

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; 12-21-2020 by Ord. No. 2020-3300]

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	RTH, RMF-1 – 5, RTH-9	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			
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		
Cabana	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P													P															
Commercial accessory storage building																															A			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
Garage, commercial																															A	A	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													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	
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

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-O	R-1	R-2	RR	RTH, RMF-1 – 5, RTH-9	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		
Outdoor storage/display of goods sold on-site																															A	A	A	A	A	A	A		A	A	A	A	A		
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	
Swimming pools (private)	A	A	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									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							A
FARM																																													
Animal kennels and boarding	A	A	A	A	A		A	A		A	A	A	A	A	A			A															P	P		P								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	
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	
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	
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	
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	
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	
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	
Wildlife refuge	P	P	P	P														P																		P							P		
BUSINESS OFFICE																																													
Accounting															P																P	P	P	P	P	P	P	P		P	P	P	P	P	P
Advertising service															P																P	P	P	P	P	P	P							P	
Animal hospital																																	P	P	P	P	P								
Architectural service															P																P	P	P	P	P	P	P		P	P	P	P	P	P	
Artist/art studio															P																P	P	P	P	P	P	P							P	
Banking																															P	P	P	P	P	P	P							P	
Blood bank																															P	P	P	P	P	P	P							P	
Business management															P																P	P	P	P	P	P	P		P	P	P	P	P	P	
Clinic																																	P	P	P	P									
Collection agency															P																P	P	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	RTH, RMF-1 – 5, RTH-9	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		
Computer programming and consulting															P															P	P	P	P	P	P	P	P		P	P	P	P	P		
Contractor office															P																		P	P			P	P							
Credit reporting and service															P															P	P	P	P	P	P	P	P							P	
Data processing service															P															P	P	P	P	P	P	P	P		P					P	
Dentist															P															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							P	
Engineering service															P															P	P	P	P	P	P	P	P		P	P	P	P	P		
Family counseling															P																	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	P	P	
Health-care facility																																							P						
Hospitals																																			C	C				P					
Insurance agency															P																P	P	P	P	P	P	P							P	
Legal service															P																P	P	P	P	P	P	P		P	P	P	P	P		
Medical clinic																																		P	P		P		P						
Medical lab																																		P	P		P		P						
Medical office															P																P	P	P	P	P	P	P		P					P	
News syndication service																																		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																																	P	P		P								P	

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service																																															
Automobile detailing																																		P		P											
Automobile painting																																				C											
Automobile body repair																																				C											
Automobile repair																																C		P	P		P										
Automobile towing yard																																				P											
Bicycle repair																																		P	P		P							P			
Car phone installation and repair																																		P	P		P							P			
Car wash																																			C	C								P			
Clock and watch repair																																		P	P		P							P			
Equipment and tool rental																																		P	P		P								P		
Gasoline service station																																		P	P									P			
Lawn service, tree service or landscape facility																																			P		P							P			
Lawn mower sale and repair																																		P	P									P			
Locksmith																																P	P	P	P		P	P							P		
Ministorage																																					P							C			
Printing and photocopy service																																			P	P	P	P								P	
Reupholstery and furniture repair																																			P	P		P	P							P	
Security service																																			P	P		P								P	
Tool sharpening and repair																																			P	P		P	P							P	
Television, video and stereo repair and service																																			P	P		P								P	
EDUCATIONAL																																															
Acting school															P																	P	P	P	P	P										P	
Animal training school																																	P	P	P	P	P									P	
Daycare															P																	P	P	P	P	P	P	P	P		P	P			P	P	P
Music school															P																	P	P	P	P	P										P	
Nursery school															P																	P	P	P	P	P										P	
Private or parochial school	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C			P														C	C	C	C	C										C	
Senior day care															P																	P	P	P	P	P										P	

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Special training school																																P	P	P										P	
LIGHT INDUSTRIAL																																													
Abattoir																																													
Apparel and garment fabrication																																				P									
Furniture and fixture fabrication and assembly																																				P									
Jewelry fabrication																																				P									
Medical instrument fabrication																																				P									
Paper product fabrication																																				P									
Printing and publishing industry																																				P									
Scientific research laboratory																																			P	P			P	P	P	P			
Silverware fabrication																																				P									
Sporting good fabrication																																				P									
Toy fabrication																																				P									
Warehouse																																				P									
Welding shop																																				P									
Well drilling																																				P									
MIXED-USE DEVELOPMENT																																													
Mixed-use developments																																						C							P
Mixed waterfront developments																																					C								
PERSONAL SERVICE																																													
Animal grooming																															P		P	P										P	
Beauty and barber shop																															P	P	P	P		P	P							P	
Clothing rental																															P	P	P	P		P								P	
Costume rental																															P	P	P	P		P								P	
Dating service																																	P	P											
Diaper service																															P	P	P	P		P								P	
Fortune teller																															P		P	P											
Funeral parlor																															P	P	P	P		P									
Laundry and dry cleaning																															P	P	P	P		P	P							P	
Linen service																															P	P	P	P		P	P								
Massage parlor																																		C											

