

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; 11-21-2022 by Ord. No. 453-22; 4-15-2024 by Ord. No. 462-24; 10-6-2025 by Ord. No. 471-25]

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 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			
Automobile Sales							CU			
Bank or Financial Institution							BR	BR		
Bed and Breakfast	CU	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	

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Principal Land Use	Zoning District									
	AA	R-1	R-2	R-3	R-4	R-5	PBO	VB	VT	VR
Continuing Care Retirement Community							CU			
Convenience Store								BR		
Drive-through Service							CU			
Dwelling, Multi-family (Building/Development)**							BR	BR	BR	CU
Dwelling, Multi-family as Adaptive Reuse										BR
Dwelling, Single-family	BR	BR	BR	BR	BR	BR	CU		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							CU			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			
Parking Lot/Garage							BR*	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

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

Various types of overnight accommodations, and zoning districts where permitted, are summarized as follows:

HOTEL, MOTEL or INN: By CU, only in PBO and VB;

SHORT TERM LODGING: By CU, only in PBO and VB;

OWNER OCCUPIED SHORT TERM DWELLING RENTAL UNIT (meaning a dwelling unit which is currently and actively owner occupied, and primarily utilized as a single-family dwelling, but a portion of which is rented for the purpose of overnight lodging for a period of seven days or less, as an accessory use to the dwelling unit): By CU in all zoning districts.

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Figure 3-1.A
Supplemental Land Use Table
[Added 4-21-2025 by Ord. No. 469-25]

Figure 3-1.A is supplemental to Figure 3-1 and memorializes regulation of Pickleball, requiring Board of Supervisors review and approval, and permit from Zoning Officer, whether as a Principal Land Use or as an Accessory Land Use.

KEY:

CU Conditional Use. Requires Board of Supervisors review and approval, and permit from Zoning Officer.

	Zoning District									
Principal Land Use	AA	R-1	R-2	R-3	R-4	R-5	PBO	VB	VT	VR
Pickleball	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU

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Figure 3-1.B
Supplemental Land Use Table
[Added 10-6-2025 by Ord. No. 471-25]

Figure 3-1.B is supplemental to Figure 3-1 and memorializes Outdoor Cafe use as an accessory use by right in the PBO, Planned Business - Office District; VB Village Business District; VT Village Transition District; VR Village Residential District; and DC Devon Center Overlay District, subject in all cases to the standards of § 455-66.

	Zoning District										
Accessory Land Use	AA	R-1	R-2	R-3	R-4	R-5	PBO	VB	VT	VR	DC
Outdoor cafe							BR	BR	BR	BR	BR