

# ZONING

## 340 Attachment 1

### Borough of Trappe Appendix A - Use Table

**Key**

P - Permitted Use

CU - Conditional Use

SE - Special Exception Use

N - Not Permitted

	Low-Density Resid.	Medium-Density Resid	High-Density Residential	Village Commercial	Community Commercial	Limited Industrial	Agricultural	
Uses	R-1	R-2	R-3	VC	CC	LI	AG	Notes
<b>Residential</b>								
1 Single-family detached	P	P	P	P	N	N	P	
2 Single-family attached (twin, duplex)	N	N	P	CU	N	N	N	
3 Townhomes (row homes)	N	N	CU	N	N	N	N	
4 Age-restricted	N	CU	N	N	N	N	N	
5 Apartments	N	N	CU	CU	N	N	N	
6 Boarding/rooming/co-living	N	N	CU	CU	N	N	N	
7 Cluster development	CU	CU	N	N	N	N	N	
8 Condominium	N	N	CU	CU	N	N	N	
9 Group homes	N	N	N	CU	N	N	N	
10 Mobile home park	N	N	N	N	N	CU	N	
11 Residential club (fraternity, sorority, student)	N	N	N	CU	N	N	N	
12 Residential use not otherwise listed	N	N	N	N	N	CU	N	
13 Chickens (accessory)	P	N	N	N	N	N	P	(a)
14 Garage/carport (accessory)	P	P	P	P	N	N	N	
15 Geothermal system (accessory)	P	N	N	N	N	N	N	
16 Solar energy system, ground-mounted (accessory)	N	N	N	N	N	N	N	
17 Solar energy system, roof-mounted (accessory)	CU	CU	CU	N	N	N	N	
18 Wind energy system (accessory)	CU	N	N	N	N	N	N	
<b>Commercial</b>								
1 Adult uses	N	N	N	N	N	CU	N	
2 Amusement/recreation, indoor	N	N	N	N	P	P	N	
3 Arcade	N	N	N	N	P	N	N	
4 Artistic display	N	N	N	N	N	CU	N	
5 Automobile sales, service, storage	N	N	N	CU	CU	CU	N	(b)
6 Bakery, confectionery	N	N	N	P	P	P	N	(b)
7 Bank, financial institution	N	N	N	P	P	N	N	
8 Banquet hall	N	N	N	CU	CU	N	N	
9 Bed and breakfast inn	N	N	N	P	N	N	N	
10 Betting parlor	N	N	N	N	N	CU	N	
11 Beverage distributor	N	N	N	P	P	P	N	(b)

TRAPPE CODE

	Low-Density Resid.	Medium-Density Resid	High-Density Residential	Village Commercial	Community Commercial	Limited Industrial	Agricultural	
Uses	R-1	R-2	R-3	VC	CC	LI	AG	Notes
12 Billboard	N	N	N	N	N	CU	N	
13 Body art establishment	N	N	N	P	P	N	N	
14 Bookstore/coffee shop	N	N	N	P	N	N	N	
15 Bookstore/coffee shop (drive-through)	N	N	N	N	P	N	N	
16 Business offices	N	N	N	P	N	P	N	(c)
17 Building supply/bulk storage	N	N	N	N	N	CU	N	
18 BYOB establishment	N	N	N	CU	CU	N	N	
19 Campground	N	N	N	N	N	CU	N	
20 Car detailing	N	N	N	P	N	P	N	
21 Car wash	N	N	N	CU	N	CU	N	(c)
22 Carpentry	N	N	N	N	P	CU	N	
23 Casino	N	N	N	N	N	CU	N	
24 Catering	N	N	N	P	P	P	N	
25 Check-cashing establishment	N	N	N	N	CU	N	N	
26 Child-care center	N	N	N	P	P	P	N	
27 Club or lodge	N	N	N	N	N	CU	N	
28 Communications facility on exist. structure	P	P	P	P	P	P	N	
29 Communications tower (in ROW)	CU	CU	CU	CU	P	P	N	
30 Communications tower (> ROW, 40' max.)	N	N	N	CU	P	P	N	
31 Communications tower (> ROW, >40')	N	N	N	CU	P	P	N	
32 Convenience food store	N	N	N	CU	CU	N	N	(d)
33 Custom shops	N	N	N	P	P	CU	N	
34 Crematoriums	N	N	N	N	N	CU	N	
35 Drive-through service	N	N	N	N	P	N	N	
36 Dry cleaning	N	N	N	P	P	N	N	(b)
37 Dwelling/combination use (live/work)	N	N	N	CU	N	N	N	
38 Electric vehicle charging station	N	N	N	N	P	P	N	
39 Exercise club	N	N	N	N	P	P	N	
40 Exhibition center	N	N	N	CU	N	N	N	
41 Family day-care home	N	N	N	N	N	N	N	
42 Freight depot	N	N	N	N	N	CU	N	
43 Firing range	N	N	N	N	N	CU	N	
44 Funeral homes	N	N	N	CU	N	N	N	
45 Garage/carport (accessory)	N	N	N	P	P	P	N	
46 Gas station	N	N	N	CU	CU	N	N	(b)
47 Gas station w/convenience store	N	N	N	CU	CU	N	N	(b)
48 Golf, excluding driving range & mini	CU	CU	N	N	N	CU	N	
49 Golf, including driving range & mini	N	N	N	N	N	CU	N	
50 Greenhouse	N	N	N	N	N	P	P	
51 Gym, fitness, studio (dance, exercise, MA)	N	N	N	N	P	P	N	
52 Heliport	N	N	N	N	N	CU	N	

