

ZONING

240 Attachment 1

Township of Penn Forest

Table of Uses Allowed in Each Zoning District [Amended 5-3-2021 by Ord. No. 2021-1; 12-4-2023 by Ord. No. 2023-1; 9-2-2025 by Ord. No. 2025-1; 3-2-2026 by Ord. No. 1-2026]

Types of Uses (See definitions in Article 2)	Zoning Districts							
	R-1	R-2	R-3	C-1	C-2	I-1	C-1A	DC
RESIDENTIAL USE								
Single-family detached dwelling with conventional subdivision on tracts with less than 10 acres of net buildable site area	P	P	P	P	P	N		N
(Note: Manufactured/mobile homes shall meet the additional requirements of § 240-42)								
Single-family detached dwelling with conventional subdivision on tracts with 10 acres of net buildable site area or more	N	N	P	P	P	N		N
(Note: Manufactured/mobile homes shall meet the additional requirements of § 240-42)								
Single-family detached dwelling on tracts with 10 acres of net buildable site area or more in compliance with § 240-39, Conservation subdivision design	P	P	N	N	N	N		N
Planned residential development in compliance with § 240-38	N	C*	N	N	N	N		N
Semidetached dwelling (side-by-side twin home)	N	P	P	P	P	N		N
Townhouse (row house) (§ 240-42)	N	P	P	N	SE	N		N
Apartments (§ 240-42), not including conversions of an existing building:								
Only 2 dwelling units in a building	N	N	P	N	SE	N		N
3 or more dwelling units in a building	N	N	P	N	SE	N		N
Apartments on the 2nd and/or 3rd floor of a commercial use (§ 240-40)	N	N	N	**	**	N		N
Boardinghouse (includes rooming house) (§ 240-42)	N	N	N	SE	N	N		N
Manufactured/mobile home park (§ 240-42)	N	N	SE	N	SE	N		N
Group home within a lawful existing dwelling unit (§ 240-42), not including a treatment center	P	P	P	P	P	P		N
Conversion of an existing building to result in an increased number of dwelling units (see also “unit for care of relative” under Accessory Uses)	N	N	SE	P	P	N		N
Age-restricted residential development in compliance with § 240-37	P	P	P	N	N	N		N
COMMERCIAL USES								
Adult use (§ 240-42)	N	N	N	N	N	SE		N
After hours club: to the extent the use is not prohibited by State Act 219 of 1990	N	N	N	N	N	SE		N
Airport (§ 240-42) (see also “heliport”)	N	N	N	N	N	SE		N
Amusement arcade	N	N	N	P	P	N		N

PENN FOREST CODE

Types of Uses (See definitions in Article 2)	Zoning Districts							
	R-1	R-2	R-3	C-1	C-2	I-1	C-1A	DC
Amusement park or water park	N	N	N	P	P	P		N
Animal cemetery (§ 240-42)	N	N	N	P	P	P		N
Auditorium (commercial), arena, performing arts center or exhibition/trade show center	N	N	N	P	P	P		N
Auto repair garage or auto service station (§ 240-42)	N	N	N	P	N	P		N
Auto, boat or mobile/manufactured home sales (§ 240-42)	N	N	N	P	N	N		N
Bakery, retail	N	N	N	P	P	P		N
Bed-and-breakfast inn (§ 240-42)	N	N	N	P	P	P		N
Business service use (such as package delivery drop-off)	N	N	N	P	P	P		N
Betting use, other than small games of chance and lotteries allowed under state law	N	N	N	N	N	SE		N
Beverage distributor (wholesale and/or retail)	N	N	N	P	P	P		N
Bus maintenance or storage yard	N	N	N	P	N	P		N
BYOB club	N	N	N	SE	N	N		N
Camp or campground (§ 240-42) other than recreational vehicle campground	SE	SE	SE	P	P	P		N
Campground, recreational vehicle (§ 240-42), which may include an accessory camp store that is primarily for use by campers	N	SE *	N	P	P	P		N
Car wash (§ 240-42)	N	N	N	P	P	N		N
Catering, custom, for off-site consumption	N	N	N	P	P	P		N
Communications tower/antenna, commercial (§ 240-42)								
Meeting § 240-42A(16)(a), pertaining to antenna placed on certain existing structures	P	P	P	P	P	P		N
Antenna/tower that does not meet § 240-42A(16)(a) (such as freestanding towers)	C	C	N	C	C	C		N
Note: § 240-42A(16) also allows towers serving emergency services stations								
Conference center	N	N	N	P	P	P		N
Construction company or tradesperson's headquarters (including but not limited to landscaping, building trades or janitorial contractor). See also as "home occupation." Accessory outdoor storage shall be permitted, provided it meets the screening requirements of § 240-63.	N	N	N	P	P	P		N
Crafts or artisan's studio (see also as "home occupation")	N	N	N	P	P	P		N
Custom printing, copying, faxing, mailing or courier service	N	N	N	P	P	P		N
Exercise club	N	N	N	P	P	P		N
Financial institution (includes banks), with any drive-through facilities meeting § 240-43	N	N	N	P	P	P		N
Flea market/auction house	N	N	N	P	P	P		N
Funeral home	N	N	N	P	P	P		N
Garden center, retail	N	N	N	P	P	P		N
Gas station: See "auto service station"								N
Golf course (§ 240-42), with a minimum lot area of 40 acres	P	P	P	P	P	N		N
Heliport (§ 240-42) (other than emergency landing pads)	N	N	N	N	SE	SE		N
Hotel or motel (§ 240-42)	N	N	N	P	P	P		N

