

PLANNING AND DEVELOPMENT REGULATIONS

540 Attachment 1

Township of Middletown

Appendix A
Schedule of Permitted Uses
(§ 540-902B)

[Amended 10-19-1998 by Ord. No. 98-2529; 8-16-1999 by Ord. No. 99-2552; 3-18-2002 by Ord. No. 2002-2673; 12-16-2002 by Ord. No. 2002-2705; 6-16-2003 by Ord. No. 2003-2723; 10-7-2003 by Ord. No. 2003-2735; 12-6-2004 by Ord. No. 2004-2801; 4-18-2005 by Ord. No. 2005-2815; 7-20-2009 by Ord. No. 2009-2979; 11-16-2009 by Ord. No. 2009-2992; 2-16-2010 by Ord. No. 2010-2999; 4-18-2011 by Ord. No. 2011-3029; 11-21-2011 by Ord. No. 2011-3046; 10-15-2012 by Ord. No. 2012-3071; 9-16-2013 by Ord. No. 2013-3095; 7-7-2014 by Ord. No. 2014-3109; 2-6-2017 by Ord. No. 2017-3185; 10-16-2017 by Ord. No. 2017-3209]

KEY: P Permitted C Conditional A Accessory □ Prohibited	R-220	R-130	R-110	R-90	R-45	R-45A	R-30	R-22	R-22A	R-15	R-10	RTF	R-7	R-5	R-O	R-1	R-2	RR	H-9RTH, RMF-1 - 5,	RTH-1	RTH-2	RTH-3	RTH-5, RTH-6	RG A	RG A-1	RG A-2	RG A-3	RG A-4	RHA	RHA-1	B-1	B-1A	B-2	B-3	B/P	M-1	MC	PRH	OR	OR-1	OR-2	OR-3	PD				
ACCESSORY																																															
Accessory apartment (Mount Laurel)	A	A	A	A	A	A	A	A	A	A	A		A	A	A			A													A																
Accessory dwelling for domestic employees	A	A	A																																												
Basketball courts (private)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A	A	A	A				A							A								A	
Billboards, subject to § 540-825 in RTH-9 and PD zones																				C																									C		
Commercial accessory storage building																															A		A	A	A	A	A				A	A	A	A	A		
Electronic message center signs																																C	C														
Family day care	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A	A	A	A		A	A	A															A	
Fences and hedges, subject to § 540-616	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A	A	A	A		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Garage, commercial																																A	A	A	A	A	A	A				A	A	A	A	A	
Garage, detached (residential)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A									A																A
Gazebos	A	A	A	A	A	A	A	A	A	A	A	A	A	A																	A																A
Home occupation	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A	A	A	A		A	A	A	A	A	A	A	A	A	A	A	A	A		A	A	A	A	A
Indoor storage/display of goods sold on-site																															A	A	A	A	A	A	A	A			A	A	A	A	A	A	
Off-street parking, subject to § 540-627R	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A	A	A	A		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Outdoor storage/display of goods sold on-site																																A	A	A	A	A	A	A				A	A	A	A	A	