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Nail salon																														P	P	P	P		P	P								P	
Nutritionist																														P		P	P	P										P	
Photographic and video service																														P	P	P	P		P	P								P	
Portrait studio																														P		P	P	P										P	
Shoe repair																														P		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												P
Arcades																																	C												P
Athletic academy																																P	P	P	P										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
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	
Batting cage																																P	P	P	P										P
Billiard hall																																P	P		P									P	
Bowling alley																																P	P		P									P	
Children activity center																																P	P		P										
Dinner theater																																P	P			P								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	
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		
Golf driving range	C	C	C	C	C	C	C	C										C														P	P	P	P	P		P	P	P	P	P			
Gym, health spa and athletic club																															P	P	P	P	P	P	P		A	A	A	P	P		
Horse riding academy	P	P	P	P														P																											
Ice skating rink																																P	P	P	P									P	
Miniature golf course																																P	P	P	P									P	
Movie theater																																P	P	P	P									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		
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		
Personal skateboard apparatus																																													
Playhouse																																P	P	P	P	P								P	

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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		
Public recreational uses																																					P							
Roller-skating rink																																P	P	P	P									
Swimming pool (commercial)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P		P	P	P	P	P	P	P	P		P	P	P	P	P		
Teen dance club																																	P											
Tennis court (commercial)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P		P	P	P	P	P	P	P	P		P	P	P	P	P		
RESIDENTIAL																																												
Ancillary adult community commercial facility																C	C																											
Assisted living																													P	P				P									P	
Congregate care facility																													P	P				P									P	
Hotels and motels																																P	P			P							P	
Mother and daughter dwelling	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P													P													
Multifamily development																P	P		P	P	P	P	P	P	P	P	P	P	P	P		P				P							P	
Nursing home and health care facility																																	P											P
Performance residential developments	C	C	C	C	C	C	C	C	C	C	C		C	C																														
Planned adult community																P	P																											
Senior citizen housing																P	P		P	P	P	P			P	P	P	P		P	P							P						P
Single family, detached	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P														P												P
Two family, attached												P																																
SERVICE ORGANIZATION																																												
Cemeteries	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C			P													C	C	C	C	C	C	C							C
Charitable organization															P																P		P	P										P
Community residence for the developmentally disabled	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	C	C	C																						
Garden club																P																P	P	P	P	P	P	P						P
Library																P																P	P	P	P	P	P	P		P	P	P	P	P
Museum																																		P	P			P						P
Nonprofit organization																P																P	P	P	P	P	P	P		P	P	P	P	P
Places of worship	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C			C														C		C	C									
Private club																P																P	P	P	P		P	P						

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Shelters for victims of domestic violence	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		C	C	C	C																								
TRANSPORTATION																																														
Airport																																														
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	
Ferry terminal																																														
Heliport																																													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	
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	
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	
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	
Radio communication center																																		C	C	C	C	C			C	C	C	C	C	
Stormwater management facilities and structures																		P																		P										
Telephone communication center																																			C	C	C	C	C			C	C	C	C	C
Television communication center																																			C	C	C	C	C			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		
WATER-ORIENTED																																														

PLANNING AND DEVELOPMENT REGULATIONS

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Boat charter service																																				P									
Boat house or boat yard																																			P	P									
Boat repair																																	P		P	P									
Canvas product fabrication and distribution																																				P									
Cold storage establishment																																					P								
Commercial fishing operation																																					P								
Docking and landing facility																																					P								
Fishing equipment repair and fabrication																																					P								
Ice-making																																					A								
Marina																																					P								
Marine research uses, museum or aquarium																																					P								
Marine repair service																																					P								
Marine product wholesale and retailing																															P	P	P	P		P	P								
Marine welding																																						P							
Seafood packaging																																						P							
Seafood processing																																						P							
Seafood distribution																																						P							
Ship building																																						P							
Tug, pleasure or pilot boat service																																						P							
Yacht club																																					P								
WHOLESALE AND RETAIL TRADE																																													
Adult entertainment																																		C											
Antique and second hand shop																															P	P	P	P		P	P							P	
Appliance store																																		P	P		P							P	
Art and craft store																															P	P	P	P		P	P							P	
Automobile and boat sale																																		P	P		P							P	
Automobile and marine accessories																															P	P	P	P		P	P							P	

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Award and trophy store																														P	P	P	P		P								P		
Bait and tackle shop																														P		P	P		P	P							P		
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		
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		

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Newsstand																																A	A	A		A		A	A	A	A	A	A	
Night club																																P	P		P	P							P	
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											
Variety store																														P	P	P	P	A	P								P	
Video rental																														P		P	P	P									P	