

ZONING

450 Attachment 1

Borough of Walnutport

**Table of Permitted Uses by District
(see § 450-30)**

KEY:

- P = Permitted by right (zoning decision by Zoning Officer)
- SE = Special exception use (zoning decision by Zoning Hearing Board)
- C = Conditional use (zoning decision by Borough Council)
- N = Not permitted
- (§ 450-34) = See additional requirements in § 450-34
- (§ 450-35) = See additional requirements in § 450-35

Table of Permitted Uses by District — Primary Residential Districts				
Types of Uses (See definitions in Article III)	Zoning Districts			
	R-1	R-2	R-3	RC
Residential Uses				
Single-family detached dwelling [manufactured/mobile homes shall meet the additional requirements of § 450-34A(20)]	P	P	P	N
Twin dwelling, side-by-side, with each new dwelling unit on its own fee-simple or condominium lot	N	P	P	N
Townhouse/rowhouse [§ 450-34A(35)], with each new dwelling on its own fee-simple or condominium lot	N	P	P	N
Apartments [§ 450-34A(35)], other than conversions of an existing building into an increased number of dwelling units	N	N	P ²	N
Boarding house (includes rooming house)	N	N	N	N
Group home within a lawful existing dwelling unit [§ 450-34A(14)], not including a treatment center	P	P	P	N
Conversion of an existing building to result in an increased number of dwelling units (see also “Unit for care of relative” under Accessory Uses)	N	N	SE ¹	N
Manufacture/mobile home park [§ 450-34A(21)]	N	N	SE	N
Commercial Uses				
Bed-and-breakfast inn [§ 450-34A(8)] – limited to buildings built before 1936	SE	SE	N	N
Commercial communications antennas/tower [§ 450-34A(11)]				
Meeting § 450-34A(11)(a) pertaining to antenna extending a limited height above certain existing structures	P	P	P	P

WALNUTPORT CODE

Table of Permitted Uses by District — Primary Residential Districts				
Types of Uses (See definitions in Article III)	Zoning Districts			
	R-1	R-2	R-3	RC
Other, such as a freestanding tower	N	N	N	N
Museum	N	N	N	SE
Picnic grove, commercial [§ 450-34A(24)]	N	N	N	SE
Stable, horse, with a minimum lot area of two acres for the first horse and one acre for each additional horse	N	N	N	SE
Institutional Uses				
Cemetery, which shall not include a crematorium	P	P	P	P
Community center, youth recreation center or library	N	SE	SE	SE
Day-care center, child [§ 450-34A(13)] [See also as an accessory use in this table and § 450-35D(3).]	N	N	N	SE
Membership club	N	N	N	N
Nursing home or assisted-living facility/personal-care home [§ 450-34A(22)]	N	N	N	N
Place of worship [§ 450-34A(25)]	SE	SE	SE	SE
School, public or private, primary or secondary [§ 450-34A(31)]	SE	SE	SE	SE
Public/Semipublic Uses				
Borough-owned uses	P	P	P	P
Government facility, other than uses listed separately in this § 450-30	N	N	N	SE
Emergency services station, which may include a supporting social club facility	N	SE	SE	SE
Publicly owned or publicly operated recreation or closely similar park open for public recreation use without charge	P	P	P	P
Public utility facility (see also § 450-18) (other than uses listed separately in § 450-30)	N	N	N	SE
Swimming pool, non-household [§ 450-34A(33)]	SE	SE	SE	P
Accessory Uses				
See list of additional permitted uses in § 450-30C, such as “Residential accessory structure or use”				
See additional requirements in § 450-35 for specific accessory uses.				

