

LAND USE

188 Attachment 1

**Township of Howell  
Schedule I Permitted Uses  
Residential Zones**

[Amended 5-24-2011 by Ord. No. O-11-13; 5-20-2014 by Ord. No. O-14-13]

PPU = Principal permitted uses  
CU = Conditional use  
Blank = Use not permitted

Uses	ARE 6, 4, 3, 2, 1	ARE-C	ARE-NRW	R-2, 3	R-4	R-50
Agriculture	PPU		PPU	PPU		
Club pools recreation areas		CU	CU	CU		CU
Community centers		CU	CU	CU	CU	CU
Community residences for developmentally disabled fewer than 6						
Community residences for developmentally disabled 6 to 15(a)	PPU	PPU	PPU	PPU		PPU
Community residences for victims of domestic violence fewer than 6	CU					
Community residences for victims of domestic violence 6 to 15(b)	PPU	PPU	PPU	PPU		PPU
Essential services	PPU	PPU	PPU	PPU	PPU	PPU
Garden apartments					PPU	
Horticulture	PPU		PPU	PPU		
Houses of worship	CU			CU		CU
Public utilities	CU	CU	CU	CU	CU	CU
Schools with state-approved curricula	Only CU in ARE 4 and 6					
Single-family detached	PPU	PPU	PPU	PPU		PPU
Solar farm (c)	Only CU in ARE 2,3,4 and 6					
Townhouse(single-family semidetached)					PPU	

- (a) Community residences for developmentally disabled 6 to 15 is a PPU in the ARE-2 Zone.
- (b) Community residences for victims of domestic violence 6 to 15 is a PPU in the ARE-2 Zone.
- (c) Solar farms are conditional use in the ARE-2, ARE-3, ARE-4, and ARE-6 Zones in accordance with the bulk and dimensional requirements set forth in Schedules II and III and the conditions set forth in § 188-98.3.

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**Schedule I Permitted Uses  
Nonresidential Zones**

**[Amended 5-24-2011 by Ord. No. O-11-13; 11-1-2011 by Ord. No. O-11-40;  
12-13-2011 by Ord. No. O-11-47; 12-11-2012 by Ord. No. O-12-22;  
4-9-2013 by Ord. No. O-13-07; 5-20-2014 by Ord. No. O-14-13;**

**7-20-2015 by Ord. No. O-15-24; 7-18-2017 by Ord. No. O-17-14; 9-13-2022 by Ord. No. O-22-51; 3-21-2023 by Ord. No. 23-6]**

PPU = Principal permitted use  
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Uses	Commercial		Highway Development				Special Economic Development			PMU	LC/OS
	NC	HC	HD-1	HD-2	HD-3	HD-4	SED	SED-1	SED-2		
Adult day-care facility	PPU	PPU	PPU	PPU	PPU	PPU					
Age-restricted single-family residence					PPU						
Agricultural and forestry							PPU	PPU	PPU		
Assisted-living facility			PPU			PPU					
Assembly/packaging							PPU	PPU			
Automobile auctions			CU		CU	CU					
Automobile sales (new and used automobiles)			CU		CU	CU					
Automobile service station		CU	CU		CU	CU					
Automobile repair services/auto body			CU		CU	CU					
Banquet facilities											
Billboards											
Bowling alley											
Car washes		CU	CU			CU					

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Uses	Commercial		Highway Development				Special Economic Development			PMU	LC/OS
	NC	HC	HD-1	HD-2	HD-3	HD-4	SED	SED-1	SED-2		
Church, synagogues and other places of worship	CU	CU	CU	CU	CU	CU				PPU	
Commercial dog breeders, kennels, shelters, pounds, training facilities and pet shops			CU	CU	CU		CU		CU		
Community theaters and playhouses	PPU										
Construction							PPU	PPU	PPU		
Craft distillery						PPU			PPU		
Day-care facilities					CU					PPU	
Educational (schools, day-care, training/support centers)										PPU	
Entertainment uses		PPU	PPU			PPU				PPU	
Financial institutions	PPU	PPU	PPU	PPU	PPU	PPU	PPU	PPU	PPU		
Flex space					PPU	PPU			PPU		
Gasoline station/convenience center			CU	CU	CU	CU					
Health care facilities/medical centers		PPU	PPU	PPU	PPU	PPU	PPU	PPU	PPU	PPU	
Health club facilities/fitness centers		PPU	PPU	PPU	PPU	PPU		PPU	PPU		
Home improvement center			PPU								
Hospitals			PPU	PPU	PPU						
Indoor recreation		PPU	PPU	PPU	PPU	PPU					
Landscape business					CU	CU			CU		

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Uses	Commercial		Highway Development				Special Economic Development			PMU	LC/OS
	NC	HC	HD-1	HD-2	HD-3	HD-4	SED	SED-1	SED-2		
Manufacturing <sup>1</sup>							PPU	PPU	PPU		
Microbrewery	PPU	PPU	PPU	PPU	PPU	PPU	PPU	PPU	PPU	PPU	
Movie theaters											
Multipurpose recreation and sports complex (per § 188-86.3)							PPU	PPU	PPU		
Nature trails, hiking, horseback, riding, picnicking, fishing, nature studies											PPU
Offices	PPU	PPU	PPU	PPU	PPU	PPU	PPU	PPU	PPU	PPU	
Outdoor storage											
Planned mixed-use age-restricted and converted age-restricted					PPU						
Residential rental dwelling, SFD, MFD, townhomes										PPU	
Restaurants with/without drive-through	PPU		PPU	PPU	PPU	PPU				PPU	
Retail sales	PPU	PPU	PPU	PPU	PPU	PPU				PPU	
Retail services	PPU	PPU	PPU	PPU	PPU	PPU				PPU	
Schools in accordance with § 188-93		CU		CU							
Schools, commercial	PPU	PPU	PPU	PPU	PPU	PPU				PPU	
Self-storage facilities			PPU			PPU		PPU	PPU		
Solar generation facilities							PPU	PPU	PPU		
Special needs residential licensed by State of NJ										PPU	

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Uses	Commercial		Highway Development				Special Economic Development			PMU	LC/OS
	NC	HC	HD-1	HD-2	HD-3	HD-4	SED	SED-1	SED-2		
Tattoo/body piercing			PPU								
Telecommunications facility		CU	CU	CU	CU	CU	CU		CU		
Trade contractor business					CU	CU			CU		
Utilities							PPU	PPU	PPU		
Warehouse/distribution						CU	PPU	CU			

**NOTES:**

<sup>1</sup> Manufacturing includes: apparel and similar finished products made from fabrics; electronic and electrical equipment; fabricated metal products; food and kindred services; furniture and fixtures; leather products; lumber and wood products; paper and allied products; photographic equipment, medical, optical goods, watches, clocks; printing and publishing; glass products; and textile products.