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; 7-19-2021 by Ord. No. 2021-3312; 8-21-2023 by Ord. No. 2023-3380]

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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	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				ļ	-			1	ļ		!				!									ļ.												ļ_	ļ.	ļ.	!_	I_			
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)	Α	Α	A	A	A	Α	A	A	A	A	A	A	A	A	A	A	A	Α	A	A	A	A		A	A	Α	Α				A						A						A
Billboards, subject to § 540-825 in RTH-9 and PD zones																			С																								С
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
Electronic message center signs																																	С	С									
Family day care	Α	A	A	Α	A	A	A	A	A	A	A	A	A	A	A	A	A	Α	A	A	A	A		A	A	A	Α		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
Garage, commercial																															A	A	Α	A	Α	A	A		Α	A	Α	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	Α	A	A	A	A	Α	A	A	A	A	A	A	A	A	A			Α													A												A
Home occupation	A	A	A	A	A	A	A	A	A	A	A	Α	A	A	A	A	A	Α	A	A	A	Α		A	A	Α	Α		A	A	A	A	Α	A	Α	A	A		A	A	Α	A	A
Indoor storage/display of goods sold on-site																															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
Outdoor storage/display of goods sold on-site																															A	A	A	A	A	A	A		A	A	A	A	A

KEY: P Permitted C Conditional	50	30	01	0	Io	5A		2	2A	16	0	ſŦ.							H, RMF-1 – 5, H-9	H	H-2	H-3	H-5, RTH-6		4-1	4-2	4-3	4.4	4	4-1								I		.1	.2	3	
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	RTH, RTH-9	RTH-1	RTH-2	RTH-3	RTH-5,	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
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
Swimming pools (private)	A	Α	A	A	A	A	A	A	A	A	Α	Α	A	Α	A			A													Α										ļ	<u> </u>	A
Swimming pools (public)	A	A	A	Α	Α	A	A	A	A	A	A	A	A	Α	Α	A	A	A	A	A	A	A		A	A	A	A		A								A				ļ	<u> </u>	P
Tennis courts (private)	A	Α	A	Α	Α	A	A	A	A	A	A	Α	A	Α	A	A	A	A	A	A	A	A		A	Α	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						L.	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
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
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
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
Livestock, pasture and rangeland	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Р	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
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
Roadside farm stand	A	A	A	Α	Α	Α	A	A	A	A	A	Α	A	A	A	A	A	A	A	A	A	A		A	A	A	A		A	Α	A	A	A	A	Α	A	Α		A	A	A	A	A
Wildlife refuge	P	P	P	P														P																		P							P
BUSINESS OFFICE				•	•			•	•			•								•	•		•		•	•			•										•			•	
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Architectural service															P																P	P	P	P	P	P	P		P	P	P	P	P
Artist/art studio															P																P	P	P	P	P	P	P				ļ!		P
Banking																															P	P	P	P	P	P	P						P
Blood bank																															P	P	P	P	P	P	P				<u> </u>		P
Business management															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						
Computer programming and consulting															P																P	P	P	P	P	P	P		P	P	P	P	P

Conditional Assessment of the continuation of																				1 – 5,				9-I																				
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Facility																P																P]	P :	P	P	P	P	P		P	P	P	P	P
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broker 9 <td>Real state agency</td> <td></td> <td>P</td> <td></td> <td>P]</td> <td>P</td> <td>P</td> <td>P</td> <td>P</td> <td>P</td> <td>P</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>P</td>	Real state agency															P																P]	P	P	P	P	P	P						P
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	Automobile detailing															\dashv																		\dashv	P		P					\rightarrow	\dashv	=

