

ZONING

195 Attachment 1

Township of North Codorus

Table of Allowed Uses

§ 195-6(2)(a) Allowed Uses in Primarily Residential Zoning Districts
 [Amended 9-20-2016 by Ord. No. 272-09-2016; 10-15-2019 by Ord. No. 278-08-2019; 4-5-2022 by Ord. No. 285-04-2022]

KEY:

- P = Permitted by use right (zoning decision by Zoning Officer)
- SE = Special exception use (zoning decision by Zoning Hearing Board)
- N = Not permitted

Types of Uses (See definitions in Article II)	Zoning Districts				
	AP	RAC	R-1	R-2	R-3
[1] Residential Uses					
Single-family detached dwelling:	P	P	P	P	P
Open space development option in compliance with § 195-15.3	N	N	P	N	N
Single-family semidetached dwelling (side-by-side)	N	N	N	P	P
Single-family attached dwelling (townhouse)	N	N	N	P	P
Multifamily dwellings not including residential conversion of an existing building:					
– Only 2 dwelling units in a building, with one unit above the other	N	N	N	P	P
– 3 or more dwelling units in a building	N	N	N	P	P
Manufactured/mobile home park (§ 195-17)	N	N	N	N	SE
Boarding house (includes rooming house) (§ 195-17)	N	N	N	N	N
Group home within a lawful existing dwelling unit (§ 195-17), not including a treatment center or halfway house	P	P	P	P	P
Residential conversion, involving an existing agricultural barn or mill building of more than 600 square feet of building floor area into one or two dwelling units (§ 195-17E)	SE ¹	SE ¹	SE ¹	SE ¹	SE ¹
Residential conversion of an existing building to result in an increased number of dwelling units (§ 195-17E) (Other than as provided above; see also “in-law quarters” under accessory uses)	N	N	N	SE ²	SE ²
Temporary housing for farm workers (§ 195-17F)	SE	N	N	N	N
Dwelling unit involving housing of 2 or more state-registered sex offenders under Megan’s Law II or its successor law	N	N	N	N	N

NORTH CODORUS CODE

Types of Uses (See definitions in Article II)	Zoning Districts				
	AP	RAC	R-1	R-2	R-3
[2] Commercial Uses					
Agricultural equipment sales and service (§ 195-18B)	SE	SE	N	N	N
Banquet hall (§ 195-21)	SE	SE	N	N	N
Bed-and-breakfast inn (§ 195-21)	SE	SE	N	N	N
Betting use, in compliance with state law	P	P	P	P	P
Camp or campground (§ 195-19)	SE ³	SE	N	N	N
Communications tower/antennas, commercial (§ 195-24A)					
– Meeting § 195-24A(1) pertaining to antenna placed on certain existing structures	P	P	P	P	P
– Antennas/tower other than above (such as freestanding towers)	SE	N	N	N	N
Golf course (§ 195-19), with minimum lot area of 45 acres	N	P	P	P	P
Grain or feed mills (§ 195-23A)	SE	SE	N	N	N
Kennel (§ 195-21E)	SE	SE	N	N	N
Plant nursery or tree farm, with any on-site retail sales limited to trees and shrubs primarily grown on the premises, and with 5% maximum building coverage and 2-acre minimum lot area	P	P	P	P	P
Veterinarian facilities and animal hospitals (§ 195-22)	SE	SE	N	N	N
[3] Institutional/Semi-public Uses					
Cemetery (not including crematorium)	P	P	P	P	P
Church: see “place of worship” below					
Educational institution: college or university educational and support buildings (§ 195-20) (other than environmental education center)	N	N	N	N	N
Community recreation center or library	N	N	P	P	P
Cultural center or museum	SE	SE	N	N	N
Day-care center, adult	N	N	N	SE	P
Day-care center, child (§ 195-21H) (See also as an accessory use)	N	N	N	SE	P
Emergency services station	SE	SE	N	SE	SE
Hunting and fishing (club, with 5% maximum building coverage in a residential district. This term shall not include uses listed separately in this section, unless the requirements of those uses are also met)	P	P	P	P	P
Nursing home or personal care home/assisted living (§ 195-20)	N	N	SE ⁵	SE	SE
Place of worship (§ 195-20) (includes church)	N	SE ⁴	SE	SE	SE

