

ZONING

300 Attachment 2

Township of Butler

Use Table

**[Added 12-17-2012 by Ord. No. 869; amended 10-19-2015 by Ord. No. 887;
12-18-2017 by Ord. No. 897]**

If there is a conflict or discrepancy between the information contained within each zoning district section and this Use Table, the information in the zoning district section shall apply.

Zoning Districts:

A-1: Agricultural

R-1: Low-Density Single-Family

R-2: Medium-Density

C-1: Highway Commercial

C-2: General Commercial

M: Manufacturing

LEGEND:

P – Permitted use

C – Conditional use

A – Permitted accessory use

SP –Special exception

Use Category	A-1	R-1	R-2	C-1	C-2	M
Adult services						SP
Accessory buildings § 300-22C(7)	A					
Accessory buildings >600 square feet and private garages >1,200 square feet	SP	SP	SP			
Accessory buildings <600 square feet	A	A	A			
Accessory uses incidental to principal				A	A	A
Agricultural operations	P					
Agricultural accessory structure	A					
Agribusiness	SP					
Agriculture research and development	SP					
Airports	SP					P
Alcohol beverage district packaging and retail sales				P	P	P
Animal hospital/vet/shelter	SP			SP		SP
Antiques, art and hobby supplies				P	P	
Apartment above office retail				SP	SP	
Appliance sales and service				P	P	
Assisted-living facility			SP	P	P	
Auction houses, except livestock				P		
Automobile service stations					P	P

BUTLER TOWNSHIP CODE

Use Category	A-1	R-1	R-2	C-1	C-2	M
Automotive wrecking yard and junkyard						SP
Bakeries				P	P	
Banks				P	P	
Bar or tavern				P	SP	
Bed-and-breakfast	SP		SP		P	
Bicycle sales and repair				P	P	
Billboards				C	C	C
Blacksmithing or horseshoe shops						P
Blueprinting and photo-sharing establishments				P		
Boat sales				P		
Book and stationary stores				P	P	
Bottle works, cold storage, locker service						P
Bus passenger stations and taxi stands				P		
Camera supply stores and music stores				P	P	
Canopies				SP	SP	SP
Card and gift retail sale				P	P	
Car washing				SP		
Car washing, waxing, detailing					SP	P
Catering establishment				P		
Cemeteries	SP	SP	SP			
Churches	SP	SP	SP	P	P	
Clinic					P	
Clothing and apparel stores				P	P	
Cluster development		P				
Coin and stamp dealers				P		
Colleges, business colleges, trade schools, without student residents						
Commercial composting	SP					
Commercial communications antennas	A		A	A	A	P
Commercial wind farm						P
Commercial communications towers						SP
Comparable uses not specifically listed	SP			SP	SP	SP
Condominiums			P	P		
Contractor supply yard						P
Construction trailers	A	A	A	A	A	A
Contractors equipment storage						P

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Use Category	A-1	R-1	R-2	C-1	C-2	M
Convenience stores					P	
Conversion of abandoned school or church building		SP	SP			
Cremation accessory to funeral home					SP	P
Dairy bars, ice cream retail sale				P	P	
Day-care centers				SP	SP	
Day-care centers or preschool facility	SP	SP	SP			
Day-care homes	SP	SP				
Delicatessens					P	
Department and variety stores				P		
Drive-in facilities				P-A	A	
Drive-in theaters				SP		
Drug stores				P	P	
Dry cleaning				P		
Dry-cleaning pickup stations					P	
Dry-cleaning plants, pressing and dyeing plants and laundries						P
Essential communications antennas*	P	P	P	P	P	P
Essential communications towers	SP	SP	SP	SP	SP	SP
Essential services	P	P	P	P	P	P
Essential public utility installations*	P	P	P		SP	SP
Essential public utility structures*	SP	SP	SP	SP	SP	
Farmers market				P	P	
Farmettes	P	SP				
Farm machinery repairs and sales				P		
Farm and garden supply retail sales						P
Feed and processing and retail sales				P		P
Fences	A	A	A	A	A	
Florist retail				P	P	
Food stores, grocery, supermarket				P		
Forestry	P	P	P	P	P	P
Furnace repair and cleaning				P		
Funeral home, including crematorium				P	P	
Furriers retail and storage				P		
Furniture home furnishings retail sale				P	P	