ZONING

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	R-1	R-2	R-3	C-1	C-2	I-1	C-1A	DC
Hunting grounds, commercial	N	N	N	SE	SE	SE		N
Kennel (§ 240-42)	N	N	N	SE	SE	SE		N
Laundromat	N	N	N	P	P	N		N
Laundry, commercial or industrial	N	N	N	N	N	P		N
Lumberyard	N	N	N	P	P	P		N
Motor vehicle racetrack (§ 240-42)	N	N	N	N	N	SE		N
Nightclub	N	N	N	SE	SE	N		N
Office (may include medical labs; see also “home occupation”)	N	N	N	P	P	P		N
Pawn shop	N	N	N	P	N	N		N
Personal services (includes tailoring, custom dressmaking, hair-cutting/styling, travel agency, drycleaning, shoe repair, massage therapy, certified and closely similar uses). (This use may also be allowed as a home occupation.)	N	N	N	P	P	P		N
Picnic grove, commercial (§ 240-42)	N	N	N	P	P	P		N
Plant nursery (other than a retail garden center), or tree farm, with any on-site retail sales limited to trees and shrubs primarily grown on the premises, and with a 5% maximum building coverage and a 2-acre minimum lot area	P	P	P	P	P	P		N
Propane retail distributor, other than prepackaged sales, with a 150 feet minimum setback required between any storage or dispensing facilities and any residential district, and with fire company review	N	N	N	SE	N	SE		N
Recording studio, music	N	N	N	P	P	P		N
Recreation, commercial indoor (§ 240-42) (includes bowling alley, roller or ice skating rink, batting practice, and closely similar uses); other than uses listed separately in § 240-32	N	N	N	P	P	P		N
Recreation, commercial outdoor (§ 240-42) (including miniature golf course, golf driving range, archery, paintball and closely similar uses); other than uses listed separately in § 240-32	N	SE **	SE *	P	P	P		N
Repair service, household appliance	N	N	N	P	P	P		N
Restaurant or banquet hall (§ 240-42)								N
With drive-through service (§ 240-43)	N	N	N	P	SE	N		N
Without drive-through service	N	N	N	P	P	N		N
Retail store (not including uses listed individually in § 240-32) or shopping center, and which may include a building occupied by multiple retail stores and which may include drive-through service for a pharmacy	N	N	N	P	P	P		N
Self-storage development	N	N	N	P	P	P		N
Short-term rental	P	P	P	P	P	P		N
Target range, firearms (See § 240-42, which exempts most target shooting on a resident’s own lot)								
Completely indoor and enclosed	N	N	N	P	P	P		N
Other than above (§ 240-42)	N	N	N	C	C	C		N
Tattoo or body piercing establishment (other than temporary tattoos or ear piercing, which are personal	N	N	N	P	P	N		N