ZONING

Types of Uses (See definitions in Article II)	Zoning Districts				
	AP	RAC	R-1	R-2	R-3
School, public or private, primary or secondary (§ 195-20)	N	SE ⁴	P	P	P
Small school (§ 195-20)	P	P	N	N	N
[4] Public/Semi-Public					
Public service offices and uses, other than uses listed separately in this section (§ 195-24B)	P	P	P	P	P
Publicly owned or operated recreation park	P	P	P	P	P
Public utility facility (§ 195-24C) other than uses listed separately in this section	SE	SE	SE	SE	SE
Swimming pool, nonhousehold (§ 195-20)	P	P	P	P	P
U.S. Postal Service facility, which may include a leased facility	N	N	N	N	N
[5] Accessory Uses					
See additional requirements in § 195-26 for specific accessory uses					
Animals, keeping of as an accessory use (§ 195-36)	P	P	P	P	P
Bees, keeping of	P	P	P	P	P
Composting, in addition to materials generated on-site which is permitted by right in all districts (§ 195-26)	SE	SE	N	N	N
Cottage business (§ 195-21G)	SE	SE	N	N	N
Day-care center accessory to and on the same lot as an existing lawful place of worship	P	P	P	P	P
Day care (§ 195-20) as accessory to a dwelling:					
– Day care of a maximum of 3 adults or youth, in addition to “Relatives” of the caregiver	P	P	P	P	P
– Group day-care home (7 to 12 children)	N	N	N	SE	SE
– Family day-care home (4 to 6 children)	P	P	N	P	P
Farm-related warehousing/sales/service (§ 195-18B) and farm-support business (§ 195-18C)	P	P	SE	SE	SE
Gas or oil well as a principal or accessory use (§ 195-23K)	SE	N	N	N	N
Home-based business, other than no-impact (§ 195-26A)	SE	SE	SE	SE	SE
Home-based business, no-impact (§ 195-26A)	P	P	P	P	P
In-law quarters (§ 195-17G), except special exception approval shall be required if a new detached building will be constructed or placed on the lot	P	P	P	P	P
Outdoor boiler (§ 195-26D)	P	P	P	P	P
Retail sales of agricultural products (§ 195-18D)	P	P	P	P	P
Saw mills, permanently sited (§ 195-23F)	P	P	N	N	N
Saw mills, temporarily sited (§ 195-23G)	P	P	P	P	P

NORTH CODORUS CODE

Types of Uses (See definitions in Article II)	Zoning Districts				
	AP	RAC	R-1	R-2	R-3
Target practice for firearms by a resident or owner of a lot and their occasional guests, and provided there is a suitable barrier	P	P	P	P	P
Temporary retail sales: Shall only occur where retail sales are not normally allowed if the applicant proves to the Zoning Officer that the use is a customary and incidental accessory use for a charitable purpose, such as Christmas tree sales, and the permit limits the duration and hours					
Accessory Solar Energy System (ASES)	P	P	P	P	P
[6] Miscellaneous uses					
Airport (§ 195-25A)	N	SE	N	N	N
Animal husbandry (§ 195-18A)	P	P	P	P	P
Crop farming and wholesale greenhouses and Christmas farms	P	P	P	P	P
Forestry	P	P	P	P	P
Groundwater, surface water or spring water withdrawal, averaging more than 100,000 gallons per day removed from a tract for off-site consumption (§ 195-21J) (Not including on-site beverage bottling)	SE	SE	SE	SE	SE
Nature preserve or environmental education center, with 10 acre minimum lot area for any use involving a principal building	P	P	P	P	P
Parking lot as the principal use of a lot	N	N	N	N	N
Riding schools and/or horse-boarding stables (§ 195-18E) (See also “keeping of animals” in § 195-36)	P	P	N	N	N
Sewage sludge/biosolids, land application of	P	P	SE	SE	SE
Sewage Treatment plant serving off-site uses	SE	SE	SE	SE	SE
Wind turbines					
– Maximum of 1 wind turbine per lot, as an accessory use that meets § 195-26C, including setback requirements	P	P	P	P	P
– Other wind turbines, such as a wind turbine as a principal use or 2 or more wind turbines on a lot (§ 195-26C, including setback requirements)	SE	SE	N	N	N
Wine processing and visitor facilities	P	P	N	N	N

ZONING

NOTES:

- ¹ Provided any septic system is determined by the Sewage Enforcement Officer to be able to handle the additional flow.
- ² Limited to a building of 3,000 square feet or more of existing indoor heated building space, and provided any septic system is determined to be able to handle the additional flow, by the Sewage Enforcement Officer.
- ³ Shall not include a use that primarily serves recreational vehicles.
- ⁴ The use shall not involve impervious surfaces or vehicle parking covering more than 5 acres of soils with an agricultural capability class of 1, 2 or 3 according to U.S. Natural Resource Conservation Service soils information.
- ⁵ Limited to caring for a maximum of 5 residents/patients.
- ⁶ See standards in § 195-18B and C which allow some farm support businesses as permitted by right.
- ⁷ Shall not be allowed on a lot if it covers more than 3 acres of soils with Class 1, 2 or 3 agricultural capability.

