

Township of Caln

Appendix B
Table of Uses

LAND USES	Notes	R-1 Low Density Residential	R-2 Low To Medium Density Residential	R-3 Medium Density Residential	R-4 Medium to High Density Residential	R-5 Preexisting Planned Residential Community	TVC - Thorndale Village Center	VG - Village Gateway	C - Commercial	I-1 Industrial	I-2 Light Industrial	I Institutional	CRE Commercial, Recreation, and Entertainment	RTC - Rail Transportation Corridor	MUV Mixed-Use Village Overlay
PU = PERMITTED USE (BY-RIGHT) CU = CONDITIONAL USE SE = SPECIAL EXCEPTION USE															
Accessory uses and structures	[1]	PU	PU	PU	PU	Use regulations shall be as specified in Article IV.	PU	PU	PU	PU	PU	PU	PU	PU	Use regulations shall be as specified in Article VI.
Adult business use or adult entertainment use	[2]									SE					
Adult training facility or adult day-care facility	[2]							CU		CU		CU			
Agriculture, General	[2]	PU	PU	PU	PU		PU	PU	PU	PU	PU	PU			
Agriculture, Intensive	[2]									PU					
Automobile rental	[2]							PU							
Automobile sales and leasing	[2]							PU							
Automobile service station	[2]									CU					
Banks/financial institution							PU	PU	PU						
Bed-and-breakfast	[2]	SE	SE				CU	CU					PU		
Brew pub, distillery pub, or winery pub							PU	PU	PU				PU [4]		
Bus station/terminal	[2]									CU					
Business and professional office							PU	PU	PU	PU	PU	PU			
Category 1 home occupation	[1]	PU	PU	PU	PU		PU	PU							
Category 2 home occupation	[1]	PU	PU	PU			PU	PU							
Child day-care center	[2]						CU	CU	CU			PU			
Child group day-care home	[2]						CU	CU	CU			CU			
Club or lodge								PU	PU						
Commercial campground	[2]								SE	SE					
Commercial car wash	[2]									CU					
Commercial composting	[2]									SE					
Commercial recreational use	[2]						CU	CU							
Commercial water resource use	[2]								CU	CU					
Conservation subdivision design	[2]	CU	CU												
Conservation use		PU	PU						PU	PU	PU	PU			
Continuing care retirement community (CCRC)	[2]			CU	CU										
Contractor’s establishment											PU				
Convalescent home, nursing home, rehabilitation center, assisted living facility, or personal care facility	[2]			CU	CU				CU			PU			
Convenience store or mini market	[2]							CU	CU						
Data center	[2]										CU				
Drive-through establishment	[2]						CU	CU	CU						
Educational use	[2]			CU	CU		CU	CU	CU	CU	CU	CU			
Family day-care home	[2]	SE	SE	SE	SE										
Flex space	[2]								CU	CU	CU				
Forestry	[3]	PU	PU	PU	PU		PU	PU	PU	PU	PU	PU	PU	PU	
Funeral home								CU							
Golf course	[2]	CU	CU	CU	CU								PU		
Government use	[2]											PU		PU	
Group Home	[2]	PU	PU	PU	PU										
Home improvement center or lumber yard									CU						
Hookah bar/lounge	[2]									CU					
Hospital	[2]								CU			CU			
Hotel or motel							PU	PU	CU						
Industrial park	[2]									CU					