PENN FOREST CODE

Types of Uses (See definitions in Article 2)	Zoning Districts							
	R-1	R-2	R-3	C-1	C-2	I-1	C-1A	DC
service uses)								
Tavern which may include a state-licensed micro-brewery (not including an after hours club or nightclub)	N	N	N	SE	SE	P		N
Theater, indoor movie, other than an adult use	N	N	N	P	P	P		N
Trade/hobby school	N	N	N	P	P	P		N
Veterinarian office (§ 240-42)	N	N	N	P	P	P		N
Wholesale sales: See under Industrial Uses								
INSTITUTIONAL/SEMIPUBLIC USES								
Cemetery (see “crematorium” listed separately) (§ 240-42)	P	P	P	P	P	P		N
Church: See “place of worship” below								
College or university - educational and support buildings (other than environmental education center)	N	N	N	P	P	P		N
Community recreation center (limited to a government sponsored or nonprofit facility) or library	P	P	P	P	P	P		N
Crematorium	N	N	N	N	N	SE		N
Cultural center or museum	N	N	N	P	P	P		N
Day-care center, adult (§ 240-42)	N	N	N	P	P	P		N
Day-care center, child (§ 240-42) (See also as an accessory use)	N	N	N	P	P	P		N
Emergency services station, which may include:								
Police, fire or emergency medical facilities	P	P	P	P	P	P		N
An accessory social club (bingo/banquet/dining)	N	N	N	P	P	P		N
Hospital or surgery center	N	N	N	P	P	P		N
Hunting and fishing club, with a 5% maximum building coverage in a residential district. This term shall not include uses listed separately in § 240-32.	P	P	P	N	N	N		N
Membership club meeting and noncommercial recreational facilities, provided that an after hours club, tavern or uses listed separately in § 240-32 shall only be allowed if so listed in this table and if the requirements for that use are also met	N	N	SE	P	P	P		N
Nursing home or personal care home/assisted living (§ 240-42)	N	SE	SE	P	P	P		N
Place of worship (§ 240-42) (includes church)	P	P	P	P	P	P		N
School, public or private, primary or secondary (§ 240-42)	P	P	P	P	P	P		N
Treatment center (§ 240-42), including but not limited to a methadone treatment center	N	N	N	N	N	C		N
PUBLIC/SEMIPUBLIC USES								N
Township government uses, other than uses listed separately in § 240-32	P	P	P	P	P	P		N
Government facility, other than uses listed separately in § 240-32	SE	SE	SE	SE	SE	SE		N
Prison or similar correctional institution	N	N	N	N	N	SE		N
Publicly owned or operated recreation park	P	P	P	P	P	P		N
Public utility facility (See also § 240-20) other than uses listed separately in § 240-32	SE	SE	SE	SE	SE	SE		N
Swimming pool, nonhousehold (§ 240-42)	SE	SE	SE	P	P	P		N
U.S. Postal Service facility, which may include a leased	N	N	P	P	P	P		N

ZONING

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	R-1	R-2	R-3	C-1	C-2	I-1	C-1A	DC
facility								
Water supply wells and related facilities	P	P	P	P	P	P		N
Open space, common or preserved	P	P	P	P	P	P		N
INDUSTRIAL USES								N
Asphalt plant	N	N	N	N	N	SE		N
Assembly or finishing of products using materials produced elsewhere (such as products from plastics manufactured off-site)	N	N	N	N	N	P		N
Building supplies and building materials, wholesale sales of	N	N	N	P	N	P		N
Data center (§ 240-40.2)	N	N	N	N	N	N	N	C
Data center accessory uses (§ 240-40.2)	N	N	N	N	N	N	N	C
Distribution as a principal use (other than trucking company terminal)	N	N	N	N	N	P		N
Industrial equipment sales, rental and service, other than vehicles primarily intended to be operated on public streets	N	N	N	P	N	P		N
Junk, outdoor storage, display or processing of, other than within an approved junkyard or solid waste disposal area	N	N	N	N	N	N		N
Junkyard (§ 240-42)	N	N	N	N	N	C		N
Liquid fuel storage, bulk, for off-site distribution, other than: auto service station, retail propane distributor as listed separately, prepackaged sales or fuel tanks for company vehicles	N	N	N	N	N	SE		N
Manufacturing, custom, of prototypes or accessory								
Manufacturing in combination with principal research and development	N	N	N	SE	SE	P		N
Manufacture and/or bulk processing of the following, provided manufacturing occurs only indoors:								
Agricultural chemicals, fertilizers or pesticides	N	N	N	N	N	SE		N
Apparel, textiles, shoes and apparel accessories (see also “crafts studio”)	N	N	N	N	N	P		N
Cement manufacture	N	N	N	N	N	SE		N
Ceramics products (other than crafts studio)	N	N	N	N	N	P		N
Chemicals, manufacture or bulk processing of, other than pharmaceuticals and types listed separately	N	N	N	N	N	SE		N
Clay, brick, tile and refractory products	N	N	N	N	N	P		N
Computers and electronic and microelectronic products	N	N	N	N	N	P		N
Concrete, cement, lime and gypsum products, other than actual manufacture of cement	N	N	N	SE	N	SE		N
Electrical equipment, appliances and components	N	N	N	N	N	P		N
Explosives, fireworks or ammunition	N	N	N	N	N	SE		N
Fabricated metal products (except explosives, fireworks or ammunition) and/or machine shops	N	N	N	N	N	P		N
Food (human) and beverage products, at an industrial scale as opposed to a clearly retail scale	N	N	N	N	N	P		N
Food products for animals	N	N	N	N	N	P		N
Gaskets	N	N	N	N	N	P		N
Glass and glass products (other than crafts studio)	N	N	N	N	N	P		N