ZONING

Table of Permitted Uses by District — Primary Residential Districts				
Types of Uses (See definitions in Article III)	Zoning Districts			
	R-1	R-2	R-3	RC
Day-care center accessory to and on the same lot as an existing lawful place of worship, with a minimum lot area of 5,000 square feet	P	P	P	P
Day care [§ 450-35D(3)] as accessory to a dwelling:				
Day care of a maximum of three persons, in addition to relatives of the caregiver. Day care of adults shall meet the definition of “adult day care.”	P	P	P	P
Family day-care home	N	SE	SE	P
Group day-care home	N	N	N	P
Home occupation, general [§ 450-35D(7)]	SE	SE	SE	SE
No-impact home-based business [§ 450-35D(8)]	P	P	P	P
Unit for care of relative [§ 450-35D(14)]	SE	SE	SE	SE
Miscellaneous Uses				
Nature preserve	P	P	P	P
Parking lot as the principal use of a lot	N	SE	SE	SE
Crop farming or forestry	P	P	P	P
All uses that will be unable to comply with the performance standards of this chapter. See the environmental protection requirements of Article VI.	N	N	N	N

NOTES:

¹ Except apartment conversions shall be permitted as a special exception use if limited to within a building that existed with a minimum indoor heated living floor area of 3,000 square feet at the time of adoption of this chapter. No building shall be expanded or newly constructed under this conversion, except for additions necessary for emergency or handicapped access. Each dwelling unit shall meet the minimum floor area requirements of § 450-60.

² Compliance is required with the minimum tract area provided in § 450-31.

WALNUTPORT CODE

Table of Permitted Uses by District — Primary Nonresidential Districts				
Types of Uses (See definitions in Article III)	Zoning Districts			
	TC	GG	TCB	I
Residential Uses				
Single-family detached dwelling (including manufactured/mobile home [§ 450-34A(20)])	P	P	P	N
Twin dwelling, side-by-side, with each dwelling unit on its own fee-simple or condominium lot	P	P	N	N
Townhouse/rowhouse [§ 450-34A(35)]	P	N	N	N
Apartments [§ 450-34A(35)]	P ¹	N	N	N
Boarding or rooming house [§ 450-34A(9)]	N	SE	N	N
Manufactured/mobile home park [§ 450-34A(21)]	N	SE	N	N
Conversion of an existing building to result in an increased number of dwelling units [§ 450-34A(12)] (see also “unit for care of relative” under Accessory Uses)	P	N	N	N
Dormitory housing only full-time students and staff of an accredited college or university	N	SE	N	N
Group home within a lawful preexisting dwelling unit [§ 450-34A(14)], not including a treatment center	P	P	P	P
Commercial Uses				
Academic clinical research centers [§ 450-34A(18)(a)]	N	SE	N	SE
Adult use [§ 450-34A(1)]	N	SE	N	N
After hours club (Note: This use is effectively prohibited by State Act 219 of 1990.)	N	N	N	N
Amusement arcade	P	P	P	N
Auto repair garage or auto service station [§ 450-34A(6) and (7)] which may occur in combination with a convenience store	N	SE	N	SE
Auto, boat or mobile/manufactured home sales [§ 450-34A(5)]	N	P	N	N
Bakery, retail	P	P	P	P
Bed-and-breakfast inn [§ 450-34A(8)]	P	P	P	P
Car wash [§ 450-34A(10)]	N	P	N	P
Catering, custom, for off-site consumption	P	P	P	P
Communications tower/antennas, commercial [§ 450-34A(11)]				
Meeting § 450-34A(11)(a), pertaining to accessory	P	P	P	P

