

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 | R | -- | -- | -- |
| Communications Antenna | CU | R | -- | CU | -- | -- | CU | R | -- | CU | R | R |
| Communications Tower | CU | R | -- | CU | -- | -- | CU | CU R | 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 |

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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/CU* | CU | 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 | -- | -- | -- | CU | 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 CU | R | R | R | R CU | R CU |
| 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 | -- | -- | -- | -- | 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/CU* | CU | 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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|----------------------------------|---|-----|-----|-----|-----|-----|---|-----|-----|-----|-----|-----|
| | 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 |
| 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.