PENN FOREST CODE

Types of Uses (See definitions in Article 2)	Zoning Districts							
	R-1	R-2	R-3	C-1	C-2	I-1	C-1A	DC
Incineration, reduction, distillation, storage or dumping of slaughterhouse refuse, rancid fats, garbage, dead animals or offal (other than within an approved solid waste facility)	N	N	N	N	N	N		N
Jewelry and silverware (other than crafts studio or as a home occupation)	N	N	N	N	N	P		N
Leather and allied products (other than crafts studio or tannery)	N	N	N	N	N	P		N
Machinery	N	N	N	N	N	P		N
Manufactured or modular housing manufacture	N	N	N	N	N	P		N
Medical equipment and supplies	N	N	N	N	N	P		N
Metal products, primary	N	N	N	N	N	SE		N
Mineral products, nonmetallic (other than mineral extraction)	N	N	N	N	N	SE		N
Paper and paper products (including recycling, but not including manufacture of raw paper pulp)	N	N	N	N	N	P		N
Paper: raw pulp	N	N	N	N	N	SE		N
Paving materials, other than bulk manufacture of asphalt	N	N	N	N	N	SE		N
Pharmaceuticals and medicines	N	N	N	N	N	P		N
Plastics, polymers, resins, vinyl, coatings, cleaning compounds, soaps, adhesives, sealants, printing ink or photographic film	N	N	N	N	N	SE		N
Products from previously manufactured materials, such as glass, leather, plastics, cellophane, textiles, rubber or synthetic rubber	N	N	N	N	N	P		N
Roofing materials and asphalt saturated materials or natural or synthetic rubber	N	N	N	N	N	SE		N
Scientific, electronic and other precision instruments	N	N	N	N	N	P		N
Sporting goods, toys, games, musical instruments or signs	N	N	N	N	N	P		N
Transportation equipment	N	N	N	N	N	P		N
Wood products and furniture (not including raw paper pulp)	N	N	N	N	N	P		N
See § 240-11 for uses that are not listed								N
Mineral extraction (§ 240-42) and related processing, stockpiling and storage of materials removed from the site	N	N	N	C	C	C		N
Packaging	N	N	N	N	N	P		N
Package delivery services distribution center	N	N	N	N	N	P		N
Petroleum refining	N	N	N	N	N	SE		N
Photo processing, bulk	N	N	N	P	P	P		N
Printing or bookbinding	N	N	N	P	P	P		N
Recycling center, bulk processing, provided all operations of an industrial scale occur within an enclosed building (this use does not include a solid waste disposal or transfer facility)	N	N	N	N	N	P		N
Research and development, engineering or testing facility or laboratory (other than medical laboratories, which is considered an office use)	N	N	N	N	N	P		N