ZONING

Table of Permitted Uses by District — Primary Nonresidential Districts				
Types of Uses (See definitions in Article III)	Zoning Districts			
	TC	GG	TCB	I
structures				
Other, such as a freestanding tower	N	N	N	SE
Conference center	P	P	P	P
Construction company or tradesperson’s headquarters (including but not limited to landscaping, janitorial or pest control contractor; see also as home occupation). Accessory outdoor storage shall be permitted, provided it meets the plant screening requirements of §§ 450-62 and 450-63.	P	P	P	P
Crafts or artisan’s studio (see also as home occupation)	P	P	P	P
Custom printing, photocopying, faxing, mailing, courier service and similar business services	P	P	P	P
Exercise club	P	P	P	P
Financial institution (includes banks), with any “drive-through” facilities meeting § 450-35D(4)	P ²	P ²	P ²	P ²
Funeral home (see crematorium as a separate use)	P	P	P	P
Gas station – see auto repair or auto service station				
Greenhouse, garden center or plant nursery	P	P	P	P
Kennel [§ 450-34A(17)]	N	N	N	SE
Laundromat	P	P	P	P
Laundry, commercial or industrial	N	N	P	P
Massage therapy, certified – allowed under “Personal Services”				
Medical marijuana dispensaries [§ 450-34A(18)(d)]	N	SE	N	N
Motel or hotel [§ 450-34A(15)] which may include an accessory restaurant	P	P	P	P
Office	P	P	P	P
Pawn shop	SE	P	N	N
Personal services (includes tailoring, custom dressmaking, haircutting/styling, dry cleaning, shoe repair, “massage therapy, certified” and closely similar uses) (see also home occupation)	P	P	P	P
Recreation, indoor (includes bowling alley, roller or ice skating, batting practice and closely similar uses; other than	P	P	P	P

WALNUTPORT CODE

Table of Permitted Uses by District — Primary Nonresidential Districts				
Types of Uses (See definitions in Article III)	Zoning Districts			
	TC	GG	TCB	I
uses listed separately in this § 450-30)				
Recreation, outdoor (including miniature golf course, golf driving range, amusement park, private picnic groves and closely similar uses; other than uses listed separately in this § 450-30)	SE	P	P	P
Repair service, household appliance	P	P	P	P
Restaurant [§ 450-34A(30)] with drive-through service [§ 450-35D(4)]	SE	P	N	N
Restaurant [§ 450-34A(30)], without drive-through service	P	P	P	P
Retail store (other than uses listed separately in this § 450-30). Sales of gasoline are only allowed if an auto service station is also allowed in the district. A retail store may also include an auction house.	P ³	P	P	N
Self-storage development – see under industrial uses				
Target range, firearms [§ 450-34A(34)]				
Completely indoor and enclosed	P	P	P	P
Other than above	N	N	N	SE
Tattoo or body piercing establishment (other than temporary tattoos or ear piercing, which are personal service uses)	N	P	N	N
Tavern or nightclub	SE	P	SE	N
Theater, indoor, other than an adult use	P	P	P	N
Trade/hobby school	P	P	P	P
Veterinarian office [§ 450-34A(37)]	P	P	P	P
Wholesale sales – see under “Industrial Uses”				
Industrial Uses				
Assembly or finishing of products using materials produced elsewhere (such as products from plastics manufactured off-site)	N	N	N	P
Building supplies and building materials, wholesale sales of	N	N	N	P
Distribution as a principal use (other than trucking company terminal)	N	N	N	P
Electricity-generating plant (other than waste-to-energy)	N	N	N	SE

ZONING

Table of Permitted Uses by District — Primary Nonresidential Districts				
Types of Uses (See definitions in Article III)	Zoning Districts			
	TC	GG	TCB	I
Industrial equipment sales, rental and service, other than vehicles primarily intended to be operated on public streets	N	P	N	P
Junk – outdoor storage, display or processing of, other than within an approved junkyard or solid waste disposal area	N	N	N	N
Junk yard [§ 450-34A(16)]	N	N	N	SE
Liquid fuel storage, bulk, for off-site distribution, other than: auto service station, retail propane distributor, prepackaged sales or fuel tanks for company vehicles	N	N	N	SE
Manufacture and/or bulk processing of the following, provided manufacturing occurs only indoors:				
Agricultural chemicals, fertilizers or pesticides	N	N	N	SE
Asphalt	N	N	N	SE
Apparel, textiles, shoes and apparel accessories (see also crafts studio)	N	P	N	P
Ceramics products (other than crafts studio)	N	N	N	P
Chemicals, bulk manufacture, bulk processing, bulk mixing or bulk recycling of “highly hazardous substances” above the EPA reportable threshold limits	N	N	N	SE
Chemical products, other than above and other than pharmaceuticals	N	N	N	SE
Clay, brick, tile and refractory products	N	N	N	P
Computers and electronic and microelectronic products (assembly of premanufactured products may occur as accessory to a retail store)	N	N	N	P
Concrete, cement, lime and gypsum products	N	N	N	SE
Electrical equipment, appliances and components	N	N	N	P
Explosives, fireworks or ammunition	N	N	N	N
Fabricated metal products (except ammunition, fireworks or explosives)	N	N	N	P
Food (human) and beverage products, at an industrial scale as opposed to a clearly retail scale (other than uses listed individually in this § 450-30)	N	SE	N	P
Food products – meat packing (other than slaughterhouse, which is listed separately)	N	N	N	SE