## ZONING

	Low-Density Resid.	Medium-Density Resid	High-Density Residential	Village Commercial	Community Commercial	Limited Industrial	Agricultural	
Uses	R-1	R-2	R-3	VC	CC	LI	AG	Notes
53 Home based business (no-impact, accessory)	P	P	P	P	N	N	N	
54 Home occupation	N	N	N	CU	N	N	N	
55 Hotel or inn	N	N	N	CU	N	CU	N	(b)
56 Hotel, short-term, Airbnb	N	N	N	CU	N	CU	N	(b)
57 Laundry	N	N	N	N	P	CU	N	(b)
58 Massage establishment	N	N	N	CU	N	N	N	(e)
59 Medical clinic	N	N	N	P	P	P	N	(b)
60 Medical office	N	N	N	P	P	P	N	
61 Millinery repair	N	N	N	N	P	CU	N	
62 Motel	N	N	N	N	N	CU	N	
63 Night club	N	N	N	N	N	CU	N	
64 Nursing home, convalescent, retirement	N	P	N	CU	N	CU	N	
65 Office building	N	N	N	CU	N	CU	N	
66 Outdoor display, sales or storage	N	N	N	N	N	CU	N	
67 Parking, off-street (principal)	N	N	N	N	N	CU	N	
68 Pawn shop	N	N	N	N	CU	N	N	
69 Personal service shops	N	N	N	P	P	N	N	
70 Pharmacy	N	N	N	CU	P	N	N	
71 Professional office	N	N	N	P	N	CU	N	
72 Restaurant, cafe, tavern	N	N	N	P	P	N	N	
73 Restaurant (fast-food)	N	N	N	CU	P	N	N	(c)
74 Retail shops	N	N	N	CU	P	N	N	
75 Retail outlet	N	N	N	P	P	N	N	
76 Repair shop (carry-in)	N	N	N	CU	P	N	N	(b)
77 Self-storage facility	N	N	N	N	N	CU	N	
78 Shopping center	N	N	N	N	P	CU	N	(f)
79 Stables	CU	N	N	N	N	N	P	
80 Studio	N	N	N	P	P	N	N	
81 Tailor, dressmaking, repair	N	N	N	P	P	N	N	(d)
82 Theater or civic and/or cultural	N	N	N	CU	P	CU	N	(c)
83 Theater, motion picture, outdoor	N	N	N	N	P	CU	N	
84 Trade businesses	N	N	N	N	P	CU	N	(b)
85 Upholstering	N	N	N	N	P	CU	N	(b)
86 Veterinary office	N	N	N	P	N	N	N	
87 Veterinary office (with outdoor kennel)	N	N	N	N	N	CU	N	
88 Wholesale sales	N	N	N	N	N	CU	N	
89 Commercial use not otherwise listed	N	N	N	N	N	CU	N	
90 Electric vehicle charging station (accessory)	N	N	N	P	P	P	N	
91 Garage/carport (accessory)	P	P	P	P	P	P	N	
92 Geothermal system (accessory)	N	N	N	N	N	P	N	
93 Solar energy system, ground or roof(accessory)	N	N	N	N	CU	CU	N	

TRAPPE CODE

	Low-Density Resid.	Medium-Density Resid	High-Density Residential	Village Commercial	Community Commercial	Limited Industrial	Agricultural	
Uses	R-1	R-2	R-3	VC	CC	LI	AG	Notes
94 Wind energy system (accessory)	N	N	N	N	N	CU	N	
<b>Industrial</b>								
1 Academic clinical research center	N	N	N	N	N	CU	N	
2 Agricultural operation	P	P	N	N	N	P	P	
3 Dispensary	N	N	N	N	N	P	N	
4 Forestry	P	P	P	P	P	P	P	(g)
5 Hog farm	N	N	N	N	N	N	SE	
6 Incinerator	N	N	N	N	N	SE	N	
7 Junk or scrap yard	N	N	N	N	N	SE	N	
8 Kennel	N	N	N	N	N	CU	CU	
9 Landfill	N	N	N	N	N	SE	N	
10 Manufacturing, NAICS Codes 3116-311710	N	N	N	N	N	CU	N	
11 Manufacturing, NAICS Codes 3241-325199	N	N	N	N	N	CU	N	
12 Manufacturing, NAICS Codes 3253-325320	N	N	N	N	N	CU	N	
13 Manufacturing, NAICS Codes 31-33 not otherwise listed	N	N	N	N	N	P	N	
14 Medical marijuana dispensary, grower/processor	N	N	N	N	N	CU	N	
15 Medical marijuana transport vehicle service	N	N	N	N	N	CU	N	
16 Mining	N	N	N	N	N	SE	N	(h)
17 Outdoor storage	N	N	N	N	N	CU	N	
18 Recreation, commercial	N	N	N	N	N	CU	N	
19 Recycling collection or processing	N	N	N	N	N	CU	N	
20 Solar energy collection	N	N	N	N	N	SE	N	
21 Solid waste transfer/energy	N	N	N	N	N	SE	N	
22 Waste to energy facility	N	N	N	N	N	SE	N	
23 Waste treatment facility	N	N	N	N	N	SE	N	
24 Wind turbine(s)	N	N	N	N	N	SE	N	
25 Wholesale trade, NAICS Code 42	N	N	N	N	N	P	N	
26 Industrial use not otherwise listed	N	N	N	N	N	SE	N	
27 Artistic display (accessory)	N	N	N	N	N	CU	N	
28 Dwelling qtrs., industrial caretakers (accessory)	N	N	N	N	N	P	N	
29 Garage/carport (accessory)	P	P	P	P	P	P	P	
30 Geothermal system (accessory)	N	N	N	N	N	P	P	
31 Solar energy system, ground or roof (accessory)	N	N	N	N	CU	CU	P	
32 Wind turbine (accessory)	N	N	N	N	N	CU	P	
<b>Public</b>								
1 Airports and related uses	N	N	N	N	N	CU	N	
2 Boat dock, wharf or marina	N	N	N	N	N	SE	N	
3 Bus or train station	N	N	N	N	P	CU	N	

