

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;  
12-13-2016 by Ord. No. 427-16; 1-15-2018 by Ord. No. 433-18]

**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	DC	
Accessory Use*	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR
Accessory Dwelling Unit*	BR	BR										
Apartment Accessory to a Non-residential 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				
Community Center							CU	CU	CU			
Continuing Care Retirement Community							CU					
Convenience Store								BR				
Drive-through Service							CU					
Dwelling, Multi-family (Building/Development)**							CU	BR	BR	CU		
Dwelling, Multi-family as Adoptive Reuse											BR	

EASTTOWN CODE

Principal Land Use	Zoning District										
	AA	R-1	R-2	R-3	R-4	R-5	PBO	VB	VT	VR	DC
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		
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 on Sidewalk							BR	BR	CU		
Outdoor Cafe other than on Sidewalk							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	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	
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			

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Principal Land Use	Zoning District										
	AA	R-1	R-2	R-3	R-4	R-5	PBO	VB	VT	VR	DC
Unified Development											CU
Veterinary Clinic							BR				
Wholesale Trade Business							BR				
Warehouse							BR				
Wireless Communication Facility							CU	CU			

**NOTES:**

- \* Not principal land use (exceptions from remainder of table).
- \*\* Multi-family Uses as designated in this Figure shall comply with Supplemental Use regulations as per Section 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 Section 455-32, Planned Apartment Overlay (PA), and Section 455-33, Multi-family Overlay District, in areas so designated on the Zoning Map.