

SOMERSET TOWNSHIP

Zoning Use Comparison Chart

A-1 Zoning District Intent	The intent of this district is to preserve the agricultural land within the Township, as well as encourage a minimum of other lower intensity uses that complement the rural nature of the Township.											
M-1 Zoning District Intent	The purpose of this zoning district is to provide sufficient space for commercial, services, shopping, and retail uses, including vehicle and highway-oriented businesses and services, as well as neighborhood serving businesses and facilities.											
B-1 Zoning District Intent	The purpose of this zoning district is to provide sufficient space for commercial, services, shopping, and retail uses, including vehicle and highway-oriented businesses and services, as well as neighborhood serving businesses and facilities.											
B-2 Zoning District Intent	The purpose of this zoning district is to provide sufficient space for commercial, services, shopping, and retail uses, along with certain uses that would require a special exception, as such uses could disturb and/or cause a nuisance to residents.											
R-1 Zoning District Intent	The purpose of this zoning district is to provide low-density, single-family residential, agriculture, complementary low-intensity uses, and other uses that are a benefit to the health and well-being of the Township's residents.											
R-2 Zoning District Intent	The purpose of the R-2 Residential District is to provide low to medium density residential uses, as well as multi-family uses, along with the complementary low intensity uses and other uses that are a benefit to the health and well-being of the Township's residents.											
Key: BOLD - Proposed New Use R - by right CU - conditional use S - special exception -- - not permitted Empty Cell - Use not listed or comparable	Somerset Township <i>Current Ordinance</i> <i>In Accordance with Table 201</i> <i>Adopted September 1985</i>						Somerset Township <i>Proposed Ordinance</i> <i>March 25, 2024</i>					
	Zoning District						Zoning District					
Use	A-1	M-1	B-1	B-2	R-1	R-2	A-1	M-1	B-1	B-2	R-1	R-2
Residential Uses												
Mobile Home	CU	--	--	--	CU	--	R	--	--	--	R	R
Mobile Home Parks	--	--	--	--	CU	--	--	--	--	--	CU	--
Multi-Family Dwellings	--	--	CU	--	--	R	--	--	--	--	CU	CU
Single-Family Dwelling Unit	R	--	--	--	R	R	R	--	R	--	R	R
Tiny Home							--	--	--	--	CU in mobile home park	--
Two-Family Dwelling (Duplex)	CU	--	--	--	CU	R	--	--	--	--	--	R
Townhouse							--	--	--	--	CU	CU
Quadruplex Dwelling							--	--	--	--	CU	CU
Non-Residential Uses												
Agriculture	R	R	R	--	R	--	R	R	R	R	R	--
Agriculture Services							R	R	R	R	R	--
Airport	CU	--	--	--	--	--	SE	--	--	--	--	--
Animal Day Care							CU	CU	CU	CU	--	--
Animal Shelter							CU	CU	CU	CU	--	--
Assisted Living Facility							CU	--	CU	CU	CU	CU
Auction House							--	--	R	R	--	--
Automotive Sales, Rental and Service							--	CU	CU	CU	--	--
Bakery												
Bakery, Under 1,000sqft							CU	CU	R	R	--	--
Bakery, Over 1,000sqft							--	CU	R	R	--	--
Bank - Financial Institution	--	--	R	--	--	--	--	R	R	R	--	--
Banquet Facility							--	--	CU	CU	--	--
Bar/Night Club							--	--	CU	CU	--	--
Bed and Breakfast							CU	CU	CU	CU	CU	CU
Billboard							SE	SE	SE	SE	--	--
Builders Supply	--	R/CU*	CU	R	--	--	--	R	R	R	--	--
Campground/RV Park							SE	--	--	--	--	--
Car Wash							--	R	R	R	--	--
Casino							--	CU	--	CU	--	--
Cemetery	--	--	--	--	CU	--	CU	CU	CU	CU	CU	CU
(Medical) Clinics, Other than Methadone Clinic	--	--	R	--	CU	--	--	R	R	R	--	--
Club -Private							--	CU	CU	CU	--	--
Commercial Recreation	CU	CU	R	--	CU	--	CU	CU	--	--	--	--
Communications Antenna	CU	R	--	CU	--	--	--	--	--	--	R	R
Communications Tower	CU	R	--	CU	--	--	CU	CU	CU	CU	CU	CU
Community Center							R	R	R	R	R	R
Conference and Training Center							--	CU	R	R	--	--
Contractor's Office/Yard							CU	CU	CU	CU	--	--
Convenience Store							--	CU	CU	CU	--	--
Correctional Institution												
Crematorium							--	CU	CU	CU	--	--
Day Care Center							CU	CU	R	R	CU	CU
Distributed Antenna System(DAS)							CU	CU	CU	CU	CU	CU
Distribution Center							--	CU	--	--	--	--
Drug and/or Alcohol Counseling Center							--	--	CU	CU	--	--
Dry Cleaning Facility With Drop-off and Pick-up							--	CU	--	--	--	--
Electric Vehicle (EV) Charging Station							--	CU	R	R	--	--
Emergency Services							R	R	R	R	R	R
Essential Services							R	R	R	R	R	R
Exotic Animal Park							Redefined as Zoo					
Financial Institution, with Drive-Thru Facilities							--	--	CU	CU	--	--
Forestry							R	R	R	R	R	R
Funeral Home	--	--	--	--	--	CU	--	CU	R	R	--	--
Gas/Fuel Stations	--	CU	R	R	--	--	--	CU	R	R	--	--
Gas/Fuel Station with Carwash							--	CU	CU	CU	--	--
Gas/Fuel Station with Convenience Store							--	CU	CU	CU	--	--
Gas/fuel Stations, with Drive-Thru							--	CU	CU	CU	--	--
Gas/Fuel Stations With Restaurant.							--	CU	CU	CU	--	--
Golf Course/Country Club							SE	SE	SE	SE	SE	SE
Greenhouse/Nursery							R	R	R	R	--	--
Government Offices	CU	R	R	--	CU	CU	--	R	R	R	--	--
Group Care Facility	CU	--	--	--	CU	CU	CU	CU	CU	CU	CU	CU