## ZONING

	Low-Density Resid.	Medium-Density Resid	High-Density Residential	Village Commercial	Community Commercial	Limited Industrial	Agricultural	
Uses	R-1	R-2	R-3	VC	CC	LI	AG	Notes
4 Cemetery	N	N	N	CU	N	N	N	
5 Community center	N	N	N	CU	P	CU	N	
6 College or university	N	N	N	N	N	CU	N	
7 Correctional (jail, work release)	N	N	N	N	N	CU	N	
8 Drug/alcohol rehab, or halfway house	N	N	N	N	N	CU	N	
9 Educational, school, pre-K to 12	P	P	N	CU	N	CU	N	
10 Fire station	N	N	N	P	N	N	N	
11 Garage/carport (accessory)	N	N	N	P	P	P	N	
12 Historic resource	P	P	P	P	P	P	N	
13 Hospital	N	N	N	N	N	CU	N	
14 Institution for children or disabled	N	N	N	N	N	CU	N	
15 Library	N	N	N	P	N	N	N	
16 Municipal	P	P	N	P	N	N	N	(c)
17 Museum or visitor center	N	N	N	P	N	N	N	
18 Park, playground	N	P	P	P	N	N	N	
19 Places of worship	P	P	N	CU	N	N	N	
20 Philanthropic	P	P	N	P	N	N	N	
21 Pool (principal use)	N	N	N	CU	N	N	N	
22 Public utility, in-borough Service	P	P	N	N	N	CU	N	
23 Public utility, beyond borough service	N	N	N	N	N	CU	N	
24 Government office	N	N	N	CU	N	CU	N	(b)
25 Residential institution	N	N	N	CU	N	CU	N	
26 Recreation, noncommercial, nonprofit	N	P	P	CU	N	CU	N	
27 Recreation, commercial, for-profit	N	N	P	CU	N	CU	N	
28 Sanitarium	N	N	N	N	N	CU	N	
29 Shelter, community	N	N	N	N	N	CU	N	
30 Stormwater management facility	P	P	P	P	P	P	P	
31 Substation (electric)	N	N	N	N	P	CU	N	
32 Trade school	N	N	N	N	N	CU	N	
33 Treatment center, veterans'	N	N	N	N	N	CU	N	
34 Zoo	N	N	N	N	N	SE	N	
35 Public use not otherwise listed	N	N	N	N	N	CU	N	
36 Garage/carport (accessory)	P	P	P	P	P	P	N	
37 Geothermal system (accessory)	N	N	N	N	N	P	N	
38 Solar energy system, ground or roof (accessory)	N	N	N	CU	CU	CU	N	
39 Wind energy system (accessory)	N	N	N	N	N	CU	N	

**General Notes:**

- G1 Public water and sewer hookups required in R-1, R-2, R-3, VC & CC.
- G2 R-3-specific development, CU, general regulations not listed above.
- G3 VC "maximum intensity" regulations not listed above.
- G4 CC specific design requirements and development requirements not listed above.
- G5 An accessory use on the lot with and customarily incidental to a permitted primary use is also permitted.

**Use Table Notes:**

- (a) Hens only, subject to Article 17A regulations.

## TRAPPE CODE

- (b) <5,000 square feet in VC; larger size in LI.
- (c) To be consistent with existing uses.
- (d) <5,000 square feet in VC; larger size in CC.
- (e) Licensed operator required.
- (f) Shopping centers w/o feasible public water/sewer require SE. Max. (1) strux. 50 KSF, all strux 100 KSF.
- (g) Per MPC 603(f), 53 P.S. § 10603(f).
- (h) Per MPC 603(i), 53 P.S. § 10603(i).