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Automobile painting													-																							С						+-	+
Automobile body repair																																				C						+	<u> </u>
Automobile repair																															С		P	P		P						+	
Automobile towing yard																																	1	1		P						+	1
Bicycle repair																																	P	P		P						+	P
Car phone installation and																																	P	P		P						+	P
repair																																	1	1		1							1
Car wash																																	С	С								+-	P
Clock and watch repair																																	P	P		P						+-	P
Equipment and tool rental																																	P	P		P						+	P
Gasoline service station													+																				P	P		1						+	P
Lawn service, tree service																																		P		P							P
or landscape facility													-																				D	D								+	-
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																																	P	P		P	P						P
repair Television, video and																																	P	P		P						+	P
stereo repair and service																																											
EDUCATIONAL		-						_							-							1	1		-													1 1					1
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
Music school															P																P	P	P	P	P							<u> </u>	P
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Private or parochial school	С	C	С	C	С	С	C	С	С	С	С	С	С	С	С			P													С	C	С	С	С								C
Senior day care															P																P	P	P	P	P								P
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Prohibited	2	R	R	R	~	~	<u>~</u>	<u> </u>	<u>~</u>	~	~	~	~	~	~	~	~	M	~ ~	<u>~</u>	<u> </u>	~	X	~	R	~	~	~	~	~	B	<u> </u>	<u> </u>	<u> </u>	B	2	2	Ь	0	0			
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Apparel and garment fabrication																																				P							
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PERSONAL SERVICE							1													_	_	1																				1	
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
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Funeral parlor																															P	P	P	P		P							
Laundry and dry cleaning								-													1										P	P	P	P		P	P						P
Linen service																															P	P	P	P		P	P						
Massage parlor																					1													С									
Nail salon																					1										P	P	P	P		P	P						P
Nutritionist																															P		P	P									P

NEY: Potrait studio Potrait studio	OR-2 OR-3	G G P
service		D
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TOTU AIT STUDIO		P
Shoe repair	_	P
Steam and sauna salon PPPPPPPP	_	P
Sun tanning salon PPPPPPPPPPPPPPPPPPPPPPPPPPPPPPPPPPPP		P
Tattoo parlor P P P P P P P P P P P P P P P P P P P		P
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Tailor shop P P P P P P RECREATIONAL		P
		P
Amateur sport arena P C C		
		P P
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Athletic fields P	P P	P
Athletic fields, privately C C C C C 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
Batting cage P P P P P		P
Billiard hall PPPP		P
Bowling alley PPPP		P
Children activity center PPPP		
Dinner theater PPPPP		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
Golf course 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 C C C C C C C C C C	P P	P
Gym, health spa and athletic club	A P	P
Horse riding academy P P P P P P		
Ice skating rink		P
Miniature golf course PPPP		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	_
Park	P P	
Personal skateboard	+	+
apparatus		
Playhouse P P P P P P P P P P P P P P P P P P P		P
Playground 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		

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	РКН	OR	OR-1	OR-2	OR-3	PD
Roller-skating rink Swimming pool	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P		P	P	P	P	P P	P P	P P	P	P		P	P	P	P	P
(commercial)																																											
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	P	P
RESIDENTIAL																											1																
Ancillary adult community commercial facility																С	С																										
Assisted living																													P	P				P									P
Congregate care facility																													P	P				P		<u> </u>							P
Hotels and motels																																		P	P		P						P
Mother and daughter dwelling	P	P	P	P	P	P	P	P	P	P	Р	P	P	Р	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	С	С	C	C	С	С	C	C	С	C	С		С	С																													
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 ORGANIZAT	ION							_																									_				_						
Cemeteries	С	С	C	C	С	С	C	C	C	C	C	C	C	С	C			P													C	С	C	C	C	C	C						С
Charitable organization															P																P		P	P									P
Community residence for the developmentally disabled	С	С	С	С	С	С	С	С	С	С	С	С	С	С	С	C	С	P	С	С	С	С																					
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	С	С	С	С	С	С	С	С	С	С	С	С	С	С	С			С													С		С	С									
Private club															P																P	P	P	P		P	P						
Shelters for victims of domestic violence	С	С	С	С	С	С	С	С	С	С	С	С	С	С	С	С	С		С	С	С	С																					

							<u> </u>	Т													1	Т								1													
KEY: P Permitted C Conditional A Accessory Prohibited TRANSPORTATION	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	МС	PRH	OR	OR-1	OR-2	OR-3	PD
Airport																																										$\overline{}$	
Ambulance service													-																				P	P		P						-+	
Bus terminal, storage and repair																																	1	1		P							
Commercial parking lot															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
Ferry terminal																																				С	С						
Heliport																																	A	A	A	A	A						Α
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																																				С							
Storage automobile, boat and trailer UTILITY																																		P		Р	Р						
Commercial communication antenna or tower																																	С	С	С	С	С		С	С	С	С	С
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	Р	P	P	P	P	Р	P	P	P	P	P	P	P
Public utility office or substation	С	С	С	С	С	С	С	С	С	С	С	С	С	С	С	С	С	С	С	С	С	С		С	С	С	С		С	С	С	С	С	С	С	С	С	С	С	С	С	С	С
Radio communication center																																	С	С	С	С	С		С	С	С	С	С
Stormwater management facilities and structures																		P																		P							
Telephone communication center																																	С	С	С	С	С		С	С	С	С	С
Television communication center																																	С	С	С	С	С		С	С	С	С	С
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	Р	P	P	P	P	P	P	P
WATER-ORIENTED																																											
Boat charter service																																					P						
Boat house or boat yard																																				P	P						

