

ZONING

153 Attachment 2

Township of Towamencin

§ 153-400, Table of Permitted Land Uses Per District (A tabular representation of Article IV)

[Amended 5-23-2001 by Ord. No. 01-7; 4-24-2002 by Ord. No. 02-3; 11-17-2004 by Ord. No. 04-06; 4-22-2009 by Ord. No. 09-07; 12-14-2011 by Ord. No. 11-10; 2-26-2015 by Ord. No. 15-03; 2-24-2016 by Ord. No. 16-03; 12-11-2019 by Ord. No. 19-13; 2-28-2024 by Ord. No. 24-03; 5-8-2024 by Ord. No. 24-05; 5-14-2025 by Ord. No. 25-03]

Land Use Types (Principal)		Districts														
		Residential							Nonresidential							
		R-200	180	175	125	50	MH	MR	MRC	VC	PBC	SC	C	LI	IN	IN-A
Ag - Agriculture																
Ag-1	Agriculture	R	R	R	N	N	N	N	N	N	N	N	N	R	N	N
Ag-2	Agriculture Sales/Farm Stands	R	R	R	N	N	N	N	N	N	N	N	N	C	N	N
Ag-3	Greenhouse	R	R	N	N	N	N	N	N	N	N	N	N	R	N	N
Ag-4	Intensive Agriculture	R	R	N	N	N	N	N	N	N	N	N	N	C	N	N
Ag-5	Kennel	C	C	N	N	N	N	N	N	N	N	N	N	N	N	N
Ag-6	Nursery	R	R	C	N	N	N	N	N	N	N	N	N	R	N	N
Ag-7	Riding Academy/Boarding Stable	C	C	N	N	N	N	N	N	N	N	N	N	C	N	N
Ag-8	Agriculture Support Services and Retail	N	N	N	N	N	N	N	N	N	N	N	N	R	N	N
B - Business																
B-1	Medical Office	N	N	N	N	N	N	N	N	R	N	R	R	C	R	N
B-2	Office	N	N	N	N	N	N	N	N	R	R	R	R	R	N	N
B-3	Veterinary Office or Clinic	C	C	N	N	N	N	N	N	N	N	N	S	N	N	N
B-4	Planned Business Park	N	N	N	N	N	N	N	N	N	R	N	N	R	N	N
B-5	Business Center	N	N	N	N	N	N	N	N	R	N	N	N	N	N	N
B-6	Conversion	N	N	N	N	N	N	N	N	C	N	N	N	N	N	N
C - Commercial																
C-1	Adult Entertainment	N	N	N	N	N	N	N	N	N	N	N	S	N	N	N
C-2	Vehicle Sales	N	N	N	N	N	N	N	N	N	N	N	C	N	N	N
C-3	Automotive Body Repair, Vehicle Repair and Paint Shop	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N
C-4	Car Wash	N	N	N	N	N	N	N	N	N	N	N	C	N	N	N

