

ZONING

165 Attachment 2

**Township of Upper Merion
Use Regulations for Commercial Districts
[Amended 4-14-2022 by Ord. No. 2022-879; 11-9-2023 by Ord. No. 2023-893; 7-18-2024 by
Ord. No. 2024-897]**

In the Commercial Districts specified below, buildings may be erected, altered or used, and a lot may be used or occupied, for any of the following purposes and no other; however, a use not specifically listed that is shown to be similar to a permitted use may be permitted as a special exception.

Key:
P = Permitted use
NP = Not permitted use
S = Permitted only by special exception

Table CD.1 Permitted Uses				
Use	District			
	Neighborhood Commercial	Limited Commercial	General Commercial	Shopping Center
Retail Trade				
New car dealers	NP	NP	P	S
Used car dealers	NP	NP	NP	NP
Recreational vehicles, motorcycles and boats	NP	NP	P	NP
Automotive parts and accessories	NP	P	P	P
Home center	NP	P ³	P	P
Building supplies and materials	NP	P ³	P	P
Nursery and garden center	NP	P ³	P	P
Convenience stores	P	P	P	P
Convenience store w/gasoline sales	NP	NP	P	NP
Beer, wine and liquor stores	P	P	P	P
Pharmacies and drugstores	P	P	P	P
Gasoline sales and automotive service	NP	NP	P	P
Furniture, home furnishing	NP	P ³	P	P
Household appliances	NP	P ³	P	P
Consumer electronics, computers, photography	P	P	P	P

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equipment				
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Table CD.1 Permitted Uses				
Use	District			
	Neighborhood Commercial	Limited Commercial	General Commercial	Shopping Center
Hardware stores	P	P	P	P
Jewelry stores	P	P	P	P
Paint and wallpaper stores	P	P	P	P
Pawnshop	NP	NP	P	NP
Supermarkets and grocery stores	P ¹	P ³	P	P
Specialty food stores	P	P	P	P
Clothing and accessories store	NP	P	P	P
Sporting goods, hobby, book and music stores	P	P	P	P
Department stores	NP	NP	P	P
Warehouse clubs	NP	NP	P	P
Florists	P	P	P	P
Office supply stores	NP	NP	P	P
Interior design studio	P	P	P	P
Gift and novelty stores	P	P	P	P
Resale/consignment stores	P	P	P	P
Pets and pet supplies	P	P	P	P
Transportation				
Post office	P	P	P	P
Mail services	P	P	P	P
Information				
Publishers	NP	NP	P	NP
Motion picture and video production and distribution	NP	NP	P	NP
Sound recording, radio and television studios	NP	NP	P	NP
Internet publishing and broadcasting	P	P	P	NP
Cable communication and distribution	NP	P	P	NP
Internet service providers	NP	P	P	NP
Video and digital rentals	P	P	P	P

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Table CD.1 Permitted Uses				
Use	District			
	Neighborhood Commercial	Limited Commercial	General Commercial	Shopping Center
Finance and Insurance				
Banks, savings institutions and credit unions	P	P	P	P
Banks with drive-through	S	P	P	P
Automatic teller machines (freestanding)	P	P	P	P
Consumer lending and financing	P	P	P	P
Securities, commodities and other financial investment activity	P	P	P	P
Insurance activity	P	P	P	P
Real estate agents and brokers	P	P	P	P
Property management	P	P	P	P
Passenger car rental and leasing	NP	P	P	NP
Professional, Scientific and Technical Services				
Professional offices	P	P	P	P
Offices for the management of companies and enterprises	P	P	P	NP
Research and development in the physical, engineering, life sciences, social sciences and humanities	NP	NP	P	NP
Administrative and support offices	P	P	P	NP
Waste management and remediation	NP	NP	P	NP
Educational Services				
Colleges, universities and professional schools	NP	P	P	P
Business schools	NP	P	P	P
Technical and trade schools	NP	P	P	P

