

Zoning Districts Use Matrix (Page 1 of 3)

Residential Uses																							
Primary Land Use (P - Permitted Use) (C - Conditional Use)	Zoning District																						
	F	A	R-1	R-2	R-3	R-4	R-5	R-6	R-7	R-8	OR-1	O-2	B-1	B-2	B-3	B-4	C/S-1	C/S-2	OSI-1	OSI-2	I-1	I-2	I-3
Adult Family Home			P	P	P	P	P	P	P	P													
Adult Group Home							C	C	C	C					C	C	C	C	C	C			
Bed & Breakfast		P	C	C	C	C					P		P	P	P	P	P	P					
Dwelling, Multifamily							C	P	P				P	P	P	P	P	P					
Dwelling, Secondary (Upper Floor)											P	P	P	P	P	P	P	P					
Dwelling, Single-Family		P	P	P	P	P	P				P	P	C	C	C	C	C	C	C	C	C	C	
Dwelling, Two-Family							P	P					P	P	P	P	P	P					
Family Child-Care Home			P	P	P	P	C								C	C	C	C	C	C			
Halfway House			C	C	C	C	C	C	C	C													
Long-Term Care Facility							C	P	P				P	P	P	P	P	P	P				
Mobile Home / Manufactured Home Park										P													
Residential Care Facility							C	P	P				P	P	P	P	P	P	P				

Agriculture / Public & Semi-Public Uses																							
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	F	A	R-1	R-2	R-3	R-4	R-5	R-6	R-7	R-8	OR-1	O-2	B-1	B-2	B-3	B-4	C/S-1	C/S-2	OSI-1	OSI-2	I-1	I-2	I-3
Agriculture, Small Scale	P	P	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Agriculture, Large Scale	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Cemetery		P	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Clinic												P	P	P	P	P	P	P	P	C			
Community Center		P	C	C	C	C	C	C	C	C			P	P	P	P	P	P	C	C			
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Correctional Facility																				C	C	C	C
Event / Conference Center														P	P	P	P	P	P	P			
Government Facility, Non-Office		C	C	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P
Government Facility, Office		C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P
Hospital															P	P	P	P	P	P	P	P	P
Library		C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P
Museum		C	C	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P
Nature Preserve	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Park / Playground	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Parking Lot /Garage (as a primary use)															C	C					C	C	
Place of Worship		P	C	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	C	C
School (Grades Pre-School through 12)		P	C	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	C	C	C
Theater														P	P	P	P	P	P				
Trade or Business School		P										P		P	P	P	P	P	P	P	P	P	P
University / College		P										P		P	P	P	P	P	P	P	P	P	P

A permitted use is any use that can be approved at a location with an administrative zoning permit. Any permitted use will need an approved zoning permit. These applications can be picked up at the Harrison Township Development Department or on our website. Following an approved zoning permit, an applicant may need additional permits and approvals from the Harrison Township Fire Department or the Montgomery County Building Department.

A conditional use is a use that may be permitted at a location, but requires additional review. This review is conducted by the Board of Zoning Appeals and requires a formal public hearing that the applicant must attend. The proposed use must meet the standardized criteria for a conditional use. The process typically takes 30 to 60 days and is not guaranteed. Any applicant interested in this must speak with the Township Planner prior to submitting a Conditional Use Application.

Zoning Districts Use Matrix (Page 2 of 3)

Commercial Uses																							
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Adult Entertainment Establishments																	C						
Auto-Oriented Use, Light															P	P	P	P		C	C	C	C
Auto-Oriented Use, Heavy															C	C	C	C		P	P	P	P
Auto Sales, New															P	P	P	P		P	P	P	
Auto Sales, Used																	C	C		P	P	P	
Auto Rental															P	P	P	P	P	P	P		
Bar / Lounge															P	P	P	P	P				
Banquet Hall																							
Boat / RV Sales & Service																			P	P	P	P	
Boat / RV Storage (Outdoors)																			P	P	P	P	
Brewpub													C	P	P	P	P	P	C	C	C	C	
Convenience Store						C	C	C	C	C			P	P	P		P	P	P	P	P		
Daycare Center, Adult or Child											P	P	P	P	P	P	P	P	P	C	C		
Daycare Home, Adult or Child		P	P	P	P	P	P																
Dry Cleaning / Laundromats													P	P	P	P	P	P	P	P	P		
Equipment Rental																				P	P	P	
Farmer's Market (as a permanent use)	P	P				C	C	C	C	C			P	P	P	P	P	P					
Financial Institutions												P	P	P	P	P	P	P	P	P	P	P	
Fitness Center													P	P	P	P	P	P	P	P	P	P	
Funeral Home													P	P	P	P	P	P	P				
Grocery Store														P	P	P	P	P	P				
Hookah Bar															P	P	P	P	P				
Hotel															P	P	P	P	P				
Instructional Center												P		P	P	P	P	P	P	P	P		
Kennel		P																	P	P	P	P	
Liquor Store															P	P	P	P					
Massage Services, Non-Therapeutic																							
Massage Services, Therapeutic											P	P	P	P	P	P	P	P	P				
Manufactured Home Sales																						P	P
Motel																							
Office											P	P	P	P	P	P	P	P	P	P	P	P	
Personal Care Services											P	P	P	P	P	P	P	P	P				
Recreation, Indoors													P	P	P	P	P	P	P	P	P	P	
Recreation, Outdoors	C	C	C	C	C	C	C	C	C	C				C	P	P	P	P	P	P	P		
Restaurant													P	P	P	P	P	P					
Retail, General															P	P	P	P	P	P	P		
Retail, Small-Scale													P	P	P	P	P	P	P	P	P		
Retail, Wholesale															P	P	P	P	P	P	P	P	
Shooting Range	C	C																		C	C	C	
Social Club															P	P	P	P	P	P	P		
Truck & Trailer Sales & Service																			P	P	P	P	
Veterinarian Office												P	P	P	P	P	P	P	P	P	P		

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Industrial Uses																							
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Builder's Supply Store														C	P	P	P	P	P	P	P	P	
Brewery																				P	P	P	P
Commercial Cleaning																				P	P	P	P
Concrete / Asphalt Production Facility																							P
Contractor's Office															P	P	P	P	P	P	P	P	P
Contractor's Yard																						P	P
Distribution Facility															C	C	C	C	C	P	P	P	P
Food & Beverage Production															C	C	C	C	C	P	P	P	P
General Industrial Production																				P	P	P	P
Hazardous Materials Production & Storage																							C
Light Industrial Assembly & Distribution															C	C	C	C	P	P	P	P	P
Microbrewery / Artisan Distillery															C	C	C	C	P	P	P	P	P
Mineral Extraction																							C
Mini Self-Storage Facility																							
Power Generation Facility																						C	P
Recycling Center																				C	C	C	C
Research & Development												C		C	C	P	P	P	P	P	P	P	P
Truck Shipping Facility																				P	P	P	P
Truck Stop / Travel Center																					P	P	P
Truck Parking / Storage																							
Warehouse																							P
Waste Disposal Facility																							C
Wastewater Treatment Facility																							C

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