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Land Use Types (Principal)		R-200	180	175	125	50	MH	MR	MRC	VC	PBC	SC	C	LI	IN	IN-A
C-5	Convenience Store	N	N	N	N	N	N	N	N	R	N	R	R	N	N	N
C-6	Eating Place	N	N	N	N	N	N	N	N	N	R	R	R	N	N	N
C-7	Eating Place, Drive-Through and Fast-Food	N	N	N	N	N	N	N	N	N	N	S	C	N	N	N
C-8	Entertainment	N	N	N	N	N	N	N	N	N	N	R	R	N	N	N
C-9	Financial Establishment	N	N	N	N	N	N	N	N	R	R	R	R	N	N	N
C-10	Funeral Home	N	N	N	N	N	N	N	N	R	N	N	R	N	R	N
C-11	Bed-and-Breakfast Inn	C	C	C	N	N	N	N	N	N	N	N	N	N	N	N
C-12	Self-Service Storage Facility	N	N	N	N	N	N	N	N	N	N	N	N	R	N	N
C-13	Motel or Hotel	N	N	N	N	N	N	N	N	N	C	N	C	N	N	N
C-14	Recreational Campsites	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N
C-15	Repair Shop	N	N	N	N	N	N	N	N	R	N	R	R	N	N	N
C-16	Retail Trade and Retail Services	N	N	N	N	N	N	N	N	R	N	R	R	N	N	N
C-17	Vehicular Repair and Service Station	N	N	N	N	N	N	N	N	N	N	N	S	N	N	N
C-18	Shopping Center	N	N	N	N	N	N	N	N	N	N	R	N	N	N	N
C-19	Golf Course	S	S	C	N	N	N	N	N	N	N	N	N	N	N	N
C-20	Miniature Golf, Driving Range, Batting Cage	N	N	C	N	N	N	N	N	N	N	N	C	N	N	N
C-21	Billboards	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N
C-23	Limited-Access Self-Storage Facility	N	N	N	N	N	N	N	N	N	N	N	C	N	N	N
E - Educational And Institutional																
E-1	Cemetery	C	C	N	N	N	N	N	N	N	N	N	N	N	R	N
E-2	Commercial School	N	N	N	N	N	N	N	N	R	N	R	R	N	N	N
E-3	Day-Care Center/Nursery School	N	N	N	N	N	N	C	N	R	N	R	R	C	C	N
E-4	Hospital	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
E-5	Library or Museum	N	N	N	N	N	N	N	N	N	N	N	N	N	R	R
E-6	Municipal Facility	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R
E-7	Nursing Home	N	N	N	N	N	N	N	N	N	N	N	N	N	R	N
E-8	Personal Care Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	R	N
E-9	Place of Worship	C	C	C	C	N	N	N	N	N	N	N	N	C	R	N
E-10	Private Organization	N	N	N	N	N	N	N	N	R	N	N	C	N	N	N
E-11	Recreational Facility/Community Center	N	N	N	N	N	N	N	N	N	N	C	C	N	N	N

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		R-200	180	175	125	50	MH	MR	MRC	VC	PBC	SC	C	LI	IN	IN-A
E-12	School	N	N	N	N	N	N	N	N	N	N	N	N	N	R	N
E-13	Industrial Trade School	N	N	N	N	N	N	N	N	N	N	N	N	C	C	N
I – Industrial																
I-1	Automotive Salvage Recycling	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N
I-2	Building Material Sales and Storage	N	N	N	N	N	N	N	N	N	N	N	S	R	N	N
I-3	Contractor Services	N	N	N	N	N	N	N	N	N	N	N	N	R	N	N
I-4	Food Processing	N	N	N	N	N	N	N	N	N	N	N	N	R	N	N
I-5	Manufacturing	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N
I-6	Recycling Facility	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N
I-7	Research	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N
I-8	Truck Terminal	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N
I-9	Wholesale	N	N	N	N	N	N	N	N	N	N	N	N	R	N	N
I-10	Warehouse	N	N	N	N	N	N	N	N	N	N	N	N	R	N	N
I-11	Quarry	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N
I-12	Equipment Sales and Rental	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N
R - Residential																
R-1	Single-Family Detached Dwelling	R	R	R	R	R	N	N	R	R	N	N	N	N	N	N
R-2	Small Lot Single	N	N	N	N	N	N	N	R	N	N	N	N	N	N	N
R-3	Twin	N	N	N	N	R	N	N	N	R	N	N	N	N	N	N
R-4	Duplex Dwelling	N	N	N	N	R	N	R	N	R	N	N	N	N	N	N
R-5	Townhouse	N	N	N	N	N	N	R	R	N	N	N	N	N	N	N
R-6	Multiplex	N	N	N	N	N	N	R	R	N	N	N	N	N	N	N
R-7	Mobile or Modular Home	N	N	N	N	N	R	N	N	N	N	N	N	N	N	N
R-8	Housing for the Elderly	N	N	N	N	N	N	N	N	N	N	N	N	N	R	N
R-9	Community/Group Home	N	N	N	N	N	N	S	N	N	N	N	N	N	R	N
R-10	Residential Conversion	S	S	S	S	S	N	N	N	S	N	N	N	N	N	N
R-11	Boardinghouses	N	N	N	N	N	N	S	N	N	N	N	N	N	N	N
R-12	Garden Apartment	N	N	N	N	N	N	R	R	N	N	N	N	N	N	N
R-13	Age-Qualified Independent Residential Community	N	N	N	N	N	N	N	N	N	N	N	N	N	N	R
R-14	Cluster Single-Family Detached Dwelling			R												

