

ZONING

175 Attachment 2

Township of Doylestown SUMMARY OF PERMITTED USES¹

Chapter 175, Zoning, of the Doylestown Township Code

[Amended 9-30-2014 by Ord. No. 373; 6-20-2017 by Ord. No. 383; 1-15-2019 by Ord. No. 394; 2-16-2021 by Ord. No. 401; 4-18-2023 by Ord. No. 410; 12-19-2023 by Ord. No. 413; 12-17-2024 by Ord. No. 427]

Key:

P = Permitted

SE = Special exception

C = Conditional use

Blank = Not permitted

| Uses | R1a | R1 | R2 | R2a | R2b | R4 | CR | VC | C1 | C2 | C3 | C4 | ME | LI | I | I-2 |
|--|-----|----|----|-----|-----|----|----|----|----|----|----|----|----|----|--------|-----|
| A-1 Agriculture and horticulture | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P |
| A-2 Riding academy | | | | | | | | | | | | | | | P | |
| A-3 Kennel | | SE | | P | P | P | | | | | | | P | P | P | |
| B-1 Single-family detached dwelling | P | P | P | P | P | P | | P | P | | | | | | | |
| B-2 Single-family semidetached (twin) | | | | | P | P | | P | | | | | | | | |
| B-3 Two-family detached dwelling | | | | | P | P | | P | | | | | | | | |
| B-4 Single-family attached (townhouse) | | | P | | P | P | | | | | | | | | | |
| B-5 Two-family semidetached dwelling | | | | | P | P | | | | | | | | | | |
| B-6 Multifamily dwelling | | | P | P | | P | | | | | | | | | | |
| B-7 Single-family detached cluster | P | P | P | P | | | | | | | | | | | | |
| B-8 Mixed residential subdivision | | | | | | P | | | | | | | | | | |
| B-9 Single-family with lot averaging | P | P | P | P | P | P | | | | | | | | | | |
| B-10 Residential conversion in connection with use of historic structures | C | C | | | | | | SE | | | | | | | | |
| B-12 Guesthouse/bed-and-breakfast | SE | SE | SE | SE | SE | SE | | SE | SE | SE | | | | | S E | |
| B-13 Manufactured home community | | | | P | | | | | | | | | | | | |
| B-14 Senior citizen housing | | | | | | | P | | | | | | | | | |
| B-15 Single-family attached dwellings in conjunction with use of historic structures | C | C | | | | | | | | | | | | | | |
| B-16 Senior affordable housing | | | | | | | | | | | | | | P | | |
| B-17 Village Carriage Home | | | | | | | | | | | | P | | | | |

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|--|-----|----|----|-----|-----|----|----|----|----|----|----|----|----|----|--------|-----|
| C-1 Place of worship | | SE | | SE | SE | SE | | SE | | | | | | | P | |
| C-2 School | | SE | SE | SE | SE | SE | | | | | P | | | | P | P |
| C-3 Commercial school | | | | | | | | | | P | | P | | P | | |
| C-4 Library or museum | | | | | | | P | | P | P | | | | | P | P |
| C-5 Recreational facility (public) | SE | P | P | P | P | P | P | P | P | P | P | P | P | P | P | |
| C-6 Athletic facility (private) | | | | | | | | | P | P | | | P | P | P | |
| C-7 Golf course | P | P | | | | | | | | | | | | | P | |
| C-8 Private organization or community center | | SE | SE | SE | SE | SE | SE | SE | P | | P | P | | | P | P |
| C-10 Day-care service | | | | | | | | | | | P | P | | P | P | |
| C-11 Nursing home | | | | | | | P | | | | P | P | | | P | |
| C-12 Hospital | | | | | | | | | | | | P | | | P | |
| C-13 Drug and alcohol rehabilitation center | | | | | | | | | | | | SE | | | | |
| C-14 Cemetery | | SE | SE | SE | SE | SE | | | | | | | | | S E | |
| C-15 Municipal/government building | | | P | | | | | P | P | P | | | P | P | P | P |
| C-16 Detention facility | | | | | | | | | | | | | | | P | |
| C-17 Personal-care home for senior adults | | | | | | P | | | | P | | | | | | |
| D-1 Office | | | | | | | | P | P | P | P | P | P | P | P | |
| D-2 Medical office | | | | | | | P | P | P | P | P | P | | P | | |
| E-1 Retail shop | | | | | | | | P | P | P | | | | | | |
| E-2 Large retail store | | | | | | | | | | P | | | | | | |

