

ZONING

450 Attachment 1

Township of Lower Towamensing

Table of Use Regulations¹
 [Amended 12-7-2021; 6-1-2021 by Ord. No. 2021-2]

Type of Use by District	R-R Resort and Recreation District	R-C Rural Conservation	R-1 Low Density Residential (1 acre lots; no MHPs)	R-2 Medium/High Density Residential (1 acre lots; MHPs)	V-C Village Center	I Industrial
A. Residential Uses						
Agricultural (§§ 450-32, 450-33, 450-46 and 450-56)	P	P	P	P	P	P
Single-family detached dwelling (any manufactured home shall also meet § 450-51) (PD, see § 450-53)	As PD	P	P	P	As PD	N
Twin dwelling, side-by-side, each dwelling unit shall be on its own lot (PD, see § 450-53)	As PD	N	N	P	As PD	N
Townhouse/row house (§ 450-60) (PD, see § 450-53)	As PD	N	N	P	As PD	N
Apartments (§ 450-35) or two-family detached dwellings (not including conversion of a one-family dwelling into additional numbers of dwelling units) (§ 450-53) (PD, see § 450-53)	As PD	N	N	P	As PD	N
Mobile home park (§ 450-51)	N	N	N	SE	N	N
Boarding- or rooming house (§ 450-37)	SE	N	N	N	SE	N
Group home facility (§ 450-47)	N	SE	SE	SE	SE	N
Conversion of an existing building into one or more dwelling units (§ 450-55)	SE	SE	SE	SE	SE	N

¹ Note: See Appendix B for SIC classifications.

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One dwelling unit within permitted principal nonresidential building	N	N	N	N	P	N
B. Commercial Uses						
Adult-related facilities and uses (§ 450-31)	N	N	N	N	N	C
After-hours club: prohibited by State Act 219 of 1990	N	N	N	N	N	N
Bakery	N	N	N	SE	P	P
Bed-and-breakfast use (§ 450-36)	SE	SE	SE	SE	SE	N
Beverage distributor, which may include retail and/or wholesale sales	N	N	N	N	P	P
Campground (§ 450-38)	SE	SE	N	N	N	N
Car wash (§ 450-39)	N	N	N	N	P	P
Commercial indoor recreation (§ 450-54) (includes bowling alley, roller or ice skating, batting practice and closely similar use)	P	N	N	N	SE	N
Commercial outdoor recreation (including but not limited to miniature golf course, golf driving range, amusement and/or theme park, boating, fishing, snow sports, water parks, skiing, tubing, snowboarding, ice skating, dog sledding, tobogganing, luge, biking, mountain coasters, festivals and closely similar uses) (§ 450-54)	P	N	N	N	SE	N
Communications tower/antenna commercial (§ 450-40)	N	SE	SE	N	N	SE
Construction company, tradesperson's headquarters or landscape contractor (see also as home occupation, § 450-74)	N	SE	N	N	P	P

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Convenience store (no gas) (§ 450-42)	N	N	N	N	P	N
Crafts or artisan's studio (see also as home occupation)	P	P	P	P	P	N
Custom printing, photocopying, faxing, mailing or courier service	N	N	N	N	P	N
Exercise/fitness center (§ 450-41)	P	N	N	N	P	N
Financial institution, with or without drive-through	N	N	N	N	P	P
Flea market/commercial auction house (§ 450-45)	N	N	N	N	P	P
Funeral home, not including a crematorium	N	N	N	N	P	P
Gas station (see vehicle use) (§ 450-62)	N	N	N	N	N	P
Greenhouse or garden center	SE	N	N	N	SE	P
Kennel (§ 450-49)	N	P	N	N	N	P
Laundromat	N	N	N	N	P	P
Laundry, commercial or industrial	N	N	N	N	N	P
Lumber yard	N	N	N	N	N	C
Massage parlor, spa, therapy (§§ 450-30 and 450-41)	SE	N	N	N	SE	N
Motel or hotel (§ 450-52)	P	N	N	N	SE	N
Office (see also "hospital")	N	N	N	SE	P	P
Personal services (including tailoring, custom dressmaking, haircutting/styling, dry cleaning, shoe repair, tanning salon, certified massage therapy and closely similar uses) (see also as home occupation, §§ 450-74 and 450-75)	N	N	N	SE	P	N
Repair service, household appliance	N	N	N	N	P	P