NORTH CODORUS CODE

**§ 195-6(2)(b) Allowed Uses in Primarily Business Zoning Districts
[Amended 4-5-2022 by Ord. No. 285-04-2022]**

KEY:

- P = Permitted by use right (zoning decision by Zoning Officer)
- SE = Special exception use (zoning decision by Zoning Hearing Board)
- N = Not permitted

Types of Uses (See definitions in Article II)	Zoning Districts			
	VC¹	MU	HC	I
[1] Residential uses				
Single-family detached dwelling	P	P	P	N
Single-family semidetached dwelling (side-by-side)	P	N	N	N
Single-family attached dwelling (townhouse)	P	N	N	N
Multifamily dwellings, not including residential conversions of an existing building:				
– Only 2 dwelling units in a building, with one unit above the other (also known as a two-family attached dwelling) or one or two dwelling units in combination with an allowed commercial use	P	P	P	N
– 3 or more dwelling units in a building	P	N	N	N
Boarding house (includes rooming house) (§ 195-17)	N	N	SE	N
Group home within a lawful existing dwelling unit (§ 195-17), not including a treatment center or halfway house	P	P	P	P
Residential conversion of an existing building to result in an increased number of dwelling units (§ 195-17E) (See also “in-law quarters” under Accessory Uses)	SE	SE	SE	N
Manufactured/mobile home park (§ 195-17) under the regulations of the R-3 District	N	N	SE	N
Dwelling unit involving housing of 2 or more state-registered sex offenders, with 500 feet building separation from the lot line of any public park, primary or secondary school or day-care center	N	N	SE	SE
[2] Commercial Uses				
Adult use (§ 195-21)	N	N	N	SE
After hours club (Note: This use is effectively prohibited by State Act 219 of 1990)	N	N	N	N
Agricultural equipment, sales and service (§ 195-18B)	SE	SE	P	P
Airport (§ 195-25) (see also “heliport”)	N	N	N	SE
Amusement arcade	N	N	P	N

ZONING

Types of Uses (See definitions in Article II)	Zoning Districts			
	VC¹	MU	HC	I
Amusement park or water park	N	N	P	N
Animal cemetery (§ 195-21)	N	P	P	P
Auditorium (commercial), arena, performing arts center or exhibition-trade show center	N	N	P	P
Bakery, retail	P	P	P	P
Banquet hall (§ 195-21)	N	SE	N	N
Bed-and-breakfast inn (§ 195-21)	P	P	P	P
Betting use, in compliance with state law	P	P	P	P
Beverage distributor (wholesale and/or retail)	SE	P	P	P
Bus maintenance or storage yard	N	N	P	P
Camp or campground (§ 195-19)	N	SE	P	P
Car wash: see “vehicle washing facility”				
Catering, custom, for off-site consumption	P	P	P	P
Communications tower/antennas				
– Meeting § 195-24A(1) pertaining to antenna placed on certain existing structures	P	P	P	P
– Antennas/tower, other than above, such as freestanding towers) (§ 195-24A)	N	N	SE	SE
Conference center	P	P	P	P
Construction company or tradesperson’s headquarters (including but not limited to landscaping, building trades or janitorial contractor). See also as “home occupation”	SE ²	P	P	P
Crafts or artisan’s studio (see also as “home occupation”)	P	P	P	P
Custom printing, copying, faxing, mailing or courier service	P	P	P	P
Exercise club	P	P	P	P
Farm equipment sales	P	P	P	P
Financial institution (includes banks, with any “drive-through” facilities meeting § 195-21)	P	P	P	P
Flea market auction house	P	P	P	P
Funeral home	P	P	P	P
Garden center, retail (see also “wholesale greenhouses”)	P	P	P	P
Gas station: see “vehicle fueling station”				
Golf course (§ 195-21), with a minimum lot area of 25 acres	P	P	P	P
Heliport (§ 195-21)	N	N	N	SE
Horse-riding academy: see “stable” under miscellaneous uses				
Hotel or motel (§ 195-21)	N	SE	P	P

