

ZONING

450 Attachment 1

Township of West Rockhill

Table 16-1: Schedule of Uses by District
[Amended 10-19-2011 by Ord. No. 207; 7-15-2015 by Ord. No. 231]

| KEY | | | |
|------------------------|-------------------------------|-----------------------------|----------------------------|
| P = Permitted by Right | RC = Residential Conservation | PC = Planned Commercial | REC = Recreational Service |
| N = Not Permitted | RA = Residential Agriculture | PC-2 = Planned Commercial 2 | MHP = Mobile Home Park |
| S = Special Exception | SR = Suburban Residential | PI = Planned Industrial | |
| C = Conditional Use | VC = Village Center | IS = Institutional Service | |
| | VR = Village Residential | EXT = Extraction | |

| Uses | | RC | RA | SR | VC | VR | PC | PC-2 | PI | IS | EXT | REC | MHP |
|--------------------------|---------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-------------|-----------|-----------|------------|------------|------------|
| AGRICULTURAL USES | | | | | | | | | | | | | |
| A1 | Farming/Agriculture | P | P | P | N | N | N | N | P | N | N | P | N |
| A2 | Nursery | P | P | P | N | N | N | N | P | N | N | N | N |
| A3 | Intensive Agriculture | P | P | N | N | N | N | N | N | N | N | N | N |
| A4 | Kennel | N | N | N | N | N | S | S | S | N | N | N | N |
| A5 | Riding Academy | P | P | N | N | N | N | N | N | N | N | P | N |
| A6 | Accessory Agricultural Retail | P | P | P | N | N | N | N | N | N | N | N | N |
| A7 | Forestry | P | P | P | P | P | P | P | P | P | P | P | P |
| A8 | Accessory Farm Dwelling | P | P | P | N | N | N | N | N | N | N | N | N |
| A9 | Accessory Farm Business | P | P | C | N | N | N | N | N | N | N | N | N |
| A10 | Farm Support Facility | P | P | C | N | N | N | N | N | N | N | N | N |
| A11 | Residential Accessory Livestock | P | P | N | N | N | N | N | N | N | N | N | N |
| RESIDENTIAL USES | | | | | | | | | | | | | |
| B1 | Single-Family Detached Dwelling | P | P | P | P | P | N | N | N | P | N | N | P |

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| Uses | | RC | RA | SR | VC | VR | PC | PC-2 | PI | IS | EXT | REC | MHP |
|---|--------------------------------------|----|----|----|----|----|----|------|----|----|-----|-----|-----|
| B2 | Performance Standard Subdivision | N | N | P | N | N | N | N | N | N | N | N | C |
| B3 | Multifamily Dwelling | N | N | N | P | N | N | N | N | N | N | N | N |
| B4 | Townhouse Dwelling | N | N | N | P | N | N | N | N | N | N | N | N |
| B5 | Twin Dwelling | N | N | N | P | N | N | N | N | N | N | N | N |
| B6 | Village House | N | N | N | P | P | N | N | N | N | N | N | N |
| B7 | Community Residential Facility | N | N | N | N | N | N | N | N | C | N | N | N |
| B8 | Mobile Home Park | N | N | N | N | N | N | N | N | N | N | N | P |
| B9 | Continuing Care Retirement Community | N | N | P | N | N | N | N | N | P | N | N | N |
| B10 | Age-Qualified Community | N | N | P | N | N | N | N | N | P | N | N | N |
| B11 | Residential Conversion | N | N | N | P | N | N | N | N | N | N | N | N |
| B12 | Rooming or Boarding House | N | N | C | P | N | N | N | N | C | N | N | N |
| RELIGIOUS, EDUCATIONAL, RECREATIONAL, AND INSTITUTIONAL USES | | | | | | | | | | | | | |
| C1 | Place of Worship | C | C | P | P | C | P | P | P | P | N | N | N |
| C2 | School | C | C | P | N | N | N | N | N | P | N | N | N |
| C3 | Commercial School | N | N | N | N | N | P | P | N | N | N | N | N |
| C4 | Library or Museum | N | N | N | P | N | P | P | N | P | N | N | N |
| C5 | Private Outdoor Sports Facility | C | C | N | N | N | P | P | P | N | N | C | C |
| C6 | Public Recreation Area | P | P | P | P | C | P | P | P | P | N | P | C |
| C7 | Golf Course | C | C | C | N | N | N | N | N | N | N | N | N |
| C8 | Private Organization or Club | N | N | N | N | N | P | P | P | N | N | N | N |
| C9 | Day Care Center | N | N | C | P | N | P | P | N | P | N | N | N |
| C10 | Nursing Home | N | N | C | N | N | N | N | N | P | N | N | N |
| C11 | Hospital | N | N | N | N | N | N | N | N | P | N | N | N |
| C12 | Cemetery | P | P | C | N | N | N | N | N | N | N | N | N |
| C13 | Municipal Building | P | P | P | P | P | P | P | P | P | N | N | N |
| C14 | Community Center | N | N | P | P | N | N | N | N | P | N | N | N |

