

ZONING

440 Attachment 1

**Borough of Chalfont**

**Table of Use Regulations**  
**[Amended 6-12-2018 by Ord. No. 446; 9-10-2019 by Ord. No. 457]**

KEY:

P = Use permitted by right.

C = A use permitted as a conditional use.

SE = A use permitted as a special exception.

B = A use permitted as a conditional use and Butler Avenue.

N = A use is not permitted.

\* = Based on principal use approval.

		R-1	R-2	R-3	R-4	CC	BC	LI	VOC	OS/P
<b>A.</b>	<b>Agricultural Uses</b>									
A1	General farming	N	N	N	N	C	N	C	N	P
A2	Nursery	N	N	N	N	N	N	P	N	P
A3	Agricultural retail	N	N	N	N	N	N	N	N	N
<b>B.</b>	<b>Residential Uses</b>									
B1	Single-family detached	P	P	P	P	N	P	N	N	N
B2	Detached dwelling off-center	P	N	N	N	N	P	N	N	N
B3	Twin	N	P	N	N	N	P	N	N	N
B4	Duplex	N	P	N	N	N	P	N	N	N
B5	Multiplex	N	P	P	N	N	C	N	N	N
B6	Townhouse	N	P	P	N	N	C	N	C	N
B7	Garden apartments	N	P	P	N	N	N	N	N	N
B8	Residential conversion	B	B/SE	SE	N	P	P	N	N	N
B9	Rooming or boarding house	N	SE	N	N	N	N	N	N	N
B10	Mobile home park	N	N	N	N	N	N	C	N	N
B11	Life care facility	N	P	N	N	N	N	N	N	N
B12	Planned village development	N	N	N	N	N	N	N	C	N
B13	Village house	N	N	N	N	N	CU	N	N <sup>1</sup>	N
B14	Small-lot village house	N	N	N	N	N	CU	N	N <sup>1</sup>	N
<b>C.</b>	<b>Institutional and Recreational Uses</b>									
C1	Place of worship	P	N	N	N	N	N	N	N	N
C2	School	P	C	N	N	N	N	N	N	N
C3	Commercial school	N	N	N	N	N	N	C	N	N
C4	Library or museum	N	N	N	N	P	P	N	C	P
C5	Private club	N	N	N	N	N	N	N	N	N

CHALFONT CODE

		R-1	R-2	R-3	R-4	CC	BC	LI	VOC	OS/P
C6	Community center	N	N	N	N	P	P	N	N	N
C7	Day-care center	N	N	N	N	P	P	N	N	N
C8	Nursing home	N	SE	N	N	N	N	N	C	P
C9	Municipal services	P	P	P	P	P	P	P	P	P
C10	Hospital	N	N	N	N	N	N	C	N	N
D.	<b>Office Uses</b>									
D1	Office	C/B	C/B	N	N	P	P	P	C	N
D2	Medical office	C/B	C/B	N	N	P	P	P	C	N
D3	Office park	N	N	N	N	N	N	P	P	N
E.	<b>Retail and Consumer Service Uses</b>									
E1	Retail shop	N	N	N	N	P	P	N	C	N
E2	Service business	N	N	N	N	P	P	N	C	N
E3	Financial establishment	N	N	N	N	P	P	N	C	N
E4	Sit-down restaurant	N	N	N	N	P	P	N	C	N
E5	Fast-food restaurant	N	N	N	N	P	SE	N	N	N
E6	Repair shop	N	N	N	N	P	C	N	N	N
E7	Funeral home or mortuary	N	N	N	N	P	P	N	N	N
E8	Motel, hotel and inn	N	N	N	N	P	P	N	N	N
E9	Indoor entertainment facility	N	N	N	N	P	P	N	N	N
E10	Recreational facility	N	N	N	N	P	P	P	N	N
E11	Tavern	N	N	N	N	P	P	N	N	N
E12	Veterinary office or clinic	N	N	N	N	P	P	P	N	N
E13	Service station	N	N	N	N	C	N	N	N	N
E14	Car wash	N	N	N	N	P	N	N	N	N
E15	Automobile sales	N	N	N	N	C	N	N	N	N
E16	Automobile repair	N	N	N	N	P	N	C	N	N
E17	Truck sales	N	N	N	N	C	N	C	N	N
E18	Parking lot	N	N	N	N	P	C	C	N	N
E19	Shopping center	N	N	N	N	C	N	N	N	N
E20	Adult commercial	N	N	N	N	N	N	SE	N	N
E21	Flea market	N	N	N	N	N	N	C	N	N
E22	Dwelling in combination w/a business	B	B	N	N	P	P	N	C	N
E23	Pet day care and salon	N	N	N	N	P	P	N	N	N
E24	Kennel	N	N	N	N	P	P	P	N	N
E25	Sale of motor fuel as an accessory use to use E1	This use may only be utilized within the Butler Avenue Gateway Commercial Overlay District by conditional use.								
F.	<b>Utility, Service and Transportation Uses</b>									

