

ZONING

320 Attachment 3

Township of Conestoga

**Table 20
List of Permitted Land Uses**

In the event of an inconsistency between any standards in this table and any standard in the individual articles, the standard in the individual article shall prevail. Other standards may apply in addition to the regulations in this list. Consult the text for the full regulations.

- A: Allowed as an accessory use to a permitted use on the same lot
- P: Allowed as a permitted use “by-right” within the district
- S: Allowed as a special exception within the district
- C: Allowed as a conditional use within the district
- N: Not permitted within the district

No.	Land Use	Effective Agriculture	Rural Conservation	Low-Density Residential	Village Residential	Village Mixed Use	Floodplain Conservation	Section Reference
1	Accessory apartment	S	S	S	S	S	N	§ 320-99
2	Adult entertainment establishment	N	N	N	N	C	N	§ 320-134
3	Advertising signs (off-premises) (see Article XIV also)	N	A	N	N	A	A	Table 18
4	Agriculture	P	P	P	P	N	P	NA
5	Agritainment (farm-based entertainment activities)	P	C	N	N	N	N	§ 320-141
6	Animal shelter	A	A	A	A	A	N	§ 320-73
7	Amusement arcade	N	N	N	N	C	N	§ 320-135
8	Amusement park	N	C	N	N	N	N	§ 320-136
9	Animal hospital (for small animals), veterinary	N	S	N	N	See Note 1	N	§ 320-101

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	facility, kennel, etc.							
10	Automobile/vehicular sales and service, gas station, etc.	N	N	N	N	C	N	§ 320-137
11	Barn for horses (for commercial use)	A	S	S	S	N	N	§ 320-102
12	Bed-and-breakfast	S	S	S	S	S	N	§ 320-103
13	Billboard (see Article XIII also)	N	A	N	N	N	N	Table 18
14	Blinds for observing wildlife	P	P	A	A	N	P	§ 320-60C
15	Business identification sign	A	A	A	A	A	N	Table 18
16	Campground	N	C	N	N	N	N	§ 320-138
17	Cellular communication facility (when atop existing facilities and less than 500 square feet in floor area)	A	A	A	A	A	A	§ 320-75
18	Cellular communication facility (exceeding limits in § 320-60)	S	S	N	N	N	N	§ 320-104
19	Cemetery	N	S	S	N	N	N	§ 320-123
20	Clear cutting of forest and timberland	S	S	N	N	N	N	§ 320-113
21	Correctional facility	N	C	N	N	N	N	§ 320-140
22	Day-care facility (for less than 6 children)	P	P	P	P	P	N	—
23	Day-care facility (for 6 or	S	S	S	S	S	N	§ 320-105

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No.	Land Use	Effective Agriculture	Rural Conservation	Low-Density Residential	Village Residential	Village Mixed Use	Floodplain Conservation	Section Reference
	more children)							
24	Delivery-based retail facility	N	S	N	N	S	N	§ 320-106
25	Display and sale of farm products	A	A	A	A	A	A	§ 320-78
26	Double-family farm dwelling	P	P	P	P	P	N	§ 320-80
27	Farm-based entertainment-related facility (agritainment)	C	C	N	N	N	N	§ 320-141
28	Farm machinery service and repair	N	S	N	N	N	N	§ 320-108
29	Farm-related business (must be on farm premises)	S	S	S	S	N	N	§ 320-109
30	Farm ponds	A	A	A	A	A	P	Section 1003E ¹
31	Firing range (commercial)	N	S	N	N	N	N	§ 320-110
32	Fish hatchery	A	A	A	A	A	S	§ 320-112
33	Flea market, yard sales	A	A	A	A	A	A	§ 320-81
34	Floodplain special exception uses	—	—	—	—	—	S	§ 320-112
35	Forestry and timber harvesting (when not clear-cutting)	P	P	P	P	P	P	See Note 2
36	Funeral home	N	N	N	N	S	N	§ 320-114
37	Garage and yard sales	A	A	A	A	A	A	Table 18

¹ Editor's Note: So in original.

