

ZONING

200 Attachment 3

Township of Middle Smithfield

Table of Use Regulations Within Zoning Districts
[Amended 3-27-2012 by Ord. No. 183; 9-4-2012 by Ord. No. 188;
12-30-2013 by Ord. No. 198; 3-10-2016 by Ord. No. 206; 5-23-2019 by Ord. No. 226;
11-14-2019 by Ord. No. 228; 12-28-2023 by Ord. No. 242]

Unless specifically stated otherwise in this chapter, any land or structure shall only be used or occupied for a use specifically listed in the following table as allowed in the zoning district where the land or structure is located. Such uses shall only be allowed if the use complies with all other requirements of this chapter. In the following table, "P" shall mean the use is permitted by right in that zoning district, "C" shall mean the use is a conditional use in that zoning district, "SE" shall mean the use is a special exception use in that district, and "N" shall mean the use is not permitted in that zoning district.

Zoning District									
Use Category	Use	CON	RR	R1	R2	R3	C1	C2	I
A	Agricultural Uses								
A1	Agriculture, general	P	P	P	N	N	P	N	N
A2	Agriculture, intensive	P	P	N	N	N	P	N	N
A3	Forestry	P	P	P	P	P	P	P	P
A4	Kennel, state-licensed	P	P	N	N	N	P	P	N
A5	Kennel, private, non-state-licensed	P	P	N	N	N	P	P	N
A6	Nursery	P	P	P	N	N	P	N	N
A7	Riding academy	P	P	P	P	C	N	N	N
A8	Stable	P	P	P	P	C	N	N	N
B	Residential Uses								
B1	Conservation development	C	C	C	C	N	N	N	N
B2	Dwelling, apartment complex	N	N	N	N	P	C	C	N
B3	Dwelling, boardinghouse	N	N	N	N	N	N	P	N
B4	Dwelling, dormitory	N	N	N	N	N	N	P	N
B5	Dwelling, duplex	N	N	N	P	P	N	N	N
B6	Dwelling, group home	P	P	P	P	P	P	P	N
B7	Dwelling, mobile/manufactured home ¹	P	P	P	P	P	P	P	N
B8	Dwelling, residential conversion	P	P	P	P	P	P	P	N
B9	Dwelling, single-family detached	P	P	P	P	P	P	P	N
B10	Dwelling, townhouse or rowhouse	N	N	N	P	P	N	N	N
B11	Dwelling, twin dwelling unit	P	P	P	P	P	N	N	N
B12	Homeless shelter, permanent	N	N	N	P	P	N	C	N

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B13	Manufactured home park	N	N	N	N	P	N	N	N
B14	Senior active adult development	N	C	C	P	P	N	C	N
C	Institutional and Recreational Uses								
C1	Bed-and-breakfast	P	P	P	P	P	P	P	N
C2	Cemetery	P	P	P	P	P	P	P	P
C3	Community center	N	N	P	P	P	P	C	N
C4	Day-care center, state-licensed facilities	N	N	P	P	P	P	P	N
C5	Detention facility	N	N	N	N	N	C	N	C
C6	Gaming/gambling establishment	N	N	N	N	N	C	C	C
C7	Golf course	P	P	P	P	P	C	C	N
C8	Library or museum	P	P	P	P	P	P	P	P
C9	Life-care facility	P	P	P	P	P	C	C	N
C10	Medical facilities	N	N	N	N	C	C	C	P
C11	Municipal service facility	P	P	P	P	P	P	P	P
C12	Nursing home	P	P	P	P	P	C	C	N
C13	Private club	N	N	N	C	C	C	C	N
C14	Recreational camping park	P	P	P	P	P	N	N	N
C15	Recreational facility	P	P	P	P	P	P	P	P
C16	Resort complex/commercial resort development	N	N	N	N	C	C	C	C
C17	School	P	P	P	P	P	P	P	P
C18	Shooting range	C	C	N	N	N	N	N	C
C19	Ski area	C	N	N	N	C	C	C	C
C20	Theater	P	P	P	P	P	P	P	P
C21	Treatment center	N	N	N	N	N	C	C	C
C22	Worship, place of, and related uses	P	P	P	P	P	P	P	P
D	Office Uses								
D1	Office	N	N	N	C	C	P	P	P
D2	Business park	N	N	N	N	C	P	P	P
D3	Data center	N	N	N	N	C	P	P	P
E	Utility, Service and Transportation Uses								
E1	Airport	C	C	N	N	N	N	N	C
E2	Communications antenna/tower and communications equipment building ²	C	C	N	N	N	C	C	C
E3	Emergency service facilities	P	P	P	P	P	P	P	P
E4	Essential services/utilities	P	P	P	P	P	P	P	P