EXAMPLE 1 - 5, Part H. 130 A A A A A A A A A	RTH-5, RTH-6 RGA RGA-1 RGA-2 RGA-3 RGA-3 RGA-4 RHA-1 B-1A B-1A B-1A B-1A B-1A B-1A B-1A B
Boat repair	P P P
Canvas product fabrication and distribution	
Cold storage establishment	
Commercial fishing operation	P P
Docking and landing facility	P P
Fishing equipment repair and fabrication	
Ice-making	
Marina	P P
Marine research uses, museum or aquarium	P P
Marine repair service	P P
Marine product wholesale and retailing	P P P P P
Marine welding	P P
Seafood packaging Seafood packaging	P P
Seafood processing	P P
Seafood distribution	P P
Ship building Ship building	P P
Tug, pleasure or pilot boat service	P P
Yacht club	P P
WHOLESALE AND RETAIL TRADE	
Adult entertainment	
Antique and second hand shop	P P P P P P
Appliance store	P P P P
Art and craft store	P P P P P P P P
Automobile and boat sale	
Automobile and marine accessories	P P P P P P
Award and trophy store	P P P P P
Bait and tackle shop	P P P P P P

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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	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
Bakery, pizzeria or other food retail																															P	P	P	Р	A	Р							P
Bar																															P		P	P	A	P	P		Α	A	A	A	P
Bicycle store																															-		Р	P	11	P	1					- 1	P
Book and stationery store																															P	P	Р	P	A	P			A	A	A	A	P
Cabinet store																															-		Р	P	11	1							P
Cafeteria																																	A	P	A		A		A	A	A	Α	P
Carpet store																																	P	P	11	P	7.1		71	71	7.1	71	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	Α	A	A	P
Department store																															-		P	P	11	1			71	7.	7.1	71	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																															-		С	C		1							
Flea market																							+								A	A	A	A		A	Α						A
Floral shop																															P		P	P	P								P
Frozen yogurt parlor																															P	P	Р	P			P						P
Furniture sale																																	P	P			P						P
Grocery store																															P	P	Р	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	Р	P		P							P
Junkyard or salvage																																				P							
Lumberyard or store																																				P							
Microbrewing													\neg							†											P		P	P		P	P						\Box
Microdistillery													-							<u> </u>											P		P	P		P	P						
Music shop																															P	P	P	P		P							P
Newsstand																																	A	A	A		Α		A	A	A	A	A
Night club													-+							<u> </u>													P	P	- -	P	P					† ·	P

KEY: P Permitted C Conditional A Accessory	R-220	R-130	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	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	В-3	B/P	M-1	MC	PRH	OR	OR-1	OR-2	OR-3	PD
□ Prohibited		4 2	~	<u> </u>	~	P	X	~	~	~	<u>~ ~</u>	<u> </u>	 	<u>~</u>	<u> </u>	<u> </u>		<u> </u>	<u> </u>	X	~	~	~	~	~	~	~					m		2	Ь	9	0	0	0	
Package good store				-																								P	P	P	P		P							P
Paint, glass and wallpaper																												P	P	P	P		P							P
store																																								\longrightarrow
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	Α	A	P
Sale of smoking devices and paraphernalia ¹																																								
Smoke shop ²																																								
Sporting goods store																												P	P	P	P		P							Р
Television, stereo and cellular telephone sales																														P	P		P							P
Trailer and camper sales																														P	P									
Vape shop ²																																								
Variety store																												P	P	P	P	A	P							P
Video rental																												P		P	P	P								P
CANNABIS																																								\Box
All classes of cannabis licenses as said terms are defined in Section 3 of P.L. 2021, c. 16, but not the delivery of cannabis items and related supplies																																								
by a delivery service not subject to local jurisdiction.																																								

NOTES:

Preexisting sale of smoking devices and paraphernalia in business establishments is permitted, provided that they obtain a license as a "retail vaping and smoking establishment" as defined herein within 60 days of the date of adoption of Ord. No. 2023-3380 by the Township.

² Preexisting "smoke shops" and "vape shops" are permitted, provided that they obtain a license within 60 days of the date of adoption of Ord. No. 2023-3380 by the Township.