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No.	Land Use	Effective Agriculture	Rural Conservation	Low-Density Residential	Village Residential	Village Mixed Use	Floodplain Conservation	Section Reference
	sign (see Article XIII also)							
38	Golf course (conventional size or miniature size)	N	C	N	N	N	N	§ 320-142
39	Greenhouses (commercial)	N	C	N	N	N	N	§ 320-139
40	Historic structures - adaptive reuse	S	S	S	S	S	S	§ 320-115
41	Heavy equipment sales and service	N	C	N	N	S	N	§ 320-143
42	Heliport and helistop	N	C	N	N	N	N	§ 320-144
43	Home occupation (“general” – nonprofessional-type)	S	S	S	S	S	N	§ 320-116
44	Home occupation (no-impact)	A	A	A	A	A	N	§ 320-83
45	Home occupation sign	A	A	A	A	A	N	Table 18
46	Hospital and related uses	N	N	N	N	C	N	§ 320-145
47	Hotel, motel	N	N	N	N	C	N	§ 320-146
48	Intensive agricultural uses	P	C	N	N	N	N	§ 320-147
49	Manure processing, hauling, soils and sludge composting, etc.	N	S	N	N	S	N	§ 320-118
50	Mass outdoor gathering (for more than 300 people)	N	S	N	N	N	N	§ 320-119
51	Medical, dental offices	N	N	N	N	P	N	§ 320-145
52	Mobile home park	N	N	N	N	S	N	§ 320-120

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53	Manufactured homes	P	P	P	P	P	N	§ 320-88
54	Multifamily dwellings - up to 5 units per acre	N	N	N	N	P	N	§ 320-51J
55	Nightclub and similar places of entertainment	N	N	N	N	S	N	§ 320-148
56	Nonconforming preexisting lots	S	S	S	S	S	N	§ 320-121
57	Nonconforming use or structure - expansion	S	S	S	S	S	S	§ 320-107
58	Nursery and garden material sales	N	C	N	N	N	N	§ 320-149
59	Off-premises advertising sign	N	A	N	N	N	N	Table 18
60	Offices, banks, retailing, etc.	N	C	N	N	P	N	§ 320-139
61	Option 3 subdivisions	N	P	N	N	N	N	§ 320-33
62	Parking facilities	N	A	A	A	A	N	Article XV
63	Place of worship and related facilities	N	S	S	S	S	N	§ 320-123
64	Raw material processing (quarrying, extractive uses, etc.)	C	C	N	N	N	N	§ 320-151
65	Real estate sales sign	A	A	A	A	A	A	Table 18
66	Recreational facility (private outdoor, excluding amusement park and camp)	N	S	P	N	S	P-903J	§ 320-124
67	Retailing	N	C	N	N	P	N	§ 320-139

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68	Retirement, nursing home or lifecare facility	N	C	N	N	N	N	§ 320-125
69	Riding school, horse boarding facility (commercial facilities)	N	S	S	S	N	N	§ 320-126
70	River-related recreational uses	N	S	N	N	N	N	§ 320-127
71	Satellite antenna	A	A	A	A	A	A	§ 320-75
72	School (public or private)	N	S	P	P	S	N	§ 320-128
73	Single-family dwelling	P	P	P	P	P	N	—
74	Special event sign	A	A	A	A	A	A	Table 18
75	Stockyard	N	C	N	N	N	N	§ 320-147
76	Supplemental commercial activity	C	C	N	N	N	N	§ 320-153
77	Swimming pool, tennis court, and other recreational structures	A	A	A	A	A	N	§ 320-94
78	Trailer, motor home, recreational vehicles, and similar facilities	A	A	A	A	A	N	§ 320-95
79	Uses not specifically mentioned	S	S	S	S	S	S	§ 320-132
80	Waste storage facility	A	A	A	A	A	N	§ 320-96

NOTES:

Note 1: Only the veterinary office is permitted.

Note 2: No erosion shall be permitted.