

ZONING

27 Attachment 4

Township of East Fallowfield

**Appendix 27-301-1**

**Table of Uses**

[Ord. 2002-06, 11/11/2002; as amended by Ord. 2007-06, 10/30/2007, § 2;  
Ord. 2015-02, 7/28/2015; Ord. No. 2018-01, 7/24/2018]

Uses Permitted by District									
BR = By-Right SE = Special Exception CU = Conditional Use AC = Accessory Use									
Use/Supplemental Use Reference (if applicable)	RA	R-1	R-2	R-3	PF	MH	VC	O-I	MU
Accessory use/structure, agriculture (§ 27-1702, Subsection 1)	AC	AC	AC	AC		AC		AC	
Accessory use/structure, residential (§ 27-1702, Subsection 2)	AC	AC	AC	AC		AC	AC		
Administrative, professional, or business offices							CU	BR	BR
Agricultural uses, intensive (§ 27-1703, Subsection 1D)	CU					BR		BR	
Agricultural uses, nonintensive (§ 27-1703, Subsection 1C)	BR	BR	BR	BR		BR		BR	
Agriculture, farm products sales (§ 27-1703, Subsection 1B)	AC								
Agriculture, secondary farm business (§ 27-1730)	CU								
Assembly of small office equipment/electrical appliances <sup>1</sup>								BR	
Automobile sales								SE	SE
Automotive service station (§ 27-1704)									BR
Bakery or catering facility							CU		BR
Bank or financial institution							CU		BR
Bed-and-breakfast (§ 27-1705)	CU	SE	SE	SE			CU		
Cafeteria for use of employees								AC	
Campground (§ 27-1706)		CU							
Cemeteries (§ 27-1707)		SE	SE						
Church and religious institutions (§ 27-1708)	CU	CU	SE	BR			CU		BR
Commercial accessory structures						AC	CU		AC
Commercial communication antenna, 15 feet maximum height (§ 27-1733)								BR	BR
Commercial communication antenna (§ 27-1733)								SE	CU
Community/civic building, including libraries					BR				

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Use/Supplemental Use Reference (if applicable)	RA	R-1	R-2	R-3	PF	MH	VC	O-I	MU
Conservation uses (i.e., woodlands/game preserve, etc.)	BR	BR	BR						
Contractor's or craftsman's shop								BR	BR
Convenience store (§ 27-1710)									SE
Day-care center (§ 27-1711)								BR	BR
Dwelling for farm employees and their families (§ 27-1703, Subsection 1C)	BR	AC							
East Fallowfield municipal uses		BR	BR	BR <sup>2</sup>	BR		BR	BR	BR
Emergency services									BR
Farm buildings and associated structures	AC	AC	AC	AC		AC		AC	
Farm equipment or trailer sales							CU		
Forestry	BR	BR	BR	BR	BR	BR	BR	BR	BR
Gift and antiques shop							CU		BR
Golf course	CU	BR	CU						
Greenhouse, commercial (§ 27-1709)	CU	SE	SE						
Greenhouse, residential		AC	AC						
Home-based business, no-impact	BR	BR	BR	BR		BR			
Home occupation (§ 27-1712)	AC	AC	AC	SE			AC		
Hospital or medical center (§ 27-1713)								SE	SE
Hunt club or hunting lodge (§ 27-1714)	CU								
Junkyard or salvage yard (§ 27-1715)								CU	
Kennel (§ 27-1716)	CU	SE							
Lot averaging (§ 27-1717)		CU							
Manufacture of light industrial products from prepared materials								BR	
Mini-warehouse or self-storage facility (§ 27-1718)								BR	
Mobile home park						BR			
Mobile home park office and service buildings						BR			
Mobile home park office/service buildings, uses accessory to						AC			
Multifamily units (§ 27-1732)				CU		CU			
Nursing home, life care facility or retirement community (§ 27-1719)								SE	SE
Outdoor storage of man-made materials (§ 27-1720)									
Parks, public		BR	BR	SE	BR				
Parks, private		BR	BR	SE					
Personal service establishment							CU		BR
Printing or publishing shop								BR	BR

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Private garages and outbuildings	AC								
Public facility		CU			BR				
Public safety training facility									CU
Recreational facility (§ 27-1721)				SE					
Recreational uses, passive	BR			CU					
Recreational uses, residential		AC	AC						
Recycling center (§ 27-1722)								CU	
Residential conversion (§ 27-1723)	CU						CU		
Residential dwelling above commercial or office use							CU		
Restaurants and drinking establishments, no drive-through (§ 27-1724)							CU		BR
Retail store, maximum 2,000 square feet of floor area							CU		
Retail store, maximum 5,000 square feet of floor area									BR
Retail store, with 5,000-20,000 square feet of floor area (§ 27-1725)									SE
Riding academy and stables (§ 27-1726)	CU								
Rooming houses (§ 27-1727)				CU					
Sanitary landfill (§ 27-1728)								CU	
School, public (§ 27-1729)		CU	CU		BR				
School, commercial (§ 27-1729)									SE
Scientific testing facility								BR	
Service and support facility within industrial park								CU	
Shooting range, accessory (§ 27-1714)		AC	CU	CU					
Shooting range, general (§ 27-1714)	CU								
Shopping center or major commercial use (§ 27-1731)							CU		CU
Signs	AC	AC	AC	AC	AC	AC	AC	AC	AC
Single-family detached dwelling	BR	BR	BR	BR		BR	BR		
Storage facilities, including warehouse								BR	
Swimming pool, accessory	AC								
Swimming pool, public					BR				
Temporary outdoor social affair (e.g., carnival, circus)			SE						
Townhouses (§ 27-1732)				CU		CU			
Transportation facility, not including maintenance facilities									SE
Truck terminal								SE	
Two-family units (§ 27-1732)				CU		CU			

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Use/Supplemental Use Reference (if applicable)	RA	R-1	R-2	R-3	PF	MH	VC	O-I	MU
Uses similar to other special exception uses in the O-I District								SE	
Uses similar to other by-right uses in the MU District									CU
Utility, public		CU							
Warehousing and storage, not including hazardous material or mini-warehouses								CU	
Wholesale or distribution uses								SE	
RA = Rural Agricultural R-1 = Low Density Residential R-2 = Medium Density Residential R-3 = High Density Residential PF = Public Facilities MH = Mobile Home Park VC = Village Commercial O-I = Office Industrial MU = Multi-Use									

NOTES:

<sup>1</sup>Must be made from previously existing materials.

<sup>2</sup>Except trucking and truck repairs.