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Restaurant with drive-through service and/or that primarily involves delivery of ready-to-eat food	N	N	N	N	N	P
Restaurant, other than above	P	N	N	N	P	N
Retail store (not including commercial uses not individually in this table)	P	N	N	N	P	N
Short-term rentals	N	N	SE	N	SE	N
Target/shooting range (§ 450-59)	N	SE	N	N	N	N
Tattoo parlor or body piercing establishment	N	N	N	N	N	N
Tavern which may include a state-licensed microbrewery	P	N	N	N	P	N
Theater, indoor, other than an adult use	P	N	N	N	P	N
Trade/hobby school	N	N	N	SE	P	SE
Vehicle repair garage, gas station or service station (§ 450-62)	N	N	N	N	N	P
Vehicle, boat or mobile/manufactured home sales (§ 450-62)	N	N	N	N	N	P
Veterinarian office (§§ 450-34 and 450-49)	N	SE	SE	N	P	N
Wholesale sales: see under industrial uses						
C. Industrial Uses						
Asphalt plant	N	N	N	N	SE	SE
Building supplies and building materials, wholesale sales of (SIC 52)	N	N	N	N	N	P
Distribution as a principal use (other than truck company terminal)	N	N	N	N	N	P
Finishing of previously prepared resin, vinyl, polymer or rubber products	N	N	N	N	N	P

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Industrial equipment sales, rental and service, other than vehicles primarily intended to be operated on public streets	N	N	N	N	N	P
Junk, outdoor storage, display or processing of, other than within an approved junkyard or solid waste disposal area	N	N	N	N	N	N
Junkyard or salvage yard (§ 450-48)	N	N	N	N	N	SE
Liquid fuel storage for off-site distribution and use, other than: auto service station, propane distributor, prepackaged sales of fuel tanks for company vehicles	N	N	N	N	N	SE
Manufacture and/or bulk processing of the following, provided manufacturing occurs only indoors:						
-Apparel, textiles, shoes and apparel accessories (SIC 22 and 23)	N	N	N	N	N	P
-Cement, gypsum, concrete or plaster products (SIC 32)	N	N	N	N	N	P
-Ceramics products (other than crafts studio)	N	N	N	N	N	P
-Chemicals, bulk manufacture or bulk storage of highly hazardous or toxic chemicals (certain uses within SIC 28)	N	N	N	N	N	SE
-Chemical products that are not highly hazardous or toxic (other than pharmaceuticals) (certain uses within SIC 28)	N	N	N	N	N	SE
-Electrical and electronic machines, supplies and equipment (SIC 36)	N	N	N	N	N	P

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-Fabricated metal products (except ammunition or explosives) (SIC 34)	N	N	N	N	N	P
-Food and beverage products, at an industrial scale as opposed to a clearly retail scale (not including uses listed individually in this table) (SIC 20)	N	N	N	N	N	P
-Furniture and wood products (not including raw paper pulp) (SIC 24 and 25)	N	N	N	N	N	P
-Glass and glass products (other than crafts studio) (SIC 32)	N	N	N	N	N	P
-Incineration, reduction, distillation, storage or dumping of slaughterhouse refuse, rancid fats, garbage, bones, dead animals or offal (other than within an approved solid waste facility)	N	N	N	N	N	SE
-Leather, clay and pottery products (other than custom crafts) (SIC 31, 32, 32)	N	N	N	N	N	P
Machinery (SIC 35)	N	N	N	N	N	P
Manufactured or modular housing	N	N	N	N	N	P
Metal products, primary (SIC 33)	N	N	N	N	N	P
Microelectronic components	N	N	N	N	N	P
Mineral extraction (§ 450-50) and related processing, stockpiling and storage (SIC 10 through 14)	C	C	N	N	N	C
Miscellaneous manufacturing as defined by SIC 39, including toys, jewelry, musical instruments, signs, writing implements, sporting goods	N	N	N	N	N	P

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Paper and cardboard products (not including manufacture of raw paper pulp) (SIC 26)	N	N	N	N	N	P
Paper: raw pulp (SIC 26)	N	N	N	N	N	SE
Paving or roofing materials, other than bulk manufacture of asphalt	N	N	N	N	N	P
Pharmaceuticals (SIC 28)	N	N	N	N	N	P
Plastics, polymers, resins or vinyl	N	N	N	N	N	P
Precision instruments, photo graphics, medical, and optical goods and watches (SIC 38)	N	N	N	N	N	P
Products from previously manufactured materials, such as glass, leather, plastics, cellophane, textiles, rubber or synthetic rubber	N	N	N	N	N	SE
Rubber, natural or synthetic (SIC 28 and 30)	N	N	N	N	N	SE
Soaps, detergents, paints, varnishes or enamels (SIC 28)	N	N	N	N	N	P
Transportation equipment (SIC 37)	N	N	N	N	N	P
Packaging	N	N	N	N	N	P
Package delivery services distribution center	N	N	N	N	N	P
Photo processing, bulk	N	N	N	N	N	P
Printing or bookbinding (SIC 27)	N	N	N	N	N	P
Recycling collection center (see also § 450-58)	N	N	N	N	N	P
Recycling center, bulk (other than a solid waste disposal or transfer facility)	N	N	N	N	N	P
Research and development, engineering or testing facility or laboratory	N	N	N	N	N	P