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|--|--|----|----|----|----|----|----|------|----|----|-----|-----|-----|
| C15 | Wellness Center | N | N | C | N | N | N | N | N | P | N | N | N |
| C16 | Target or Shooting Range | C | C | N | N | N | N | N | N | N | N | N | N |
| OFFICE USES | | | | | | | | | | | | | |
| D1 | Office | N | N | N | N | N | P | P | P | P | N | N | N |
| D2 | Medical Office | N | N | N | N | N | P | P | P | P | N | N | N |
| D3 | Veterinary Office or Clinic | N | N | N | N | N | P | P | P | N | N | N | N |
| D4 | Office Park | N | N | N | N | N | P | P | P | N | N | N | N |
| D5 | Village Office | N | N | N | P | N | N | N | N | N | N | N | N |
| RETAIL AND CONSUMER SERVICES USES | | | | | | | | | | | | | |
| E1 | Retail Trade and Retail Service | N | N | N | N | N | P | P | P | C | N | N | N |
| E2 | Large Retail Store | N | N | N | N | N | P | N | P | N | N | N | N |
| E3 | Financial Establishment | N | N | N | P | N | P | P | P | P | N | N | N |
| E4 | Eating Place | N | N | N | P | N | P | P | P | C | N | N | N |
| E5 | Eating Place, Drive-Through and/or Fast Food | N | N | N | N | N | P | P | N | N | N | N | N |
| E6 | Repair Shop | N | N | N | P | N | P | P | P | N | N | N | N |
| E7 | Motel or Hotel | N | N | N | N | N | P | P | N | N | N | N | N |
| E8 | Motor Vehicle Fuel Station | N | N | N | C | N | P | P | P | N | N | N | N |
| E9 | Convenience Store | N | N | N | C | N | N | P | P | N | N | N | N |
| E10 | Automotive Sales | N | N | N | N | N | P | N | P | N | N | N | N |
| E11 | Automotive Repair Shop and Retail Sales | N | N | N | N | N | P | P | P | N | N | N | N |
| E12 | Car Wash | N | N | N | N | N | P | P | P | N | N | N | N |
| E13 | Shopping Center | N | N | N | N | N | P | N | N | N | N | N | N |
| E14 | Village Shop | N | N | N | P | N | P | P | N | N | N | N | N |
| E15 | Funeral Home | N | N | N | C | N | P | P | N | N | N | N | N |
| E16 | Recreational Campsite | N | N | N | N | N | N | N | N | N | N | C | N |
| E17 | Adult Entertainment | N | N | N | N | N | N | N | S | N | N | N | N |

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|--|---|----|----|----|----|----|----|------|----|----|-----|-----|-----|
| E18 | Mini-Storage | N | N | N | N | N | P | C | P | N | N | N | N |
| E19 | Guest House/Bed and Breakfast | C | C | C | C | N | N | N | N | N | N | N | N |
| E20 | Tavern | N | N | N | P | N | P | P | P | N | N | N | N |
| E21 | Private Indoor Sports Facility | N | N | N | N | N | P | P | P | N | N | N | N |
| E22 | Amusement Hall and Arcade | N | N | N | N | N | P | P | P | N | N | N | N |
| E23 | Theater | N | N | N | N | N | P | P | P | N | N | N | N |
| E24 | Commercial Recreation/Entertainment | N | N | N | N | N | N | N | P | N | N | N | N |
| E25 | Outdoor Motion-Picture Establishment | N | N | N | N | N | P | P | P | N | N | N | N |
| E26 | Inn | N | N | N | P | N | N | N | N | N | N | N | N |
| E27 | Dwelling in Combination with a Business | N | N | N | P | N | N | P | N | N | N | N | N |
| E28 | Off-Premises Sign | S | S | N | N | N | N | S | S | S | N | N | S |
| COMMON CARRIERS, PUBLIC UTILITIES, AND PUBLIC SERVICE ORGANIZATIONS | | | | | | | | | | | | | |
| F1 | Utilities | S | S | S | S | S | S | S | P | S | S | S | S |
| F2 | Emergency Services | S | S | S | S | N | P | P | P | S | N | N | N |
| F3 | Public Transportation Facility | N | N | N | N | N | N | N | C | N | N | N | N |
| F4 | Cellular Telecommunication Facility | C | C | C | C | C | C | C | C | C | C | C | C |
| F5 | Airport, Heliport, Airfield, and Gliderport | N | N | N | N | N | N | C | N | N | N | N | N |
| F6 | Wind Energy Facility | N | N | N | N | N | N | N | N | N | C | N | N |
| INDUSTRIAL USES | | | | | | | | | | | | | |
| G1 | Manufacturing | N | N | N | N | N | N | N | P | N | N | N | N |
| G2 | Research | N | N | N | N | N | N | N | P | N | N | N | N |
| G3 | Wholesale Business and Warehouse | N | N | N | N | N | N | N | P | N | N | N | N |
| G4 | Contractor Services | N | N | N | N | N | P | P | P | N | N | N | N |
| G5 | Fuel Storage and Distribution | N | N | N | N | N | N | N | P | N | N | N | N |
| G6 | Building Materials Sales | N | N | N | N | N | P | N | P | N | N | N | N |
| G7 | Truck Terminal | N | N | N | N | N | N | N | P | N | P | N | N |