LAND USES	Notes	R-1 Low Density Residential	R-2 Low To Medium Density Residential	R-3 Medium Density Residential	R-4 Medium to High Density Residential	R-5 Preexisting Planned Residential Community	TVC - Thorndale Village Center	VG - Village Gateway	C - Commercial	I-1 Industrial	I-2 Light Industrial	I Institutional	CRE Commercial, Recreation, and Entertainment	RTC - Rail Transportation Corridor	MUV Mixed-Use Village Overlay
PU = PERMITTED USE (BY-RIGHT) CU = CONDITIONAL USE SE = SPECIAL EXCEPTION USE															
Junkyard or salvage yard	[2]					Use regulations shall be as specified in Article IV.				SE					Use regulations shall be as specified in Article VI.
Kennel or pet daycare	[2]								CU						
Manufacturing use										CU					
Massage business/Day-spa							PU	PU	CU						
Medical center	[2]						CU	CU	CU			CU			
Medical marijuana dispensary	[2]						PU	PU	PU						
Medical marijuana grower/processor										CU					
Medical research center									CU						
Medical research park	[2]								CU	CU					
Micro-hospital	[2][4]														
Mini warehousing or self storage facility	[2]										PU				
Mixed use building							PU	PU							
Mobile home park	[2]										SE				
Multifamily	[2]				CU		PU	PU							
Municipal use	[2]	PU	PU	PU	PU		PU	PU	PU	PU	PU	PU	PU	PU	
Non-tower wireless communication facility	[2]	PU	PU	PU	PU		PU	PU	PU	PU	PU	PU	PU	PU	
Nursery or greenhouse							CU	CU	CU						
Office and business parks	[2]								CU	CU					
Personal service establishment							PU	PU	PU						
Quarrying or mining operations	[2]									SE					
Railroad use														PU	
Railway station										CU				CU	
Recreational use, active	[2]	CU	CU	CU	CU		CU	CU	CU	CU	CU	CU	CU	CU	
Recreational use, passive	[2]	PU	PU	PU	PU		PU	PU	PU	PU	PU	PU	PU	PU	
Regulated cannabinoid substances retailer	[2]									CU					
Religious use	[2]	SE	SE	SE	SE		SE	SE	SE	SE					
Rental business	[2]								CU						
Restaurant	[5]						PU	PU	PU				PU [5]		
Retail use							PU	PU	PU						
Senior independent living facility	[2]				CU[6]										
Shopping center or shopping mall	[2]						CU	CU							
Single-family detached dwelling	[2]	PU	PU	PU	PU										
Single-family semidetached dwelling (Twin)	[2]			PU	PU										
Solar energy production facility	[2]											CU			
Solid waste disposal and reduction facilities	[2]									SE					
Special event venue													PU		
Tobacco store/smoke shop	[2]									CU					
Tower-based wireless communication facility	[2][7]														
Townhouse	[2]				CU		PU	PU							
Trade school or automotive trade school										CU					
Trucking or motor freight terminal	[2]									SE					
Two-family detached dwelling (Duplex)	[2]			PU	PU										
Undefined land uses or other land uses	[2]									CU					
Unregulated cannabinoid substances retailer	[2]									CU					
Utility, Community	[2][8]														
Utility, Public or private	[2]	SE	SE	SE	SE		SE	SE	SE	SE	SE	SE	SE	SE	
Veterinary hospital or animal clinic	[2]						PU	PU	CU	CU	CU				

ZONING

LAND USES	Notes	R-1 Low Density Residential	R-2 Low To Medium Density Residential	R-3 Medium Density Residential	R-4 Medium to High Density Residential	R-5 Preexisting Planned Residential Community	TVC - Thorndale Village Center	VG - Village Gateway	C - Commercial	I-1 Industrial	I-2 Light Industrial	I Institutional	CRE Commercial, Recreation, and Entertainment	RTC - Rail Transportation Corridor	MUV Mixed-Use Village Overlay
PU = PERMITTED USE (BY-RIGHT) CU = CONDITIONAL USE SE = SPECIAL EXCEPTION USE															
Wagering or gambling establishment									SE						
Warehouse or Warehousing										CU	CU				
Wholesale or wholesaling										CU	CU				

Notes:

- [1] See Article VIII, Supplementary Regulations, for additional requirements for these uses.
- [2] See Article VII, Specific Use Regulations, for additional requirements for these uses.
- [3] See Chapter 85B for regulations related to forestry.
- [4] See Article VI, Mixed Use Village Overlay District.
- [5] Only restaurants without drive through service shall be permitted in the CRE district.
- [6] Within the R-4 district when located on property adjacent to a state highway and within 1,500 feet of the U.S. Route 30 bypass.
- [7] See § 155-94 for zoning districts and locations in which tower-based wireless communication facilities are permitted.
- [8] Permitted as an accessory use in all Zoning Districts.