ZONING

		R-1	R-2	R-3	R-4	CC	BC	LI	VOC	OS/P
F1	Utilities	SE	SE	SE	SE	P	P	P	C	P
F2	Emergency services	N	N	N	N	N	P	P	N	N
F3	Terminal	N	N	N	N	P	C	C	N	N
F4	Small WCF (co-located)	P	P	P	P	P	P	P	P	P
F5	Non-tower WCF	P	P	P	P	P	P	P	P	P
F6	Small WCF requiring new support structure	P	P	P	P	P	P	P	P	P
F7	Tower-based WCF outside ROW	N	N	N	N	CU	CU	CU	N	CU
<b>G.</b>	<b>Industrial Uses</b>									
G1	Manufacturing	N	N	N	N	N	N	P	N	N
G2	Research	N	N	N	N	N	N	P	N	N
G3	Wholesale business, wholesale storage, warehousing	N	N	N	N	N	N	P	N	N
G4	Mini warehouse	N	N	N	N	N	N	C	N	N
G5	Printing	N	N	N	N	N	N	P	N	N
G6	Contracting	N	N	N	N	N	N	P	N	N
G7	Crafts	N	N	N	N	N	N	P	N	N
G8	Outside storage	N	N	N	N	N	N	C	N	N
G9	Fuel storage and distribution	N	N	N	N	N	N	SE	N	N
G10	Junkyard	N	N	N	N	N	N	SE	N	N
G11	Medical marijuana dispensary	N	N	N	N	N	N	P	N	N
G12	Medical marijuana grower/processor	N	N	N	N	N	N	P	N	N
<b>H.</b>	<b>Accessory Uses</b>									
H1	Accessory home occupation									
H1a	Professional offices	C	C	C	C	N	N	N	N	N
H1b	Personal services	N	N	N	N	P	P	N	N	N
H1c	Instructional services	P	P	C	C	N	C	N	N	N
H1d	Home crafts	C	C	C	C	C	C	N	N	N
H1e	Family day care	SE	SE	SE	SE	N	SE	N	N	N
H1f	Trades	C	C	C	C	N	N	N	N	N
H1g	Repair services and other home occupations	C	C	C	C	N	C	N	N	N
H1h	No-impact home-based business	P	P	P	P	P	P	P	P	N

CHALFONT CODE

		<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>R-4</b>	<b>CC</b>	<b>BC</b>	<b>LI</b>	<b>VOC</b>	<b>OS/P</b>
H2	Residential accessory building, structure or use	P	P	P	P	P	P	N	N	N
H3	Accessory apartment	N	SE	SE	SE	N	N	N	N	N
H4	Accessory building dwelling unit	N	N	SE	N	*	*	N	C	N
H5	Nonresidential accessory building	N	N	N	N	*	*	*	N	N
H6	Outside storage and display	N	N	N	N	C	N	P	N	N
H7	Temporary structure or use	P	P	P	P	P	P	P	P	P
H8	Temporary community event	P	P	P	P	P	P	P	P	P
H9	Radio and television towers	C	C	C	N	N	N	P	N	N
H10	Bed-and-breakfast	C	C	N	N	C	C	N	N	N
H11	Telephone booth	N	N	N	N	P	P	P	N	P
H12	Cemetery	C	N	N	N	N	N	N	N	N
H13	Drive-through	N	N	N	N	C	C	C	N	N
H14	Satellite dish antenna	C	C	C	N	N	N	P	C	N
H15	Keeping of animals	P	P	P	N	N	N	N	N	N
H16	Outside eating area as an accessory use to E1, E4, E5 and/or E11	This use may only be utilized within the Butler Avenue Gateway Commercial Overlay District, or within properties that border the Butler Avenue Gateway Commercial Overlay District, by conditional use.								

**NOTES:**

1. Permitted as part of a B12 - planned village development use by conditional use in the VOC Zoning District.