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| Uses | | RC | RA | SR | VC | VR | PC | PC-2 | PI | IS | EXT | REC | MHP |
|-----------------------|---|----|----|----|----|----|----|------|----|----|-----|-----|-----|
| G8 | Industrial Animal Production | N | N | N | N | N | N | N | P | N | N | N | N |
| G9 | Solid Waste Facility | N | N | N | N | N | N | N | C | N | N | N | N |
| G10 | Junkyard or Automotive Salvage Yard | N | N | N | N | N | N | N | C | N | N | N | N |
| G11 | Extraction Operation | N | N | N | N | N | N | N | N | N | P | N | N |
| G12 | Equipment Sales and Storage | N | N | N | N | N | P | N | P | N | N | N | N |
| G13 | Asphalt Plant and Ready Mix Concrete Plant | N | N | N | N | N | N | N | S | N | N | N | N |
| G14 | Crafts | N | N | N | C | N | P | P | N | N | N | N | N |
| G15 | Flex Space | N | N | N | N | N | N | N | P | N | N | N | N |
| G16 | Industrial Park | N | N | N | N | N | N | N | P | N | N | N | N |
| G17 | Recovery of Subsurface Gas and Oil Deposits | N | N | N | N | N | N | N | P | N | N | N | N |
| ACCESSORY USES | | | | | | | | | | | | | |
| H1 | Home Occupation | P | P | P | P | P | P | P | P | P | N | N | P |
| H2 | Residential Accessory Structure | P | P | P | P | P | P | P | P | P | N | N | P |
| H3 | Outside Storage or Display | N | N | N | N | N | P | P | P | N | P | N | N |
| H4 | Temporary Structure and Vehicle | P | P | P | P | P | P | P | P | P | P | P | P |
| H5 | Swimming Pool | P | P | P | P | P | P | P | P | P | N | N | P |
| H6 | Recreational Vehicle | P | P | P | P | P | P | P | P | P | N | N | P |
| H7 | Spa/Hot Tub | P | P | P | P | P | P | P | P | P | N | N | P |
| H8 | Accessory Apartment for Family Member | P | P | P | P | P | P | P | P | P | N | N | P |
| H9 | Garage or Yard Sale | P | P | P | P | P | N | N | N | P | N | N | P |
| H10 | Temporary Outdoor Eating | N | N | N | P | N | P | P | P | N | N | N | N |
| H11 | Accessory Drive-Through Facility | N | N | N | N | N | P | P | P | C | N | N | N |
| H12 | Wind Energy Conversion System | P | P | N | N | N | P | P | P | N | N | N | N |
| H13 | Radio, Television, and Paging Tower, Flagpole, and Dish and Microwave Antenna | P | P | P | P | P | P | P | P | P | P | N | P |
| H14 | Helistop | N | N | N | N | N | N | N | N | C | N | N | N |
| H15 | Private Airfield | P | P | N | N | N | N | N | P | N | N | N | N |

WEST ROCKHILL CODE

| Uses | | RC | RA | SR | VC | VR | PC | PC-2 | PI | IS | EXT | REC | MHP |
|------|-----------------------------------|----|----|----|----|----|----|------|----|----|-----|-----|-----|
| H16 | Family Day Care | P | P | P | N | P | N | N | N | N | N | N | N |
| H17 | No-Impact Home-Based Business | P | P | P | P | P | P | P | P | P | P | P | P |
| H18 | Nonresidential Accessory Building | P | P | P | P | P | P | P | P | P | P | P | P |
| H19 | Temporary Community Event | C | C | C | C | N | C | C | C | C | N | C | C |
| H20 | Solar Energy System | P | P | P | P | P | P | P | P | P | P | P | P |
| H21 | Chicken Keeping | P | P | N | N | N | N | N | N | N | N | N | N |

Note:

Table 16-1: Schedule of Uses by District is for reference purposes only. Where a conflict between this table and uses listed in the district regulations exist, the district regulations shall rule.