

# ZONING

## 420 Attachment 1

### Township of Robinson

#### Exhibit A, Table of Authorized Uses

[Amended 1-10-2022 by Ord. No. 01-2022; 6-13-2022 by Ord. No. 03-2022; 10-10-2022 by Ord. No. 04-2022]

Use Category	Zoning District								Code Reference
	PP: Permitted Principal Uses				PA: Permitted Accessory Uses				
	C: Conditional Uses				SE: Special Exceptions				
	+Only a single principal use or principal building is permitted per lot								
	SC	A	R-1A	R-1B	R-2	C <sup>1,2</sup>	LI <sup>2</sup>	I <sup>2,3,4</sup>	
Accessory buildings						PA	PA	PA	
Accessory buildings, agricultural and residential	PA	PA	PA						
Accessory buildings, residential				PA	PA				
Accessory day care for employees							PA		
Accessory eating and drinking place for a motel or hotel							PA		
Accessory solar energy system	PA	PA	PA	PA	PA	PA	PA	PA	
Agricultural services		C					PP	PP	§ 420-314
Agriculture	PP	PP	PP						
Bed-and-breakfast	PP	PP	PP						
Bottle clubs								SE	§ 420-328
Bulk fuel storage yard								C	§ 420-329
Business, farm and home-based		PA	PA						§ 420-307
Business, home-based (no-impact)	PA	PA	PA	PA	PA	PA			
Business, neighborhood				SE	SE	C			§ 420-311
Car washes, auto sales, service and repair, and equipment sales and rental						C			§ 420-320
Cemeteries	SE	SE							§ 420-301
Combined cycle gas turbine electric generation using processed natural gas								P	
Commercial recreation						SE		SE	§ 420-303
Commercial recreation, intensive outdoor	C								§ 420-303
Communications towers	SE						C	C	§ 420-306
Contractors garage or yard						C	C		§ 420-322
Convenience store, gas station, and alternative fuel service station						C	C	PP	§ 420-315
Corporate office							PP	PP	

ROBINSON CODE

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Correctional facility/halfway house								SE	§ 420-331
Crematoriums							SE		§ 420-345
Day-care services	SE	C	SE	SE	SE	C			§ 420-316
Dwelling, duplex					C				
Dwelling, multifamily					C				
Dwelling, townhouse					C				
Eating and drinking places						C+	C		
Essential services	PP	PP	PP	PP	PP	PP	PP	PP	
Essential services (wholesale or private)	C	C	C	C	C	C	C	C	§ 420-338
Flea market								C	§ 420-330
Forestry and timbering	PP	PP	PP	PP	PP	PP	PP	PP	§ 420-341
Funeral homes						PP+			
Golf courses, golf or country clubs			SE	SE					§ 420-343
Heavy industry								C	§ 420-332
Home occupations	PP	PP	PP	PP	PP	PP			§ 420-340
Hotel or motel							C		
Kennels		SE							§ 420-343
Landscaping supply and materials						C			§ 420-321
Light manufacturing, warehousing and truck terminals and wholesale businesses						C	PP	PP	§ 420-319
Medical marijuana dispensary						C	C		§ 420-339
Medical marijuana grower/processor								C	§ 420-337
Mining and mineral extraction		C						C	§ 420-308
Mobile home park			C		C				§ 420-317
Municipal facility		PP	PP	PP	PP	PP	PP	PP	
Natural gas compressor station or natural gas processing plant		C	C			C	C	C	§ 420-335
Natural gas metering station		PP	PP			PP	PP	PP	
Oil and gas, impoundments		C	C				C	C	§ 420-342
Oil and gas, subsurface facilities and activities	PP	PP	PP	PP	PP	PP	PP	PP	§ 420-342
Oil and gas, well site development	C	PP	PP			C	PP	PP	§ 420-342
One single-family detached dwelling per lot	PP	PP	PP	PP	PP				
Personal care homes and group care facilities					PP				§ 420-313

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Place of worship	PP	PP	PP	PP	PP	PP+	PP	PP	
Planned business park							PP	PP	§ 420-325
Planned residential development			SE	C	C				Article V
Principal solar energy system		C				C	C	C	
Private clubs	C		SE		C		C		§ 420-302
Professional office						PP+	PP	PP	
Public and private accredited schools, hospitals, and nursing homes				PP	PP		SE		§ 420-312
Public parks and recreation	PP	PP	PP	PP	PP				
Public utility offices								PP	
Recreational campgrounds	C								§ 420-304
Research and laboratories							C	C	
Retail sales building of greater than 5,000 feet gross floor area						C			§ 420-323
Salvage yards and recycling centers								C	§ 420-333
Sawmills	C	C							§ 420-305
Self-service storage						PP			§ 420-324
Sexually oriented business								SE	§ 420-326
Shopping centers and/or multiple commercial buildings or uses on a single lot						C	C		§ 420-336
Signs, billboards							C	C	§ 420-408
Solid waste landfills								SE	§ 420-334
Specialized animal raising and care		C							§ 420-309
Sportsman's clubs	C	C					C		§ 420-310
Taverns						C	C		
Temporary housing for well site workers		PA	PA			PA	PA	PA	
Veterinary clinic		C				PP+			§ 420-327
Water recycling/hydro recovery facilities						C	C	C	

<sup>1</sup> Multiple commercial uses on a lot or multiple commercial structures or buildings shall be a conditional use in this district.

<sup>2</sup> "Comparable uses not specifically listed" is included in the list of uses by special exception in the zoning district, subject to the applicable general standards, and express standards of § 420-300A and B and criteria of § 420-300.

<sup>3</sup> Incorporates all LI principal permitted uses under I principal permitted uses.

<sup>4</sup> Only a single principal use or principal building is permitted per lot. Multiple commercial uses on a lot or multiple commercial structures or buildings shall be a conditional use in this district.