

ZONING

255 Attachment 2

Township of Foster

Nonresidential Use Table
[Amended 4-13-2022 by Ord. No. 1-2022]

	Zoning Districts							
	B-2	B-3	A-1	C-1	I-1	I-2	S-1	AEO
NONRESIDENTIAL USES¹								
Agritourism	N	N	P	P	N	N	P	N
Agriculture use	N	N	P	P	N	N	P	N
Animal cemetery	N	N	P	P	N	N	N	N
Animal hospital	N	N	P	P	N	N	N	N
Animal kennel	N	N	SE	SE	N	N	N	N
Artist and hobby supplies (sale of)	P	P	P	N	N	N	N	N
Asphalt, batch or concrete plant	N	N	N	N	N	C	N	N
Automotive repair garage	P	P	N	N	P	P	N	N
Automotive sales	P	P	P	N	N	N	N	N
Automotive supplies (sale of)	P	P	N	N	N	N	N	N
Automotive wrecking yard	N	N	N	N	C	C	N	N
Banks and similar financial services	P	P	N	N	N	N	N	N
Bakery	P	P	N	N	P	P	N	N
Beauty shops and barbershops	P	P	P	N	N	N	N	N
Big box retail store	C	C	N	N	N	N	N	N
Bulk fuel storage facility	N	N	N	N	P	P	N	N
Bottle club or BYOB club	N	N	N	N	N	C	N	N
Cargo containers	P	P	P	N	P	P	N	N
Cargo container storage yard	N	N	N	N	SE	P	N	N
Car wash and auto detailing	SE	P	N	N	N	N	N	N
Cemetery	N	N	N	P	N	N	N	N
Clothing and clothing accessories (sale of)	P	P	N	N	N	N	N	N
Commercial communications facility	N	N	C	C	C	C	N	C
Commercial communications antenna (attached to an existing building)	P	P	SE	SE	SE	SE	SE	P
Commercial communications antenna (attached to an existing public utility transmission tower)	P	P	P	P	P	P	P	P
Commercial greenhouses and nurseries	N	P	P	P	P	P	N	N
Continuing care facility	N	SE	N	N	N	N	P	N
Contractors' storage yards	C	C	N	N	P	P	N	N
Country club	N	N	P	P	N	N	N	N

FOSTER CODE

	Zoning Districts							
	B-2	B-3	A-1	C-1	I-1	I-2	S-1	AEO
Convenience store	P	P	N	N	P	P	N	N
Convenience store with gas sales	P	P	N	N	P	P	N	N
Cultural center	N	N	N	N	N	N	P	N
Day-care facilities	SE	P	P	N	N	N	SE	N
Detention facility	N	N	N	N	N	C	N	N
Drive-through commercial uses	P	P	P	N	N	N	N	N
Drug treatment center	N	N	N	N	N	C	N	N
Emergency services facility	P	P	P	P	P	P	P	P
Entertainment facilities	SE	P	N	N	N	N	N	N
Equipment sales and repairs	P	P	P	N	P	P	N	N
Extraction of minerals	N	N	C	C	C	C	N	N
Flea market	SE	SE	N	N	N	N	N	N
Food-processing establishment	N	N	N	N	P	P	N	N
Food products (sale of)	P	P	P	N	N	N	N	N
Forestry (as defined in Article II)	P	P	P	P	P	P	P	P
Furniture or office supplies and equipment (sale of)	P	P	N	N	N	N	N	N
Greenhouse	P	P	P	P	P	N	N	N
Garden center	P	P	P	P	P	N	N	N
Gas station, limited-service	P	P	P	N	P	P	N	N
Health spa	P	P	N	N	N	N	N	N
Home improvements store	P	P	N	N	N	N	N	N
Hookah lounge or bar	N	N	N	N	C	C	N	N
Hotels and motels	N	C	N	N	P	P	N	N
Household goods and appliances (sale of)	P	P	N	N	N	N	N	N
Hunting or fishing clubs	N	N	P	P	N	N	N	P
Industry, heavy	N	N	N	N	C	C	N	N
Industry, light	N	N	N	N	P	P	N	N
Intermediate-care facility	N	P	N	N	N	N	P	N
Junkyards	N	N	N	N	N	C	N	N
Library	P	P	N	N	N	N	P	N
Laundromat, self-service	SE	P	N	N	N	N	N	N
Machine shop	SE	SE	N	N	P	P	N	N
Massage establishment by medical practitioner	SE	P	N	N	N	N	N	N
Medical clinic	SE	SE	N	N	N	N	P	N
Methadone treatment facility	N	N	N	N	N	N	C	N
Mixed-use structure	SE	SE	N	N	N	N	SE	N
Manufactured home sales lot	N	P	P	N	N	N	N	N