MIDDLETOWN CODE

KEY: P Permitted C Conditional A Accessory □ Prohibited	R-220	R-130	R-110	R-90	R-45	R-45A	R-30	R-22	R-22A	R-15	R-10	RTF	R-7	R-5	R-0	R-1	R-2	RR	I-9RTH, RMF-1 - 5,	RTH-1	RTH-2	RTH-3	RTH-5, RTH-6	RG A	RG A-1	RG A-2	RG A-3	RG A-4	RHA	RHA-1	B-1	B-1A	B-2	B-3	B/P	M-1	MC	PRH	OR	OR-1	OR-2	OR-3	PD					
Residential satellite dish antenna	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A	A	A	A		A	A	A	A													A			
Sheds and other customary accessory structures	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A	A	A	A		A	A	A															A		
Signs, subject to § 540-635	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A	A	A	A		A	A	A	A	A	A	A	A	A		A	A	A	A	A	A	A	A		
Swimming pools (private)	A	A	A	A	A	A	A	A	A	A	A	A	A	A				A																												A		
Swimming pools (public)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A	A	A	A		A																	P		
Tennis courts (private)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A	A	A	A				A															A		
FARM																																																
Animal kennels and boarding	A	A	A	A	A		A	A		A	A	A	A	A	A			A																											P			
Barn and other farm buildings	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A	A	A	A		A	A	A	A	A	A	A	A	A	A	A		A	A	A	A	A	A		
Commercial woodland	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P		
Cropland	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P		
Fisheries	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P	P		P	P	P	P		P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P			
Livestock, pasture and rangeland	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P		P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P			
Nursery	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P		P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P			
Orchard and vineyard	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P		P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P			
Roadside farm stand	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A	A	A	A		A	A	A	A	A	A	A	A	A	A	A		A	A	A	A	A	A		
Wildlife refuge	P	P	P	P														P																												P		
BUSINESS OFFICE																																																
Accounting																																															P	
Advertising service																																																P
Animal hospital																																																
Architectural service																																															P	
Artist/art studio																																																P
Banking																																																P
Blood bank																																																P
Business management																																																P
Clinic																																																
Collection agency																																																
Computer programming and consulting																																																
Contractor office																																																

PLANNING AND DEVELOPMENT REGULATIONS

	R-220	R-130	R-110	R-90	R-45	R-45A	R-30	R-22	R-22A	R-15	R-10	RTF	R-7	R-5	R-O	R-1	R-2	RR	H-9RTH, RMF-1 - 5,	RTH-1	RTH-2	RTH-3	RTH-5, RTH-6	RGA	RGA-1	RGA-2	RGA-3	RGA-4	RHA	RHA-1	B-1	B-1A	B-2	B-3	B/P	M-1	MC	PRH	OR	OR-1	OR-2	OR-3	PD			
Credit reporting and service															P																P	P	P	P	P	P							P			
Data processing service															P																P	P	P	P	P	P	P			P					P	
Dentist															P																P	P	P	P	P	P	P								P	
Driving school																																			P	P	P	P								
Employment service															P																P	P	P	P	P	P	P								P	
Engineering service															P																P	P	P	P	P	P	P			P	P	P	P	P		
Family counseling															P																		P	P	P	P	P									
Financial service															P																P	P	P	P	P	P	P			P	P	P	P	P		
Government office and facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P	P			
Health-care facility																																													P	
Hospitals																																				C	C					P				
Insurance agency															P																P	P	P	P	P	P									P	
Legal service															P																P	P	P	P	P	P				P	P	P	P	P		
Medical clinic																																		P	P		P									
Medical lab																																	P	P		P										
Medical office															P																P	P	P	P	P	P	P			P						P
News syndication service																																P	P	P	P	P	P									P
Optometrist and optometry															P																P	P	P	P		P	P									P
Performance commercial development																																		C	C	C					C	C	C	C		
Planning service															P																P	P	P	P	P	P	P			P	P	P	P	P		
Professional consultant															P																P	P	P	P	P	P	P			P	P	P	P	P		
Real state agency															P																P	P	P	P	P	P	P									P
Security/commodity broker															P																P	P	P	P	P	P	P									P
Surveying service															P																P	P	P	P	P	P	P									P
Travel agent															P																P	P	P	P	P	P	P									P
Tutoring service															P																P	P	P	P	P	P	P									P
Veterinarian office																															P	P	P	P	P	P	P									P
BUSINESS SERVICES																																														
Appliance repair and service																																	P	P		P										P
Automobile detailing																																			P		P									
Automobile painting																																				C										