Key:
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 S - special exception
 -- - not permitted
 Empty Cell - Use not listed or comparable

Somerset Township
Current Ordinance
In Accordance with Table 201
Adopted September 1985

Somerset Township
Proposed Ordinance
March 25, 2024

Use	Zoning District						Zoning District					
	A-1	M-1	B-1	B-2	R-1	R-2	A-1	M-1	B-1	B-2	R-1	R-2
Health Club/Fitness Center							--	R	R	R	--	--
Heliport	--	CU	CU	--	--	--	--	CU	--	--	--	--
Hobby Farm							R	R	--	--	R	--
Hospital	--	--	R	--	--	CU	--	R	R	R	--	--
Hotel							--	CU	CU	CU	--	--
Hunting or Fishing Club												
Impoundment (for Oil and Gas Operations)							CU	CU	--	--	--	--
Independent Living Facility							CU	CU	CU	CU	CU	CU
Junk Yard/Salvage Yard							--	CU	--	--	--	--
Kennel							CU	CU	--	--	--	--
Landfill							--	CU	--	--	--	--
Laundry Facility							--	R	R	R	CU	CU
Library							--	--	R	R	SE	SE
Manufacturing Facility, Heavy	--	CU	--	--	--	--	--	CU	--	--	--	--
Manufacturing Facility, Light	--	R/CU*	CU	R	--	--	--	R	--	--	--	--
Massage Parlor							--	--	--	SE	--	--
Medical Marijuana Dispensary							--	--	CU	CU	--	--
Medical Marijuana Grower/Processor							SE	CU	--	--	--	--
Methadone Treatment Facility (Clinic)							--	SE	--	SE	--	--
Micro-Brewery/Micro-Distillery/Winery							SE	CU	CU	CU	--	--
Micro-Brewery Pub							--	--	CU	CU	--	--
Mineral Removal	CU	CU	--	CU	CU	--	CU	CU	--	--	--	--
Motel	--	CU	R	--	--	--	--	--	CU	CU	--	--
Movie Theater							--	--	R	R	--	--
Museum												
Music and Art Studio							--	--	R	R	--	--
Natural Gas Compressor Station							CU	CU	CU	CU	--	--
Natural Gas Processing Facility							CU	CU	CU	CU	--	--
Nursing Home	CU	--	--	--	CU	CU	CU	--	--	--	CU	--
Office-Business and Professional	--	R	R	--	--	--	--	CU	CU	CU	--	--
Oil and Gas Development							CU	CU	CU	CU	--	--
Outdoor Amusement	R	R	--	--	--	--	CU	CU	CU	CU	--	--
Parking Garage							--	CU	CU	CU	--	--
Parking Lot												
Personal Care Boarding Home							--	--	--	--	CU	--
Personal Services, Under 1,000sqft	--	--	R	--	--	--	--	R	R	R	--	--
Personal Service, Over 1,000sqft							--	CU	CU	CU	--	--
Pet Services												
Place of Worship	R	--	R	--	R	R	SE	--	R	R	SE	SE
Principal Solar Energy System							CU	CU	CU	CU	CU	--
Private Non-Profit Multi-Purpose Sports & Recreation Facilities							CU	--	CU	CU	--	--
Public Park/Playground	R	--	R	--	R	R	R	R	R	R	R	R
