

# ZONING

## TOWNSHIP OF ADAMS SCHEDULE OF PERMITTED RESIDENTIAL USES BY DISTRICT (does not include development models)

[Amended 7-23-2001 by Ord. No. 96; 3-27-2002 by Ord. No. 99; 9-29-2008 by Ord. No. 125; 4-24-2023 by Ord. No. 181; 2-10-2025 by Ord. No. 186]

	Zone District							
	RC	RAL	RAM	R-1	R-2	R-3M	R-4	R-5B
<b>Principal Permitted Uses</b>								
Single-family detached dwelling	X	X	X	X	X			X
Mobile home	X	X	X		X			
Double dwelling	X	X	X		X			X
General agricultural operations on at least 10 acres if commenced after the adoption of this chapter, or at least five acres if not involving the raising of animals or fowl	X	X	X	X				
Adams Township facilities and services	X	X	X	X	X			X
Churches and other places of worship	X	X	X	X	X			
Schools, elementary or secondary	X	X	X	X	X			
Bed and breakfast inn	X							
Planned residential developments which shall include single-family detached dwellings and buffer areas but not including manufactured housing and which may include double dwellings, open space and Adams Township facilities and services		X						
Triplex, quadriplex			X					
Day-care center			X					
Planned residential developments which shall include single-family detached dwellings and buffer areas but not including manufactured housing, and which may include double dwellings, multifamily dwellings (quadriplexes and townhouses), open space and Adams Township facilities and services			X			X		
Single-family attached dwellings								X
Corporate offices, but not including any manufacturing, assembly, distribution, sale or warehousing								X
Recreational facilities, including but not limited to golf course, court game complex or swimming pool, none of which shall include a restaurant, bar or meeting room								X
Conversion structure					X			
Forestry	X	X	X	X	X	X	X	X
<b>Accessory Uses</b>								
Private garages and parking areas	X	X	X	X	X	X		X
Outbuildings for the storage of garden or farm equipment and housing of farm or domestic animals	X	X	X	X	X			
Private recreation facilities for the use of the residents of the property and their guests	X	X	X	X	X	X		X
Roadside stands for the sale of agricultural produce grown on the same property where the stand is located	X	X	X	X				
Private kennel or stable for the noncommercial use of the residents on the property only	X	X	X	X	X			
On-premises sign	X	X	X	X	X	X		X
Watershed and water impoundments, including stormwater management structures and ponds	X	X	X	X				
Home occupations	X	X	X	X	X			
Outbuildings for storage of garden and leisure equipment and housing of domestic pets				X	X			
<b>Conditional Uses</b>								
Commercial or private membership recreation facilities	X	X	X					
Nursing, convalescent or retirement homes licensed by the commonwealth	X	X						
Extractive industrial activities related to resource removal	X							
Quadraplex dwellings		X						
Communications and cellular towers	X							
Transient dwelling use of single-family dwelling (TDU)	X	X	X	X	X	X	X	X

# ADAMS CODE

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(Cont'd)

	Zone District							
	RC	RAL	RAM	R-1	R-2	R-3M	R-4	R-5B
<b>Special Exception Uses</b>								
Mobile home park	X							
Extractive industrial activities related to resource removal for personal use where a permitted use has been established	X	X						
Temporary second dwelling	X	X	X		X			
Cemetery	X							
Boarding, personal care home	X			X				
Day-care center	X	X		X	X			X
Commercial kennel	X	X	X					
Commercial stable	X	X	X					
Uses not specifically as permitted by right or as conditional uses	X	X	X	X				
Convenience retail, limited to food market, bakery, dairy store, pharmacy, banking machine and temporary real estate office limited to sales within the development plan where the office is located and in operation only until the last property in the plan is sold								X
Conference center for planned business meetings, including housing, restaurant, meeting rooms and recreation facilities, available only to conference activities								X
Membership club centered on a recreation facility, but may include restaurant, bar, health club, meeting and/or banquet facilities								X
Relief from setback from street of 50 feet								X