

ZONING

455 Attachment 1

Township of Easttown

Figure 3-1

Land Use Table

[Amended 8-19-2013 by Ord. No. 417-13;
6-2-2014 by Ord. No. 622-14; 12-15-2014 by Ord. No. 424-14]

KEY:

BR = By right. Requires Zoning Officer review, approval and permit.

CU = Conditional use. Requires Board of Supervisors review and approval and permit from Zoning Officer.

SE = Special exception. Requires Zoning Hearing Board review and approval and permit from Zoning Officer.

Shaded = Prohibited use.

Principal Land Use	Zoning District									
	AA	R-1	R-2	R-3	R-4	R-5	PBO	VB	VT	VR
Accessory use*	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR
Accessory dwelling unit*	BR	BR								
Apartment accessory to a nonresidential use*							BR	BR	BR	
Automobile car wash							BR			
Automobile gasoline service station							CU			
Automobile gasoline service station and convenience store							CU			
Automobile repair							CU	CU		
Automobile sales							CU			
Bank or financial institution							BR	BR		
Bed-and-breakfast	CU	CU	CU	CU	CU	CU		BR	BR	CU
Building materials - storage and sale							CU			
Commercial child/adult care							CU	CU	CU	
Commercial recreation							CU	CU		
Commercial center							CU	CU	CU	
Continuing care retirement community							CU			
Convenience store								BR		
Drive-through service							CU			
Dwelling, multifamily (building/development)**						CU	BR	BR	CU	
Dwelling, multifamily as adaptive reuse										BR
Dwelling, single-family	BR	BR	BR	BR	BR	BR			BR	BR
Dwelling, townhouse (3-6 units per building)									BR	
Dwelling, two-family, twin						BR			BR	BR
Dwelling, two-family, duplex									BR	

EASTTOWN CODE

Principal Land Use	Zoning District									
	AA	R-1	R-2	R-3	R-4	R-5	PBO	VB	VT	VR
Dwelling, two-family, duplex as adaptive reuse										BR
Educational use	CU							CU	CU	CU
Farm	BR									
Forestry*	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR
Funeral home							BR	BR	BR	
Golf club	SE									
Grocery store							BR	BR		
Home occupation, minor*	BR	BR	BR	BR	BR	BR		BR	BR	BR
Home occupation, major*	SE	SE	SE	SE	SE				SE	SE
Hospital							CU			
Hotel, motel, or inn							CU	CU		
Laundry or dry cleaning							BR	BR	BR	
Light industry/manufacturing							CU			
Lot averaging development	CU	CU								
Nursery/landscaping sales - service							CU			
Outdoor cafe							CU	CU	CU	
Parking lot/garage							CU	CU	CU	
Personal service commercial use							BR	BR	BR	
Place of worship	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU
Planned commercial shopping center							CU	CU		
Professional office							BR	BR	BR	
Public and government facility										
Restaurant							CU	BR	CU	
Restaurant, fast-food								BR	CU	
Retail commercial use							BR	BR	CU	
Riding stable	CU									
Sale of agricultural products	BR									
Theater								BR		
Veterinary clinic							BR			
Wholesale trade business							BR			
Warehouse							BR			
Wireless communications facility							CU	CU		

NOTES:

* Not principal land use (exceptions from remainder of table).

** Multifamily uses as designated in this figure shall comply with supplemental use regulations as per §§ 455-64 and 455-65 of this chapter, except in the Village of Berwyn Districts, where the zoning standards contained in Article V shall apply; also § 455-32, Planned Apartment Overlay District (PA), and § 455-33, Multifamily Overlay District, in areas so designated on the Zoning Map.