NORTH CODORUS CODE

Types of Uses (See definitions in Article II)	Zoning Districts			
	VC ¹	MU	HC	I
Kennel (§ 195-21)	N	N	SE	SE
Laundromat	P	P	P	P
Laundry, commercial or industrial	N	P	P	P
Lumber yard	N	N	P	P
Motor vehicle racetrack	N	N	N	SE
Nightclub	N	N	SE	N
Office (May include medical labs; see also “home-based businesses”)	P	P	P	P
Pawn shop	N	N	P	N
Personal services (includes tailoring, custom dressmaking, haircutting/styling, drycleaning, shoe repair, massage therapy, certified and closely similar uses) (See also “home-based business”)	P	P	P	P
Picnic grove, private (§ 195-21)	SE	P	P	P
Plant nursery (other than a retail garden center)	P	P	P	P
Propane retail distributor, with a maximum storage capacity of 100,000 cubic feet and a 150-foot minimum setback between any storage or dispensing facilities and any residential district, and with fire company review	N	N	SE	SE
Recording studio, music	P	P	P	P
Recreation, commercial indoor (includes bowling alley, roller or ice skating rink, batting practice, and closely similar uses), other than uses listed separately in this section	SE	P	P	P
Recreation, commercial outdoor (including miniature golf course, golf driving range, archery, paintball and closely similar uses), other than uses listed separately in this section	N	P	P	P
Repair service, household appliance	P	P	P	P
Restaurant or banquet hall (§ 195-21)				
– With drive-through service (§ 195-21C)	N	N	P	N
– Without drive-through service	P	P	P	N
Retail store (not including uses listed individually in this section) or shopping center (§ 195-21M)	P ³	P	P	N
– A retail store of more than 100,000 square feet of floor area shall also meet the requirements of § 195-21L				
– Any drive-through service shall meet the requirements of § 195-21 for drive-through service				
Self-storage development (§ 195-23)	N	P	P	P
Target range, firearms				

ZONING

Types of Uses (See definitions in Article II)	Zoning Districts			
	VC¹	MU	HC	I
– Limited to use by residents or owners of a lot and their occasional guests and provided there is a suitable barrier	P	P	P	P
– Completely indoor and enclosed	P	P	P	P
– Other than above (§ 195-21D)	N	N	N	SE
Tattoo or body piercing establishment (other than temporary tattoos or ear piercing, which are personal service uses)	N	N	P	N
Tavern which may include a state-licensed microbrewery (not including an after hours club or nightclub), and provided that the Zoning Hearing Board shall have the authority to limit late night hours if needed for residential compatibility	N	N	SE	N
Theater, indoor movie, other than an adult use	N	N	P	P
Trade/hobby school	P	P	P	P
Vehicle repair garage (§ 195-21)	N	P	P	P
Vehicle fueling station (§ 195-21)	N	SE	P	P
Vehicle sales: (includes boat or mobile/manufactured home sales in the definition) (§ 195-21)	N	N	SE	N
Vehicle washing facility (§ 195-21)	N	N	P	P
Veterinarian facilities and animal hospitals (§ 195-22)	P	P	P	P
Wholesale sales: see under Industrial Uses				
[3] Institutional/Semipublic uses				
Cemetery (see “crematorium” listed separately)	P	P	P	P
Educational institution: college or university educational and support bldgs. (§ 195-20)	P	P	P	P
Community recreation center (limited to a government-sponsored or nonprofit facility) or library	P	P	P	P
Crematorium	N	N	N	SE
Cultural center or museum	P	P	P	P
Day-care center, adult	P	P	P	P
Day-care center, child (§ 195-21H) (See also as an accessory use)	P	P	P	P
Dormitory as accessory to a college, university or primary or secondary school	N	N	SE	N
Emergency services station	P	P	P	P
Hospital or surgery center	N	N	P	P
Hunting and fishing club. This term shall not include uses listed separately in this Subsection G(2)	N	P	P	P