ZONING

	Zoning Districts							
	B-2	B-3	A-1	C-1	I-1	I-2	S-1	AEO
Mortuaries and crematories	SE	P	N	N	N	N	N	N
Newspapers, books and stationery supplies (sale of)	P	P	N	N	N	N	N	N
Nightclub	N	SE	N	N	N	N	N	N
Nonprofit social hall and club	SE	P	SE	N	N	N	N	N
Outdoor storage	N	N	N	P	P	P	N	N
Personal services	P	P	P	N	N	N	N	N
Pharmaceutical products (sale of)	P	P	N	N	N	N	N	N
Photocopying services	P	P	N	N	N	N	N	N
Photographic studios and commercial photography	P	P	N	N	N	N	N	N
Place of worship	SE	SE	SE	N	N	N	SE	N
Professional offices	P	P	N	N	N	N	N	N
Publicly owned building and/or facility	P	P	P	P	P	P	P	N
Public utility facilities, essential (excluding storage yards)	SE	SE	SE	SE	SE	SE	SE	N
Recreational facilities, commercial	N	SE	SE	SE	N	N	N	N
Recreational facilities, private	N	N	N	C	N	N	N	N
Recreational facilities, public	P	P	P	P	P	N	P	N
Recycling collection center (publicly owned)	SE	SE	N	N	N	N	N	N
Repair services, miscellaneous	P	P	P	N	P	N	N	N
Restaurants	P	P	SE	N	N	N	N	N
Retail sale establishments (as defined in Article II)	P	P	SE	N	N	N	N	N
School	SE	SE	SE	N	N	N	SE	N
Self-storage facility	P	P	P	P	N	N	N	N
Skilled nursing facility	SE	P	N	N	N	N	P	N
Service offices	P	P	N	N	N	N	N	N
Sexually oriented uses (as defined in Article II)	N	N	N	N	N	C	N	N
Shopping center	N	C	N	N	N	N	N	N
Solar energy system (major):	N	N	N	N	N	N	N	C
Solar farm	N	N	N	N	N	N	N	C
Solid-waste facility	N	N	N	N	N	C	N	N
Sporting goods (sale of)	P	P	P	N	N	N	N	N
Tattoo parlor/body-piercing studio	N	N	N	N	C	C	N	N
Taverns	P	P	N	N	N	N	N	N

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	B-2	B-3	A-1	C-1	I-1	I-2	S-1	AEO
Trucking facility	N	N	N	N	C	P	N	N
Vehicle repair and storage	N	P	N	N	P	P	N	N
Variety and sundry goods (sale of)	P	P	N	N	N	N	N	N
Warehouse facilities (including storage yards)	N	P	N	N	P	P	N	N
Welding shop	SE	SE	N	N	P	P	N	N
Wind energy facility	N	N	N	N	N	N	N	C
Accessory nonresidential structures ¹	P	P	P	P	P	P	P	P
MISCELLANEOUS NONRESIDENTIAL USES¹								
Any nonresidential use permitted by right or by special exception, excluding agricultural uses and forestry, shall be deemed a conditional use if it involves either of the following:								
(a) The initial or cumulative earth disturbance activity or use of property which equals or exceeds 40,000 square feet of surface area; or	C	C	C	C		C	C	C
(b) The initial or cumulative construction, placement or installation of a building, structure and/or development which equals or exceeds 20,000 square feet.	C	C	C	C		C	C	C
Any use which utilizes and/or stores any hazardous substances (as defined in Article II)	N	N	N	N	C	N	N	N
Standalone noncommercial windmill ²	SE	SE	SE	SE	SE	SE	SE	SE
Minor solar energy system (minor) ²	SE	SE	SE	SE	SE	SE	SE	SE

¹ Uses may also be subject to supplemental regulations as contained in either Article III or Article VIII of this chapter.

² Roof-mounted units shall be permitted by right in all zoning districts, subject to not exceeding the maximum height limitations in the zoning district in which they are located.