ZONING

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	R-1	R-2	R-3	C-1	C-2	I-1	C-1A	DC
Sawmill/planing mill	N	N	N	P	P	P		N
Slaughterhouse, stockyard or tannery, with a 400-foot minimum setback from all lot lines	N	N	N	N	N	SE		N
Solar energy facility as an accessory use: See under Accessory Uses, below								
Solar energy facility, principal (§ 240-42)	N	N	N	N	N	C	C	N
Solid waste landfill (§ 240-42), other than a facility limited to demolition waste	N	N	N	N	N	SE		N
Solid waste landfill, limited to demolition waste (§ 240-42)	N	N	N	N	N	SE		N
Solid waste transfer facility or waste-to-energy facility (§ 240-42)	N	N	N	N	N	SE		N
Trucking company terminal (§ 240-42)	N	N	N	N	N	SE		N
Warehousing or storage as a principal use	N	N	N	N	N	P		N
Warehousing or storage as an on-site accessory use	N	N	N	P	P	P		N
Welding	N	N	N	P	N	P		N
Wholesale sales (other than motor vehicles)	N	N	N	SE	SE	P		N
ACCESSORY USES								
See list of additional permitted uses in § 240-32C, such as “Residential Accessory Structure or Use”								
See additional requirements in § 240-43 for specific accessory uses								
Composting (§ 240-43), other than leaves, tree bark or materials generated on-site which are permitted by right	N	N	N	SE	SE	SE		N
Day-care center accessory to and on the same lot as an existing lawful place of worship	P	P	P	P	P	P		N
Day care (§ 240-43) as accessory to an existing dwelling:								N
Day care of a maximum of 3 adults or youth, in addition to relatives of the caregiver	P	P	P	P	P	P		N
Day care (§ 240-43) as accessory to a dwelling:								
Group day-care home	N	N	N	P	P	P		N
Family day-care home	N	SE	SE	P	P	P		N
Farm-related business (§ 240-43)	SE	N	N	P	P	P		N
Home occupation, major (§ 240-43)	SE	SE	SE	P	P	P		N
Home occupation, minor (§ 240-43)	P	P	P	P	P	P		N
Outdoor storage and display as accessory to a business use	N	N	N	P	P	P		N
Retail sales of agricultural products (§ 240-43)	P	P	P	P	P	P		N
Solar energy facility, accessory	P	P	P	P	P	P		N
Temporary retail sales: See § 240-9G, which may allow the use in additional cases	N	N	N	P	P	P		N
Unit for care of relative (§ 240-43)	P	P	P	P	P	P		N
MISCELLANEOUS USES								N
Crop farming and wholesale greenhouses, which by itself shall not require a zoning permit unless new or expanded buildings are involved	P	P	P	P	P	P		N
Forestry (§ 240-42)	P	P	P	P	P	P		N
Gas and oil wells (§ 240-43)	N	N	N	SE	SE	SE		N
Groundwater or spring water, withdrawal of more than	SE	SE	SE	SE	SE	SE		N

PENN FOREST CODE

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	R-1	R-2	R-3	C-1	C-2	I-1	C-1A	DC
100,000 gallons per day for off-site use (§ 240-42)								
Hunting grounds, commercial	SE	N	N	SE	SE	SE		N
Nature preserve or environmental education center	P	P	P	P	P	P		N
Parking lot for carpooling	N	N	N	P	P	P		N
Parking lot or structure as an accessory use	P	P	P	P	P	P		N
Parking lot or structure as a principal use that does not primarily serve tractor-trailer trucks or trailers	N	N	N	P	P	P		N
Parking lot or structure as a principal use that primarily serves tractor-trailer trucks or trailers	N	N	N	N	N	P		N
Livestock or poultry, raising of (§ 240-42):								
Intensive	SE	SE	N	SE	SE	SE		N
Not intensive	P	P	P	P	P	P		N
Sewage treatment plant for centralized service	SE	SE	SE	SE	SE	SE		N
Stable, nonhousehold (§ 240-42; includes horse-riding academy)	P	P	P	P	P	P		N
Wind turbine								
As an accessory use meeting the requirements of § 240-43	P	P	P	P	P	P		N
Any wind turbine(s) other than is allowed under § 240-43 (in which case § 240-42 applies)	SE	N	N	SE	SE	SE		N
All uses that will be unable to comply with the performance standards of this chapter. See the environmental protection requirements of Article VI	N	N	N	N	N	N		N

* = PRD may be permitted as a conditional use in the R-2 District on tracts of at least 100 acres that have frontage on PA 903 or PA 534 on the effective date of this chapter.

** = Apartments on the second and/or third floor of a commercial building may be permitted in accordance with § 240-40 in the C-1 Commercial District within one-quarter mile radius of the intersections of PA 903 and Maury Road, PA 903 and Hatchery Road, PA 903 and Unionville Road, PA 903 and Old Stage Road, PA 903 and PA 534, PA 534 and Meckesville Road, and PA 534 and Old Stage Road, and on properties in the C-2 Commercial District.

*** = Limited to uses with a maximum impervious coverage of 5%, a maximum building coverage of 1%, a 50-acre minimum lot area and a 100-foot area adjacent to lot lines of dwellings where recreational activities that typically generate noise are not allowed.

P = Permitted by use right (zoning decision by Zoning Officer)

C = Conditional use (zoning decision by Board of Supervisors)

SE = Special exception use (zoning decision by the Zoning Hearing Board)

N = Not permitted

(§ 240-42) = See additional requirements in § 240-42

(§ 240-43) = See additional requirements in § 240-43