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Land Use Types (Principal)		R-200	180	175	125	50	MH	MR	MRC	VC	PBC	SC	C	LI	IN	IN-A
U – Utility																
U-1	Utility Operating Facility	N	N	N	N	N	N	N	N	N	N	N	N	R	N	N
U-2	Emergency Service	N	N	N	N	N	N	N	N	N	N	N	N	R	C	N
U-3	Railway and Bus Terminal	N	N	N	N	N	N	N	N	N	N	N	N	R	N	N
U-4	Solar Energy Facility	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N
A – Accessory																
A-1	Accessory Apartment ¹	S	S	S	S	N	N	N	N	N	N	N	N	N	N	N
A-2	Dwelling in Combination with Business	N	N	N	N	N	N	N	N	R	N	N	R	R	N	N
A-3	Family Day-Care	R	R	R	R	N	N	N	N	R	N	N	N	N	N	N
A-4	Home Occupation	R	R	R	R	N	N	N	N	R	N	N	N	N	N	N
A-5	Livestock in Residential Areas ²	R	R	R	N	N	N	N	N	N	N	N	N	N	N	N
A-6	Outside Storage	R	R	N	N	N	N	N	N	N	N	N	N	R	N	N
A-7	Recreational Vehicles	R	R	R	R	R	R	N	R	N	N	N	N	N	N	N
A-8	Residential Accessory Structures	R	R	R	R	R	R	N	R	R	N	N	N	N	N	N
A-9	Spa/Hot Tubs	R	R	R	R	R	N	N	R	R	N	N	N	N	N	N
A-10	Swimming Pools	R	R	R	R	R	R ³	R ³	R	R	N	N	N	N	N	N
A-11	Temporary Structures and Vehicles	R	R	R	R	R	R	R	R	R	R	R	R	R	R	N
A-12	Nonresidential Storage Building	N	N	N	C	N	N	N	N	N	N	N	R	R	R	N
A-13	Accessory Business Park or Business Center Uses	N	N	N	N	N	N	N	N	R	R	N	N	N	N	N
A-14	Home Office	R	R	R	R	R	R	R	R	N	N	N	N	N	N	N
A-15	Convenience Window	N	N	N	N	N	N	N	N	N	N	S	C	N	N	N
A-16	Accessory Limited Retail Sales	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N
A-17	Solar Energy System, Roof-Mounted	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R
A-18	Solar Energy System, Ground-Mounted	S	S	S	S	N	N	N	N	N	N	N	N	S	S	N
A-19	Attached Exterior Refrigeration Unit	N	N	N	N	N	N	N	N	N	N	N	R	N	N	N
A-20	Wind Energy System	R	R	S	S	N	N	N	N	N	S	N	N	R	S	N
A-21	Electric Vehicle Charging Station	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R

ZONING

KEY:

R = Use permitted by-right

C = Use permitted by condition

S = Use permitted by special exception.

N = Use not permitted within district

NOTES:

¹ Only for family member in residential district or watchman in industrial district.

² Provided that the primary use of the property is residential.

³ Permitted for common use only and not for individual units within development.