NORTH CODORUS CODE

Types of Uses (See definitions in Article II)	Zoning Districts			
	VC¹	MU	HC	I
Membership club meeting and noncommercial recreational facilities, provided that an after hours club, tavern or uses listed separately in Subsection G(2) shall only be allowed if so listed in this table and if the requirements for that use are also met	P	P	P	P
Nursing home or personal care home/assisted living (§ 195-20)	P	P	P	P
Place of worship (§ 195-20) (includes church)	P	P	P	P
School, public or private, primary or secondary (§ 195-20)	P	P	P	P
Treatment center or halfway house (§ 195-17C)	N	N	N	SE
[4] Public/semipublic				
Township government uses, other than uses listed separately in Subsection G(2) (§ 195-24B)	P	P	P	P
Government facility, other than uses listed separately in this section (§ 195-24B)	SE	SE	SE	SE
Prison or similar correctional institution	N	N	N	SE
Publicly owned or operated recreation park	P	P	P	P
Public utility facility other than uses listed separately in Subsection G(2)	SE	SE	SE	SE
Swimming pool, nonhousehold (§ 195-19B)	P	P	P	P
U.S.P.S. facility, which may include a leased facility	P	P	P	P
[5] Industrial Uses				
Asphalt plant	N	N	N	SE
Assembly or finishing of products using materials produced elsewhere (such as products from plastics manufactured off-site)	N	N	P	P
Building supplies and building materials, wholesale sales of	N	SE	P	P
Distribution as principal use or trucking company terminal	N	N	N	P
Flex space buildings including a mix of commercial and/or industrial uses that are listed as permitted by right in the zoning district	P	P	P	P
Industrial equipment sales, rental and service, other than vehicles primarily intended to be operated on public streets	N	P	P	P
Grain or feed mill (§ 195-23A)	N	SE	P	P
Junk - outdoor storage, display or processing of junk covering more than 1% of the area of a lot, other than within an approved junkyard or solid waste disposal area	N	N	N	N

ZONING

Types of Uses (See definitions in Article II)	Zoning Districts			
	VC¹	MU	HC	I
Junkyard (§ 195-23C)	N	N	N	SE
Liquid or gaseous fuel storage, bulk, for off-site distribution, other than vehicle fueling station, retail propane distributor as listed separately, prepackaged sales or fuel tanks for company vehicles	N	N	N	SE
Manufacture and/or bulk processing of the following, provided manufacturing occurs only indoors:				
– Agricultural chemicals, fertilizers or pesticides	N	N	N	SE
– Ammunition	N	N	N	SE
– Apparel, textiles, shoes and apparel accessories (see also “crafts studio”)	N	N	P	P
– Cement manufacture	N	N	N	SE
– Ceramics products (other than crafts studio)	N	N	N	P
– Chemical products, other than pharmaceuticals and types listed separately	N	N	N	SE
– Clay, brick, tile and refractory products	N	N	N	P
– Computers and electronic and microelectronic products	N	N	P	P
– Concrete, cement, lime and gypsum products, other than actual manufacture of cement	N	N	N	P
– Electrical equipment, appliances and components	N	N	P	P
– Explosives or fireworks	N	N	N	SE
– Fabricated metal products (except explosives, fireworks or ammunition)	N	N	N	P
– Food and beverage products, at an industrial scale as opposed to a clearly retail scale, including but not limited to processing, bottling and related trucking of water removed from a site [not including uses listed individually in this Subsection G(2)]	N	P	P	P
– Gaskets	N	N	N	P
– Glass and glass products (other than crafts studio)	N	N	N	P
– Incineration, reduction, distillation, storage or dumping of slaughterhouse refuse, rancid fats, garbage, dead animals or offal (other than within an approved solid waste facility)	N	N	N	N
– Jewelry and silverware	N	N	N	P
– Leather and allied products (other than crafts studio or tannery)	N	N	N	P
– Machine shop	N	N	N	P

NORTH CODORUS CODE

Types of Uses (See definitions in Article II)	Zoning Districts			
	VC¹	MU	HC	I
Manufacture and/or bulk processing of the following, provided manufacturing occurs only indoors:				
– Machinery	N	N	N	P
– Manufactured or modular housing manufacture	N	N	N	P
– Medical equipment and supplies	N	N	N	P
– Metal products, primary	N	N	N	SE
– Mineral products, nonmetallic (other than mineral extraction)	N	N	N	SE
– Paper and paper products (including recycling, but not including manufacture of raw paper pulp)	N	N	N	P
– Paper, raw pulp	N	N	N	SE
– Paving materials, other than bulk manufacture of asphalt	N	N	N	SE
– Pharmaceuticals and medicines	N	N	N	P
– Plastics, polymers, resins, vinyl, coatings, cleaning compounds, soaps, adhesives, sealants, printing ink or photographic film	N	N	N	SE
– Products from previously manufactured materials, such as glass, leather, plastics, cellophane, fiberglass, textiles, rubber or synthetic rubber	N	N	SE	P
– Roofing materials and asphalt saturated materials or natural or synthetic rubber	N	N	N	SE
– Scientific, electronic and other precision instruments	N	N	N	P
– Sporting goods, toys, games, musical instruments or sign manufacture	N	N	P	P
– Transportation equipment	N	N	P	P
– Wood products and furniture (not including raw paper pulp)	N	P	P	P
Mineral extraction (§ 195-23) and related processing, stock-piling and storage of materials removed from the site	N	N	N	SE
Natural gas compressor facilities and other facilities necessary for natural gas extraction, other than gas wells and pipelines (§ 195-23L)	N	N	N	SE
Packaging	N	N	P	P
Package delivery services distribution center	N	N	N	P
Petroleum refining	N	N	N	SE
Printing or bookbinding	N	N	P	P