Public Utility Building	CU	R	R	--	CU	CU	R	R	R	R	R	R
Racetrack							--	CU	--	--	--	--
Recycling Collection							--	CU	--	--	--	--
Repair Garage	--	CU	CU	R	--	--	CU	CU	R	R	--	--
Research and Development Testing Labs	--	R/CU*	CU	--	--	--	--	CU	CU	--	--	--
Residence in Combination with Commercial Use							--	CU	CU	--	--	--
Restaurant	--	CU	R	--	--	--	--	--	CU	CU	--	--
Restaurant, Drive Thru							--	--	CU	CU	--	--
Restaurant, Fast Service							--	--	CU	CU	--	--
Retail Sales							--	--	R	R	--	--
Riding Academy							CU	--	--	--	--	--
Schools, Public or Private	R	--	R	--	R	R	CU	--	R	R	CU	CU
Sexually Oriented Businesses	--	--	--	CU	--	--	--	--	--	SE	--	--
Shopping Center	--	CU	CU	--	--	--	--	--	R	R	--	--
Short-Term Rental							--	--	--	--	SE	SE
Special Event Barn							--	CU	CU	--	--	--
Stadium or Arena							--	CU	--	CU	--	--
Storage Rental Facility							--	R	R	R	--	--
Theater	--	--	R	--	--	--	--	--	R	--	--	--
Truck Stop							--	CU	CU	--	--	--
Truck Terminal	--	R/CU*	CU	R	--	--	--	CU	CU	--	--	--
Uses -Not Listed, Comparable							CU	CU	CU	CU	--	--
Veterinary Clinic							CU	CU	CU	--	--	--
Warehousing	--	R/CU*	CU	R	--	--	--	R	--	--	--	--
Wind Energy Facility							--	SE	--	--	--	--
Zoo							CU	--	--	--	--	--
Accessory Uses												
Accessory Dwelling Unit							R	--	--	--	R	R
Apiaries (Keeping of Bees)							R	--	--	--	R	R
Barn							R	R	R	--	R	R
Chickens and Ducks, Keeping of							R	R	R	R	R	--
Antennas on Approved Communication Tower or existing structure												
Electric Vehicle (EV) Charging Station							--	R	R	R	R	R
Garage, Private							R	--	R	R	R	R
Hobby Farm							R	R	--	--	R	--
Home Occupation	CU	--	--	--	CU	CU	R	--	R	R	R	R
Individual Wind Energy Facility							R	--	R	R	R	R
Mobile Food Vendor (Food Truck)							R	R	R	R	R	R

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	A-1	M-1	B-1	B-2	R-1	R-2	A-1	M-1	B-1	B-2	R-1	R-2
No-Impact home - based business							R	R	R	R	R	R
Riding Academy							R	--	--	--	--	--
Roadside Sales Stand							R	R	R	R	R	R
Solar Energy Facility, Accessory							R	R	R	R	R	R
Special Event Barn							R	R	R	--	--	--
Storage Shed							R	R	R	R	R	R
Swimming Pool							R	--	R	R	R	R

*See note in Table 201 regarding B-1
 CU's applying to this district

*Accessory Uses are Listed in Table 201
 as a whole use rather than specific uses.
 Chart left blank for that purpose.