: With limitations.
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Use Category	A-1	R-1	R-2	C-1	C-2	M
Gasoline service station				P		
Gun and archery sales, outdoor	SP					SP
Golf courses, country clubs	SP	SP	SP			
Greenhouses		A	A			
Grocery, delicatessen					P	
Group care facility			C		C	
Hardware store					P	
Hardware appliances and electrical item sales				P		
Health and racquet clubs				P		
Heavy equipment rentals, sales, service				P		P
Heavy manufacturing						SP
Helipads				C	SP	
Hobby and toy stores				P		
Home gardening	A	A	A			
Home occupations	SP	SP	SP			
Homeless shelter					C	
Hospitals			SP	P	SP	
Hotels and motels				P	SP	
Independent- and assisted-living facility			SP			
Independent-living facility				P	P	
Indoor amusement				P	SP	
Industrial offices						P
Janitor service and/or industrial cleaners				P		
Jewelry and watch repair sales				P		
Juvenile incarceration facility						SP
Keeping of domestic pets	A	A	A			
Kennels, riding academies, boarding stables, raising of fur-bearing animals	SP					
Laundries, laundrette service and self service				P	P	
Libraries, museums, and art galleries				P	P	
Life care community			SP	SP	SP	
Lock and gunsmiths				P		
Lodges and fraternal organizations				P	SP	
Lumberyards				P		
Microwave and other telecommunications towers						P

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Use Category	A-1	R-1	R-2	C-1	C-2	M
Mineral extraction	SP					SP
Mini warehouses and self-storage buildings				SP	SP	
Mobile home parks	SP			SP	SP	
Mobile home sales				P		
Multiple dwellings			P	P	P	
No-impact home-based business	A	A	A			
No-impact home-based business or home occupation				A	A	A
Nursing homes			SP	P	P	
Office equipment supplies sales				P		
Off-street parking and accessory garages	A					
Off-street parking areas		A	A			
On-site sales and roadside stands accessory to farm	A					
Opticians and optical supply sales				P		
Paint, wallpaper retail and installation				P		
Parking and loading areas required						A
Pawnshops and secondhand stores				P		
Personal care boarding home		C	C	P	P	
Personal services and business services				P	P	
Pet grooming					P	
Pet shops, bird shops and taxidermists				P		
Photographic studios				P	P	
Plumbing and heating sales and service				P	SP	
Police, emergency medical service and fire station				P	P	
Practitioners of the healing arts				P		
Prison						SP
Private garages <1,200 square feet		A	A			
Private stables		SP				
Printing establishments				P	P	
Processing						P
Professional or business offices and office, governmental				P	P	
Public buildings	SP	SP	SP	P	P	
Public buildings, libraries, emergency medical service, police and fire	SP	SP	SP			

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Use Category	A-1	R-1	R-2	C-1	C-2	M
Public parking garages, public and private surface parking lots				P/A	A	
Public or private surface parking lot					P	
Public utility installations	SP			SP	SP	SP
Public utility storage installations and storage yards						P
Radio and television broadcasting stations				P		P
Radio and television studios						P
Railroad freight yards						P
Real estate, insurance, advertising and brokerage agencies				P		
Recreation, active				SP	SP	SP
Recreation facilities accessory to SFD and 2-SFD	A	A	A			
Recreation, passive	P	P	P	P	P	P
Recreation vehicle parks	SP					
Recycling operations						P
Religious sites	SP					
Rental service stores and yards				P		
Repair facility				P		P
Research and development						SP
Restaurants					P	
Restaurants, taverns, and cocktail lounges				P		
Retail sales				P		
Satellite dish antennas	A	A	A	A	A	
Schools for music and dance				P	P	
Schools, public and private, > 60 acres		P	P			
Schools, public and private	SP	SP	SP			
Secondary dwelling	A					
Shop for custom work, including print and repair facilities						P
Single-family dwellings	P	P	P		SP	
Single mobile home	C			C		
Signs	A	A	A	A	A	A
Solid waste disposal						SP
Sporting goods sales				P		
Storage of goods for retail sale on premises				P		
Swimming pools	A	A	A	A-SP	A-SP	

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Use Category	A-1	R-1	R-2	C-1	C-2	M
Temporary uses and structures				A		A
Theaters and assembly halls, indoor structure				P		
Tire recapping and retreading						P
Townhouses and duplexes for simple fee ownership			SP			
Traditional neighborhood development	C		C			
Truck terminals, repair shops, hauling, and storage yards						P
Transitional dwellings	C		C		C	
Two-family dwellings			P		SP	
Upholstery and decorator shops				P		
Vehicle accessories sales and installation				P	SP	P
Vehicle rental, sales and service				P	SP	P
Warehousing, storage and packaging						P
Warehousing and wholesaling in construction with retail activity				SP		
Wholesale business						P