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Sawmill/planning mill	N	N	N	N	N	P
Self-storage facility (mini warehouse) (§ 450-57)	N	N	N	N	SE	P
Slaughterhouse or stockyard	N	N	N	N	N	SE
Solid waste transfer facility, solid-waste-to- energy plant or solid waste landfill (§ 450- 58)	P	N	N	N	N	C
Trucking company terminal (SIC 42)	N	N	N	N	N	P
Warehousing as a principal use (§ 450-57) (SIC 42)	Accessory	N	N	N	N	P
Welding	Accessory	N	N	N	N	P
Wholesale sales (SIC 50 and 51)	N	N	N	N	N	P
Wind energy production facility, large (§ 450-63)	C	C	C	C	C	C
D. Institutional Uses						
Cemetery	N	P	P	N	N	P
College or university, educational and support buildings	N	P	P	P	P	N
Community center or library	N	P	P	P	P	N
Crematorium, which shall be limited to within a cemetery and shall have a minimum lot area of five acres and is set back a minimum of 200 feet from all lot lines	N	SE	SE	N	N	N
Cultural center or nonprofit museum	SE	N	N	P	P	N
Day-care center, adult (§ 450-43)	N	N	N	P	P	N
Day-care center, child (§§ 450-43 and 450- 70)	Accessory	N	SE	SE	P	N

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Group home facility (§ 450-47)	N	N	N	N	N	SE
Hospital, which may include accessory medical offices	Accessory	N	N	P	P	N
Membership club, other than an after-hours club, or tavern (§ 450-52)	SE	SE	N	N	SE	N
Nursing home or personal care home (§ 450-43)	N	SE	SE	P	P	N
Place of worship	N	SE	SE	P	P	N
School, public or private, primary or secondary	N	P	P	P	P	N
Treatment center (§ 450-61)	N	N	N	N	N	N
E. Public/Semipublic						
Public-owned uses/essential services (see Article I)	P	P	P	P	P	P
Emergency services station, which may include a supporting social club building or facility (§ 450-44)	N	SE	SE	P	P	N
Government facility, other than: offices, public-owned uses, public schools and other uses listed separately anywhere in this article	N	P	P	P	P	P
Publicly owned recreation	P	P	P	P	P	N
Public utility facility (see also Article I, exemptions governed by the PUC)	P	P	P	P	P	P
Swimming pool, nonhousehold	P	N	N	N	N	N
U.S. Postal Service facility, which may include a leased facility	N	N	N	P	P	P
F. Accessory Uses						

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See list of additional permitted uses in Article VI, such as residential accessory structure or use; see additional requirements in Article VI for specific accessory uses	N	P	P	P	P	N
Day-care center accessory to and on the same lot as an existing lawful place of worship, with a minimum lot area of two acres	N	P	P	P	P	N
Day-care, child (§ 450-70)	P	P	P	P	P	N
Drive-through facilities (§ 450-71)	P	P	P	P	P	P
Group day-care home (§ 450-70)	N	N	N	N	N	N
Family day-care home (§ 450-70)	N	N	N	N	N	N
Home occupation (§ 450-74)	N	P	P	N	P	P
Home occupation, no-impact (§ 450-75)	N	P	P	P	P	P
Riding academy/stable (§ 450-56)	P	P	N	N	N	N
Target/shooting range (§§ 450-59 and 450-84)	P	P	N	N	N	N
Wind energy facility, small (§ 450-86)	P	P	P	N	P	P
Wood-fired boilers (§ 450-87)	P	P	P	N	N	P
G. Miscellaneous Uses						
Crop farming, other than mushrooms	P	P	P	P	P	P
Forestry	P	P	P	P	P	P
Parking lot as the principal use of a lot	P	N	SE	P	P	P
Raising of livestock (§ 450-76)	N	P	SE	N	N	N
Raising of mushrooms	N	N	N	N	N	N
Riding academy/club/stable	P	P	P	P	P	N

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All uses that will be unable to comply with the performance standards of this chapter, especially including the environmental requirements of Article VIII	N	N	N	N	N	N