WALNUTPORT CODE

Table of Permitted Uses by District — Primary Nonresidential Districts				
Types of Uses (See definitions in Article III)	Zoning Districts			
	TC	GG	TCB	I
Food products for animals	N	N	N	SE
Gaskets	N	N	N	P
Glass and glass products (other than crafts studio)	N	P	N	N
Leather and allied products (other than crafts studio or tannery)	N	N	N	P
Machinery	N	N	N	P
Manufactured or modular housing	N	N	N	P
Medical equipment and supplies	N	N	N	P
Metal products, primary	N	N	N	SE
Mineral products, nonmetallic (other than mineral extraction)	N	N	N	SE
Paper and paper products (including recycling, but not including manufacture of raw paper pulp)	N	N	N	P
Paper – raw pulp	N	N	N	N
Paving materials, other than bulk manufacture of asphalt	N	N	N	SE
Pharmaceuticals and medicines	N	N	N	P
Plastics, polymers, resins, vinyl, coatings, adhesives or sealants, printing ink or photographic film	N	N	N	SE
Products from previously manufactured materials, such as glass, leather, plastics, cellophane, textiles, rubber or synthetic rubber	N	N	N	P
Roofing materials and asphalt-saturated materials	N	N	N	P
Rubber, natural or synthetic	N	N	N	SE
Scientific, electronic and other precision instruments	N	N	N	P
Soaps and cleaning compounds	N	N	N	P
Sporting goods, toys, games, musical instruments or signs	N	N	N	P
Transportation equipment	N	N	N	P
Wood products and furniture (not including raw paper pulp)	N	N	N	P
See § 450-8 for uses that are not listed				
Medical marijuana grower/processors [§ 450-34A(18)(b)]	N	N	N	SE

ZONING

Table of Permitted Uses by District — Primary Nonresidential Districts				
Types of Uses (See definitions in Article III)	Zoning Districts			
	TC	GG	TCB	I
Medical marijuana transport vehicle offices [§ 450-34A(18)(c)]	N	N	N	SE
Mineral extraction [§ 450-34A(19)] and related processing, stockpiling and storage	N	N	N	SE
Packaging	N	N	N	P
Package delivery services distribution center	N	N	N	P
Photo processing, bulk	N	P	N	P
Printing or bookbinding	N	N	N	P
Recycling collection center [§ 450-34A(27)], not involving operations of an industrial scale (see also Borough-owned use)	N	P	N	P
Recycling center, bulk processing, provided all operations of an industrial scale occur within an enclosed building (this use shall not include a solid waste disposal or transfer facility nor a junkyard)	N	N	N	SE
Research and development, engineering or testing facility or laboratory	N	N	N	SE
Sawmill/planing mill	N	N	N	P
Self-storage development (§ 450-34A(32))	N	P	N	P
Slaughterhouse, stockyard or tannery	N	N	N	SE
Solid waste transfer facility or waste to energy facility	N	N	N	SE
Trucking company terminal	N	N	N	SE
Warehousing or storage as a principal use	N	N	N	P
Warehousing or storage as an accessory use to a permitted principal use on the same lot or an adjacent lot or located in the same zoning district	N	P	P	P
Welding	N	N	P	P
Wholesale sales (other than motor vehicles)	N	P	N	P
Institutional Uses				
Cemetery (see crematorium listed separately)	P	P	P	P
College or university (other than dormitory, which is listed separately)	P	P	P	P
Community center or library	P	P	P	P

