N	N	N
Airport	N	CU	N	N	N	N
Animal hospital	N	SE	N	N	SE	N
Apartment in combination with business	N	N	N	N	CU	N
Automobile service station	N	N	N	N	P	N
Banks and financial institutions	N	N	N	N	P	N
Bar or tavern	N	N	N	N	P	P
Bed-and-breakfast	N	N	SE	N	N	N
Billboards	N	N	N	N	N	SE
Boarding stable	N	P	N	N	N	N
Business or professional offices	N	N	N	N	P	P
Business services	N+	N	N	N	P	P
Car wash	N	N	N	N	SE	N
Cemetery	CU	CU	CU	N	N	N
Certified small temporary water facility	P	P	N	N	N	P
Certified water storage facilities (small, medium, large and MLVTs)	CU	CU	N	N	N	CU
Churches	N	P	P	P	N	N
Commercial recreation	N	N	N	N	P	P
<b>NOTE:</b> This table is not complete in every detail and must be used in conjunction with Parts 4 through 10. Where there is a conflict, Parts 4 through 10 supersede this table.						
<b>P = Permitted                  CU = Conditional Use                  SE = Special Exception                  N = Not Permitted</b>						

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	C-D	A-1	R-1	R-V	B-1	I-1
<b>PRINCIPAL USES (continued)</b>						
Commercial school	N	N	N	N	P	P
Communications antenna mounted on an existing building, public utility storage or transmission structure or existing communications tower	P	P	N	N	N	P
Communications antenna mounted on an existing building, public utility storage or transmission structure	P	P	P	N	P	P
Communications tower	SE	SE	N	N	N	SE
Comparable uses not specifically listed	N	N	N	N	SE	SE
Compressor station	CU	CU	N	N	N	CU
Contracting business	N	N	N	N	P	P
Contractor's yard	N	N	N	N	CU	P
Convenience store	N	N	N	N	P	N
Data center	CU	N	N	N	N	CU
Day-care center	N	N	N	SE	P	N
Day-care center or preschool facility in a church or school	N	SE	SE	N	N	N
Equestrian center	N	CU	N	N	N	N
Essential services	P	P	P	P	P	P
Forestry	P	P	P	P	P	N
Funeral home	N	N	N	N	SE	N
Garden apartments	N	N	N	CU	N	N
Garden apartments existing on the date of adoption of this chapter	N	N	N	N	P	N
Garden nursery	N	P	N	N	P	P
Golf course; golf or country club	N	SE	N	N	N	N
Greenhouse	N	P	N	N	N	N
Heavy manufacturing	N	N	N	N	N	P
Hospital	N	N	CU	N	N	N
Indoor amusement	N	N	N	N	P	N
Junkyard; salvage yard	N	N	N	N	N	CU
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<b>PRINCIPAL USES (continued)</b>						
Kennel	N	P	N	N	N	N
Landfill	N	N	N	N	N	CU
Laundromat	N	N	N	N	P	N
Light manufacturing	N	N	N	N	CU	P
Medical clinic	N	N	CU	CU	CU	N
Medical marijuana dispensary	N	N	N	N	CU	CU
Medical marijuana grower/processor	N	N	N	N	CU	CU
Medical marijuana laboratory	N	N	N	N	CU	CU
Medical marijuana transport vehicle service	N	N	N	N	CU	CU
Mineral extraction	CU	CU	N	N	N	CU
Mini-warehouse/self-storage facility	N	N	N	N	SE	P
Mobile home park	N	CU	N	N	N	N
Mobile home sales, service and storage	N	N	N	N	SE	N
Motel/hotel	N	N	N	N	P	N
Noncommercial recreation	SE	SE	SE	SE	N	N
Nursing home	N	N	CU	CU	CU	N
Oil and gas development	CU	CU	N	N	N	CU
Oil and gas pipelines	P	P	N	N	N	P
Personal-care boarding home	N	N	SE	SE	N	N
Personal services	N	N	N	N	P	N
Pet grooming	N	P	N	N	P	N
Planned residential development	N	N	CU	N	N	N
Principal solar energy system & battery energy storage system	CU				CU	CU
Private club	N	N	N	SE	SE	N
Processing plant	N	CU	N	N	N	CU
Public building	P	P	P	P	P	N
Public parking garage	N	N	N	N	CU	N
Public parking lot	N	N	N	N	CU	N
Public recreation	P	P	P	P	P	N
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<b>PRINCIPAL USES (continued)</b>						
Public utility installation	N	SE	SE	SE	SE	P
Public utility installation/substation	CU	CU	SE	SE	SE	CU
Recreational vehicle park	CU	CU				
Reentry drilling	P	P	N	N	N	P
Reentry-related operations	CU	CU	N	N	N	CU
Repair shop	N	N	N	N	P	P
Research and development	N	N	N	N	N	P
Restaurant, including fast-food	N	N	N	N	P	P
Retail businesses	N	N	N	N	P	N
Riding academy	N	SE	N	N	N	N
School, public or private	N	P	P	P	N	N
Shooting range	CU	CU	N	N	N	N
Shopping center	N	N	N	N	P	N
Single-family dwellings	P	P	P	P	N	N
Single-family dwellings existing on the date of adoption of this chapter	P	P	P	P	P	N
Sportsmen's club	N	CU	N	N	N	N
Storage depot(s)	CU	CU	N	N	N	CU
Supply yard	N	N	N	N	N	P
Temporary housing for well site workers	P	P	N	N	N	P
Temporary use or structure, other than a temporary construction trailer, model home or sales office	N	SE	N	N	SE	SE
Townhouses	N	N	N	CU	N	N
Traffic control sites	P	P	N	N	N	P
Truck and heavy equipment rental, sales and service	N	N	N	N	P	P
Truck staging area(s)	CU	CU	N	N	N	CU
Truck terminal	N	N	N	N	N	CU
Two-family dwelling	N	N	N	P	N	N
Vehicle accessory sales and installation	N	N	N	N	P	N
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<b>PRINCIPAL USES (continued)</b>						
Vehicle rental, sales and service	N	N	N	N	P	P
Vehicle repair garage	N	N	N	N	SE	P
Warehousing and distribution	N	N	N	N	N	P
Wholesale business	N	N	N	N	CU	P
Wind power generating facility	N	CU	N	N	N	N
<b>ACCESSORY USES</b>	<b>C-D</b>	<b>A-1</b>	<b>R-1</b>	<b>R-V</b>	<b>B-1</b>	<b>I-1</b>
Accessory solar energy system	P	P	P	P	P	P
Accessory structures	P	P	P	P	N	N
Bed-and-breakfast	N	SE	N	SE	N	N
Drive-through facilities	N	N	N	N	P	N
Family day-care home	N	SE	SE	SE	N	N
Home occupation	N	SE	SE	SE	N	N
No-impact home-based business	P	P	P	P	N	N
Off-street parking and loading	P	P	P	P	P	P
On-site sales accessory to a farm	N	P	P	N	N	N
Private residential swimming pools	P	P	P	P	N	N
Private stable	N	P	N	N	N	N
Private-use helipad or private landing strip	N	SE	N	N	N	N
Signs	P	P	P	P	P	P
Temporary construction trailer, model home or sales office	N	P	P	P	P	P
Wind power generating facility, private	N	SE	N	N	N	N
Other accessory uses customarily incidental to and on the same lot with a permitted use, conditional use or use by special exception authorized in this district	P	P	P	P	P	P
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