

ZONING

220 Attachment 2

Borough of Malvern

Malvern Zoning Matrix

KEY:

BR - Use by right

CU - Conditional use

SE - Special exception use

Principal Land Use	R1	R2	R3a and R3b	R4	R5	R6	R7	C1	C2	C3	C4	I1	I2	I3	I4	L1	L1-1	POSC
Abattoir or stock yard																CU	CU	
Accessory use; commercial, institutional, industrial								BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR
Accessory use; mobile home																	CU	
Accessory use; residential*	BR	BR	BR	BR	BR	BR	BR					BR	BR		BR			
Adult entertainment/commercial uses																CU	CU	
Adult housing/care facility												BR	BR					
Amusement center								SE			CU							
Bank or similar financial institution								BR	BR	BR	BR							
Bed-and-breakfast	SE	SE	SE						CU									
Boarding house									CU	CU								
Cemetery															SE			
Chemical manufacturing																CU	CU	
Club or lodge								CU	CU		CU							
Cluster residential development													CU					
Commercial communication antennae (attached)												BR	BR	BR	BR			
Commercial communication antennae and facility																BR	BR	

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Day-care center								CU	CU		CU							
Drive-through service											CU							
Dry cleaner								CU	CU	CU								
Dwelling unit, supplemental	SE	SE	SE															
Dwelling, multi-family						SE	SE											
Dwelling, single-family (detached)	BR	BR	BR	BR	BR	BR	BR								BR			
Dwelling, two-family (duplex)			BR	BR	BR	BR	BR								BR			
Dwelling, two-family (semidetached)			BR	BR	BR	BR	BR								BR			
Dwelling, upper floor unit									BR	BR	BR	BR						
Educational use															SE			
Fire station														BR				
Forestry	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR
Funeral home			SE						CU									
Gas station								CU										
Home occupation, major	SE	SE	SE	SE														
Home occupation, minor	BR	BR	BR	BR	BR	BR	BR											
Hotel or motel											CU							
Incineration or reduction of garbage																CU	CU	
Institutional home												CU	BR					
Junk, salvage, or automobile wrecking yard																CU	CU	
Laundromat: "automatic self-service laundry"											CU							
Laundry, dry cleaning, or dyeing plant																BR	BR	
Library															BR			
Manufacturing																BR	BR	
Medical or veterinarian clinic								CU	CU	CU	CU							

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Mini-warehouse or storage units																BR	BR	
Mobile home park																	CU	
Motor vehicle sales											CU					CU	CU	
Motor vehicle service station								CU										
Movie theater								CU			CU							
Multi-shop retail								CU			CU							
Municipal uses														BR	BR			
Office, business or professional								BR	BR	BR	BR							
Office, executive or administrative																BR	BR	
Outdoor cafe								CU	CU	CU								
Package distribution service																BR	BR	
Parking and storage of buses and commercial vehicles																BR	BR	
Parking garage								SE										
Passenger rail station and accessory parking																BR	BR	
Planned campus development (educational and/or religious)												BR	BR					
Planned campus development (professional use)												CU						
Police station															BR			
Post office								BR										
Printing or publishing establishment																BR	BR	
Public utility facility																BR	BR	
Recreation, active																		CU
Recreation, passive																		BR
Religious use				SE											SE			

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Research and development laboratory																BR	BR	
Residential conversion				SE														
Restaurant or similar establishment								BR	BR	BR	BR							
Retail store								BR	BR	BR	BR							
Service shop, personal								BR	BR	BR	BR							
Service shop, retail								BR	BR	BR	BR							
Studio								BR	BR	BR	BR							
Tavern								CU	CU	CU	CU							
Temporary structure, building use	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR
Temporary community event								BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR
Uses similar to permitted uses																CU	CU	
Warehouse, storage, sale, and distribution																BR	BR	
Wholesale business																BR	BR	
Any lawful use not specifically provided elsewhere																CU	CU	

NOTES:

* Accessory Use, Residential does not include minor home occupation, major home occupation, or supplemental dwelling unit