MIDDLETOWN CODE

	R-220	R-130	R-110	R-90	R-45	R-45A	R-30	R-22	R-22A	R-15	R-10	RTF	R-7	R-5	R-0	R-1	R-2	RR	H-9RTH, RMF-1 - 5,	RTH-1	RTH-2	RTH-3	RTH-5, RTH-6	RGA	RGA-1	RGA-2	RGA-3	RGA-4	RHA	RHA-1	B-1	B-1A	B-2	B-3	B/P	M-1	MC	PRH	OR	OR-1	OR-2	OR-3	PD								
KEY:																																																			
P Permitted																																																			
C Conditional																																																			
A Accessory																																																			
□ Prohibited																																																			
Automobile body repair																																																			
Automobile repair																																																			
Automobile towing yard																																																			
Bicycle repair																																																			
Car phone installation and repair																																																			
Car wash																																																			
Clock and watch repair																																																			
Equipment and tool rental																																																			
Gasoline service station																																																			
Lawn service, tree service or landscape facility																																																			
Lawn mower sale and repair																																																			
Locksmith																																																			
Ministorage																																																			
Printing and photocopy service																																																			
Reupholstery and furniture repair																																																			
Security service																																																			
Tool sharpening and repair																																																			
Television, video and stereo repair and service																																																			
EDUCATIONAL																																																			
Acting school																																																			
Animal training school																																																			
Daycare																																																			
Music school																																																			
Nursery school																																																			
Private or parochial school	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C			P																																	
Senior day care																																																			
Special training school																																																			
LIGHT INDUSTRIAL																																																			
Abattoir																																																			

MIDDLETOWN CODE

	R-220	R-130	R-110	R-90	R-45	R-45A	R-30	R-22	R-22A	R-15	R-10	RTF	R-7	R-5	R-O	R-1	R-2	RR	H-9RTH, RMF-1 - 5,	RTH-1	RTH-2	RTH-3	RTH-5, RTH-6	RGA	RGA-1	RGA-2	RGA-3	RGA-4	RHA	RHA-1	B-1	B-1A	B-2	B-3	B/P	M-1	MC	PRH	OR	OR-1	OR-2	OR-3	PD												
Portrait studio																															P		P	P											P										
Shoe repair																																P		P	P												P								
Steam and sauna salon																															P	P	P	P		P	P										P								
Sun tanning salon																															P	P	P	P		P	P									P									
Tattoo parlor																																		P												P									
Tailor shop																															P	P	P	P		P	P										P								
RECREATIONAL																																																							
Amateur sport arena																																																P							
Arcades																																																	C						
Athletic academy																																																	P						
Athletic fields	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P							
Athletic fields, privately owned	C	C	C	C	C	C	C	C	C	C	C		C	C				C																																					
Basketball court (public)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P								
Batting cage																																																		P					
Billiard hall																																																	P						
Bowling alley																																																		P					
Children activity center																																																		P					
Dinner theater																																																		P					
Fair ground (temporary)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A	A	A	A		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A							
Golf course	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		C	C	C	C		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C						
Golf driving range	C	C	C	C	C	C	C	C										C																																					
Gym, health spa and athletic club																																																							
Horse riding academy	P	P	P	P														P																																					
Ice skating rink																																																			P				
Miniature golf course																																																			P				
Movie theater																																																			P				
Nature area/reservation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P						
Park	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					
Personal skateboard apparatus																																																							
Playhouse																																																					P		
Playground	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					
Public recreational uses																																																							P
Roller-skating rink																																																							

MIDDLETOWN CODE

KEY: P Permitted C Conditional A Accessory □ Prohibited	R-220	R-130	R-110	R-90	R-45	R-45A	R-30	R-22	R-22A	R-15	R-10	RTF	R-7	R-5	R-0	R-1	R-2	RR	I-9RTH, RMF-1 - 5,	RTH-1	RTH-2	RTH-3	RTH-5, RTH-6	RGA	RGA-1	RGA-2	RGA-3	RGA-4	RHA	RHA-1	B-1	B-1A	B-2	B-3	B/P	M-1	MC	PRH	OR	OR-1	OR-2	OR-3	PD																	
Ambulance service																																		P	P		P																							
Bus terminal, storage and repair																																					P																							
Commercial parking lot															P																P	P	P	P	P	P	P	P				P	P	P	P															
Commuter parking lot	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P		P	P	P	P	P	P	P	P	P	P				P	P	P	P															
Ferry terminal																																							C	C																				
Heliport																																				A	A	A	A	A									A											
Highway and street right-of-way	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P													
Package delivery service																																				P		P											P											
Railroad right-of-way	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P													
School bus, limousine and taxi service																																								C																				
Storage automobile, boat and trailer																																				P		P	P																					
UTILITY																																																												
Commercial communication antenna or tower																																																		C	C	C	C	C		C	C	C	C	C
Electric, gas, water and sewer line	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P									
Public utility office or substation	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		C	C	C	C		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C								
Radio communication center																																																							C	C	C	C	C	
Stormwater management facilities and structures																		P																																				P						
Telephone communication center																																																							C	C	C	C	C	
Television communication center																																																								C	C	C	C	C
Utility equipment building (under 100 sf)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P									
WATER-ORIENTED																																																												
Boat charter service																																																									P			
Boat house or boat yard																																																							P	P				
Boat repair																																																									P	P		