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E5	Helipad or heliport	N	N	N	N	N	C	C	C
E6	Principal Solar Energy System								P
F	Retail and Consumer Service Uses								
F1	Adult use	N	N	N	N	N	N	N	C
F2	Convenience store and/or gas station	N	N	N	N	N	P	P	P
F3	Drive-in business	N	N	N	N	N	P	P	P
F4	Funeral home	N	N	N	N	N	P	P	P
F5	Hotel/motel/inn	N	N	N	N	N	P	P	P
F6	Health spa	N	N	N	N	P	P	P	P
F7	Nightclub/bar/tavern	N	N	N	N	N	P	P	P
F8	Open-air business/flea market	N	N	N	N	N	C	C	P
F9	Race track	N	N	N	N	N	C	N	C
F10	Restaurant	N	N	N	N	N	P	P	P
F11	Restaurant, drive-in	N	N	N	N	N	P	P	P
F12	Service business	N	N	N	N	N	P	P	P
F13	Shopping center	N	N	N	N	N	P	C	N
F14	Store, large retail	N	N	N	N	N	P	C	N
F15	Store, retail	N	N	N	N	N	P	P	N
F16	Vehicle parking lot or garage	N	N	N	N	N	P	P	P
F17	Vehicle sales	N	N	N	N	N	C	C	P
F18	Vehicle service and repair facility	N	N	N	N	N	P	P	P
F19	Veterinarian office or clinic	P	P	N	N	P	P	P	N
F20	Self-storage facilities	N	N	N	N	N	C	C	P
G	Industrial Uses								
G1	Building material sales	N	N	N	N	N	P	C	P
G2	Bus maintenance/storage yard	N	N	N	N	N	C	C	P
G3	Extractive operation, sand and gravel pit, asphalt/concrete facility	N	N	N	N	N	N	N	P
G4	Fuel storage and distribution	N	N	N	N	N	N	N	P
G5	Junkyard	N	N	N	N	N	N	N	C
G6	Landfill, sanitary	N	N	N	N	N	N	N	C
G7	Manufacturing	N	N	N	N	N	C	N	P
G8	Manufacturing, light	N	N	N	N	N	P	C	P
G9	Resource recovery facility	N	N	N	N	N	C	N	C
G10	Slaughterhouse	N	N	N	N	N	N	N	C
G11	Truck terminal	N	N	N	N	N	N	N	C
G12	Wholesale/warehousing	N	N	N	N	N	P	P	P
H	Accessory Uses and Structures								
H1	Accessory structures	P	P	P	P	P	P	P	P

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H2	Accessory uses	P	P	P	P	P	P	P	P
H3	Agriculture, retail	P	P	P	N	N	P	N	N
H4	Bus shelter	P	P	P	P	P	P	P	P
H5	Day-care center, exempt premises	P	P	P	P	P	P	P	P
H6	Dwelling, accessory apartment	P	P	P	P	P	P	P	P
H7	Homeless shelter, temporary	P	P	P	P	P	P	P	N
H8	No-impact home-based business	P	P	P	P	P	P	P	P
H9	Outdoor storage	P	P	P	P	P	P	P	P
H10	Pets, keeping of (animals, domestic and animals, exotic)	P	P	P	P	P	P	P	P
H11	Recycling collection center	P	P	P	P	P	P	P	P
H12	Accessory solar energy system	P	P	P	P	P	P	P	P
H13	Structure, temporary	P	P	P	P	P	P	P	P
H14	Use, temporary	P	P	P	P	P	P	P	P
H15	Wind energy systems	P	P	P	P	P	P	P	P

NOTES:

¹ Any newly placed mobile/manufactured home shall meet the 1974 or later manufactured housing specifications of the United States Department of Housing and Urban Development.

² However, as a permitted-by-right use, an antenna may be attached to an existing communications tower, the steeple of a place of worship, an electric transmission tower, an agricultural silo or a community water storage tank, provided that such antenna does not extend more than 15 feet above such structure. In addition, a tower and/or antennas may be placed by right at a fire, police or emergency medical station or a Township Building, as needed to serve emergency communications.