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Table CD.1 Permitted Uses				
Use	District			
	Neighborhood Commercial	Limited Commercial	General Commercial	Shopping Center
Health Care and Social Services				
Medical/dental office	P	P	P	P
Medical clinic	NP	NP	P	NP
Medical and dental laboratory	NP	NP	P	NP
Home health care services	NP	NP	P	NP
Veterinary office or clinic	P	P	P	NP
Continuing care retirement community	NP	NP	P	NP
Child day-care center services	S	S	S	S
Urgent care	P	P	P	P
Arts, Entertainment and Recreation				
Performing arts facilities and movie theaters	NP	NP	P	P ⁴
Indoor sports and recreation facilities	NP	NP	P	P
Museums	NP	NP	P	NP
Health and fitness centers	S	P	P	P
Spectator sport facilities	NP	NP	P	NP
Accommodation and Food Service				
Hotels and motels	NP	NP	P	P
Restaurants (full service)	P	P	P	P
Restaurants (carry out)	P	P	P	P
Restaurant (with drive-through)	NP	P	P	P
Banquet facilities	NP	NP	P	P
Catering for off-site consumption	P	P	P	P
Snack and beverage bars (nonalcoholic)	P	P	P	P
Tavern/bar drinking establishment (alcoholic)	P	P	P	P
Beverage shop	P	P	P	P
Beverage shop (with drive-through)	P	P	P	P

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Table CD.1 Permitted Uses				
Use	District			
	Neighborhood Commercial	Limited Commercial	General Commercial	Shopping Center
Retail bakery	P	P	P	P
Hookah bar	NP	NP	S	S
Services, Repair and Maintenance				
General automotive repair (excluding body work)	NP	NP	P	S
Automotive glass replacement	NP	NP	P	NP
Oil change and lubrication	NP	NP	P	NP
Car wash	NP	NP	P	P
Appliance repair	NP	NP	P	NP
Consumer electronics repair		NP	P	P
Watch, clock and jewelry	P	NP	P	P
Furniture and upholstery	P	NP	P	NP
Personal Services				
Barbershop	P	P	P	P
Beauty and nail salons	P	P	P	P
Diet and weight-reducing centers	P	P	P	P
Funeral homes and crematories	NP	NP	P	P
Laundries and dry cleaners (drop off)	P	P	P	P
Laundries and dry cleaners (full service)	NP	NP	P	P
Photographic studios	P	P	P	P
Music, art, dance, yoga and martial arts instruction studios	P	P	P	P
Shoe repair, dressmaker, tailor	P	P	P	P
Public Administration and Institutional Uses				
Places of worship and assembly	P	P	P	P
Government offices and services	NP	P	P	P

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Table CD.1 Permitted Uses				
Use	District			
	Neighborhood Commercial	Limited Commercial	General Commercial	Shopping Center
Courts	NP	P	P	NP
Police, fire and EMS	P	P	P	P
Accessory Uses				
Normal and customary	P	P	P	P
Residential				
Multifamily dwelling	NP	NP	P ²	NP

NOTES:

1. Grocery stores and supermarkets less than 10,000 square feet.
2. All multifamily buildings in the GC General Commercial District shall meet the following requirements:
 - a. One- and two-bedroom units must comprise at least 80% of the total residential units.
 - b. Fifty percent of all units must provide outdoor balconies.
 - c. Long-term indoor bicycle parking/storage in the building or in the parking structure shall be provided one storage space for at least 15% of the total dwelling units.
 - d. Short-term outdoor bicycle parking shall be provided for at least 10% of the total dwelling units.
 - e. Laundry facilities shall be provided in each dwelling unit.
 - f. Multifamily buildings with fewer than 30 dwelling units shall incorporate at least one or more of the below common amenities. Multifamily buildings with 30 or more dwelling units shall incorporate at least two or more of the below common amenities: landscaped common open space (at ground floor level or on rooftop), fitness center, swimming pool, business center, lounge, and/or community room.
3. Gross floor area is limited to 20,000 square feet.
4. Permitted by conditional use.