WALNUTPORT CODE

Table of Permitted Uses by District — Primary Nonresidential Districts				
Types of Uses (See definitions in Article III)	Zoning Districts			
	TC	GG	TCB	I
Crematorium	N	N	N	SE
Cultural center or museum	P	P	P	P
Day-care center, adult [§ 450-34A(2)]	P	P	P	P
Day-care center, child [§ 450-34A(13)] (see also as an accessory use)	P	P	P	P
Hospital	N	C	N	C
Medical center	SE	P	SE	N
Membership club meeting and recreational facility, but with any after hours club or tavern having to meet the requirements for such use	P	P	P	P
Nursing home or personal-care home/assisted living (§ 450-34A(22))	P	P	P	P
Place of worship [§ 450-34A(25)]	P	P	P	P
School, public or private, primary or secondary [§ 450-34A(31)]	P	P	P	N
Treatment center [§ 450-34A(36)]	N	N	N	SE
Public/Semipublic Uses				
Borough-owned uses	P	P	P	P
Government facility, other than uses separately in this § 450-30	SE	SE	SE	SE
Emergency services station, which may include a supporting social club building or facility	P	P	P	P
Publicly owned or publicly operated recreation, or closely similar primarily outdoor park open for public recreation use without admission charge	P	P	P	P
Public utility facility (see also § 450-18) (other than uses listed separately in this § 450-30)	SE	SE	SE	P
Swimming pool, non-household [§ 450-343A(33)]	P	P	P	P
U.S. postal service facility, which may include a leased facility	P	P	P	P
Accessory Uses				
See list of additional permitted uses in § 450-30C, such as “Residential accessory structure or use”				

ZONING

Table of Permitted Uses by District — Primary Nonresidential Districts				
Types of Uses (See definitions in Article III)	Zoning Districts			
	TC	GG	TCB	I
See additional requirements in § 450-35 for specific accessory uses				
Day-care center accessory to a lawful place of worship	P	P	P	P
Day care, child [see § 450-35D(3)] accessory to a lawful dwelling unit:				
Group day-care home	P	P	P	P
Family day-care home	P	P	P	P
Helicopter (FAA approved)	N	N	N	C
Home occupation accessory to a lawful dwelling unit:				
General home occupation [§ 450-35D(7)]	P	P	P	N
No-impact home-based business [§ 450-35D(8)]	P	P	P	P
Miscellaneous Uses				
Airport (FAA approved)	N	N	N	C
Crop farming and forestry	P	P	P	P
Nature preserve or environmental education center	P	P	P	P
Correctional facility	N	N	N	C
Parking lot as the principal use of a lot	P	P	P	P
Crop farming	P	P	P	P
Raising of livestock or poultry	N	N	N	SE
All uses that will be unable to comply with the performance standards of this chapter. See the environmental protection requirements of Article VI	N	N	N	N

NOTES:

- ¹ Apartments shall only be permitted by right on upper floors in building floor areas that existed at the time of adoption of this chapter, provided the building also includes an allowed principal nonresidential use.
- ² The applicant shall prove that the entrances and exits for the drive-through service have been designed to minimize conflicts with pedestrian travel along streets. To the maximum extent feasible, drive-through service entrances and exits should use alleys and side streets, as opposed to crossing major pedestrian routes along main streets.
- ³ Limited to indoor sales and display, except for clearly customarily accessory activities, such as sidewalk sales. Such use shall not include the sale of gasoline or propane, nor drive-through service.