MIDDLETOWN CODE

	R-220	R-130	R-110	R-90	R-45	R-45A	R-30	R-22	R-22A	R-15	R-10	RTF	R-7	R-5	R-0	R-1	R-2	RR	H-9RTH, RMF-1 - 5,	RTH-1	RTH-2	RTH-3	RTH-5, RTH-6	RGA	RGA-1	RGA-2	RGA-3	RGA-4	RHA	RHA-1	B-1	B-1A	B-2	B-3	B/P	M-1	MC	PRH	OR	OR-1	OR-2	OR-3	PD			
Bakery, pizzeria or other food retail																																P	P	P	P	A	P							P		
Bar																																P		P	P	A	P	P			A	A	A	A	P	
Bicycle store																																		P	P		P							P		
Book and stationery store																																P	P	P	P	A	P				A	A	A	A	P	
Cabinet store																																	P	P										P		
Cafeteria																																	A	P	A		A			A	A	A	A	P		
Carpet store																																P	P		P									P		
Christmas tree sale															A																A	A	A	A		A								A		
Comic book and card store																															P	P	P	P		P	P		P	P	P	P	P	P		
Delicatessen																															P	P	P	P	A	P				A	A	A	A	P		
Department store																																P	P												P	
Dry goods and apparel																															P	P	P	P		P									P	
Electric and lighting store																															P	P	P	P		P									P	
Family entertainment restaurant																															P	P													P	
Farm and garden supply																															P	P	P	P		P									P	
Fast-food restaurant																																C	C													
Flea market																															A	A	A	A		A	A								A	
Floral shop																															P		P	P	P		P								P	
Frozen yogurt parlor																															P	P	P	P			P								P	
Furniture sale																																P	P					P							P	
Grocery store																															P	P	P	P		P										P
Hardware, plumbing and heating store																															P	P	P	P		P										P
Hobby shop																															P	P	P	P		P										P
Houseware store																																P	P													P
Ice cream parlor																															P	P	P	P			P									P
Jewelry store																															P	P	P	P		P										P
Junkyard or salvage																																				P										
Lumberyard or store																																				P										
Microbrewing																															P		P	P		P	P									
Microdistillery																															P		P	P		P	P									
Music shop																															P	P	P	P		P										P
Newsstand																																	A	A	A		A			A	A	A	A	A		
Night club																																P	P		P	P										P

PLANNING AND DEVELOPMENT REGULATIONS

KEY: P Permitted C Conditional A Accessory □ Prohibited	R-220	R-130	R-110	R-90	R-45	R-45A	R-30	R-22	R-22A	R-15	R-10	RTF	R-7	R-5	R-O	R-1	R-2	RR	H-9RTH, RMF-1 - 5,	RTH-1	RTH-2	RTH-3	RTH-5, RTH-6	RGA	RGA-1	RGA-2	RGA-3	RGA-4	RHA	RHA-1	B-1	B-1A	B-2	B-3	B/P	M-1	MC	PRH	OR	OR-1	OR-2	OR-3	PD				
Package good store																															P	P	P	P		P									P		
Paint, glass and wallpaper store																																P	P	P	P		P										P
Pet shop																																P	P	P	P											P	
Pharmaceutical store																																P	P	P	P		P									P	
Recording studio																																P	P	P	P	P	P	P									P
Record store																																P	P	P	P		P										P
Restaurant																																P	P	P	P	A	P	P			A	A	A	A			P
Sporting goods store																															P	P	P	P		P											P
Television, stereo and cellular telephone sales																																	P	P		P											P
Trailer and camper sales																																	P	P		P											
Variety store																																P	P	P	P	A	P										P
Video rental																																P		P	P	P											P