ZONING

Types of Uses (See definitions in Article II)	Zoning Districts			
	VC ¹	MU	HC	I
Recycling center, bulk processing, provided all operations of an industrial scale occur within an enclosed building	N	N	P	P
Manufacture and/or bulk processing of the following, provided manufacturing occurs only indoors:				
Research and development, engineering or testing facility or laboratory (other than medical laboratories, which is considered an office use)	N	N	P	P
Sawmill/planing mill	N	SE	P	P
Slaughterhouse, stockyard or tannery, with a 350 foot minimum setback from all lot lines, other than custom butchering or processing of animals as an accessory use	N	N	N	SE
Solid waste landfill (§ 195-23)	N	N	N	SE
Solid waste transfer or waste to energy facility (§ 95-23)	N	N	N	SE
Warehousing or storage as a principal use	N	N	N	P
Warehousing or storage as an on-site accessory use	N	P	P	P
Welding	N	N	P	P
Wholesale sales (other than motor vehicles)	P	SE	P	P
[6] Accessory uses				
See additional requirements in § 195-26 for specific accessory uses				
Animals, keeping of as an accessory use (§ 195-36)	P	P	P	P
Bees, keeping of	P	P	P	P
Composting, other than materials generated on-site which are permitted by right	N	SE	SE	SE
Day-care center accessory to and on the same lot as an existing lawful place of worship	P	P	P	P
Day-care (§ 195-26) as accessory to a dwelling:				
– Day-care of a maximum of 3 adults or youth, in addition to relatives of the caregiver	P	P	P	P
– Group day-care home	P	P	P	P
– Family day-care home	P	P	P	P
Farm-related warehousing/sales/service (§ 195-18B) and farm-support business (§ 195-18C)	P	P	P	P
Home-based business, other than no-impact (§ 195-26A)	SE	SE	SE	SE
Home-based business, no-impact (§ 195-26A)	P	P	P	P
In-law quarters (§ 195-17G)	P	P	P	N
Outdoor boiler (§ 195-26D)	P	P	P	P
Retail sales of agricultural products (§ 195-18D)	P	P	P	P
Accessory Solar Energy System (ASES)	P	P	P	P

NORTH CODORUS CODE

Types of Uses (See definitions in Article II)	Zoning Districts			
	VC ¹	MU	HC	I
[7] Miscellaneous Uses				
Animal husbandry (§ 195-18A)	P	P	P	P
Crop farming and wholesale greenhouses	P	P	P	P
Forestry	P	P	P	P
Gas or oil well as a principal or accessory use (§ 195-23K)	N	N	SE	SE
Groundwater, surface water or spring water withdrawal, averaging more than 100,000 gallons per day removed from a tract for off-site consumption (§ 195-21J) (Beverage bottling shall be considered a separate use)	SE	SE	SE	SE
Nature preserve or environmental education center	P	P	P	P
Parking lot or structure:				
– As a principal use that primarily serves tractor-trailer trucks or trailers	N	SE	SE	P
– Other	P	P	P	P
Riding schools and/or horse-boarding stables (§ 195-18E)	SE	P	P	P
Sewage sludge/biosolids, land application of	P	P	P	P
Sewage treatment plant serving off-site uses	SE	SE	SE	SE
Wind turbines				
– Maximum of 1 wind turbine per lot, as an accessory use that meets § 195-21, including setback requirements	P	P	P	P
– Other wind turbines, such as a wind turbine as a principal use or 2 or more wind turbines on a lot (§ 195-21, including setback requirements)	N	N	N	SE
Principal Solar Energy Systems (PSES)	N	N	N	P

NOTES:

- ¹ See limits on hours of operation of commercial uses in Section 195-12.
- ² A maximum of 20% of the lot may be covered with outdoor storage.
- ³ Each commercial establishment shall not exceed 20,000 square feet in building floor area.