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|---|-----|----|----|-----|-----|----|----|----|----|----|----|----|----|----|---|-----|
| E-3 Service business | | | | | | | | P | P | P | | | | | | |
| E-4 Financial establishment | | | | | | | | | P | P | P | P | | | | |
| E-5 Eating place | | | | | | | | P | P | P | | | | | | |
| E-6 Eating place, drive-through | | | | | | | | | SE | P | | | | | | |
| E-7 Repair shop | | | | | | | | P | P | | | | | | | |
| E-8 Motel, hotel or inn | | | | | | P | | | | P | | | | | | |
| E-9 Entertainment | | | | | | | | | | P | | | | | | |
| E-10 Service station | | | | | | | | | P | | | | | | | |
| E-11 Automotive sales | | | | | | | | | P | SE | | | | | | |
| E-12 Automotive body repair and paint shop | | | | | | | | | | | | | P | P | | |
| E-13 Car wash | | | | | | | | | SE | | | | | | | |
| E-14 Shopping center | | | | | | | | | | P | | | | | | |
| E-15 Funeral home | | | | | | P | | | P | P | | | | | | |
| E-16 Veterinary office or clinic | | | | | | | | P | P | P | P | P | | | | |
| E-17 Flea market | | | | | | | | | | SE | | | | | | |
| E-18 Banquet facility | | | | | | | | | | | | P | | | | |
| E-19 Adult-oriented use | | | | | | | | | SE | SE | | | | | | |
| E-20 Medical marijuana dispensary | | | | | | | | | P | P | | | | | | |
| E-21 Motor vehicle fueling center and retail shop | | | | | | | | | SE | SE | | | | | | |
| E-21 Electric vehicle charging station (EVSE) | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P |

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|---|-----|----|----|-----|-----|----|----|----|----|----|----|----|----|----|----|-----|
| F-1 Utility operating facility | P | P | P | P | P | P | P | SE | P | P | P | P | P | P | P | |
| F-2 Emergency services | | | | | | | | | | | | P | | P | | |
| F-3 Terminal | | | | | | | | | P | P | | | | | P | |
| F-4 Wireless communications facility, tower-based | | | | | | | | | SE | SE | | | | SE | | |
| F-4 Wireless communications facility, non-tower use | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P |
| F-5 Sales of consumer fireworks | | | | | | | | | | | | | | C | | |
| G-1 Manufacturing | | | | | | | | | | | | | P | P | | |
| G-2 Research | | | | | | | | | | | SE | | P | P | P | |
| G-3 Mini warehouse/mini storage | | | | | | | | | | | | | P | P | | |
| G-4 Printing | | | | | | | | | | | | | P | P | | |
| G-5 Contract services | | | | | | | | | P | | | | P | P | | |
| G-6 Trades | | | | | | | | | P | | | | P | P | | |
| G-7 Fuel storage and distribution | | | | | | | | | | | | | P | P | | |
| G-8 Building materials sale | | | | | | | | | SE | | | | P | P | | |
| G-9 Equipment storage | | | | | | | | | | | | | P | P | | |
| G-10 Truck terminal | | | | | | | | | | | | | P | P | | |
| G-11 Food processing | | | | | | | | | | | | | P | P | | |
| G-12 Recycling facility | | | | | | | | | | | | | SE | SE | SE | |
| G-13 Mineral extraction | | | | | | | | | | P | | | CU | P | | |
| G-14 Laundry, dry-cleaning or dyeing plant | | | | | | | | | | | | | P | P | | |
| G-15 Warehouse | | | | | | | | | SE | P | | SE | P | P | | |
| G-16 Junkyard | | | | | | | | | | | | | SE | SE | | |
| G-17 Lawful use not otherwise permitted | | | | | | | | | CU | CU | CU | CU | CU | CU | CU | CU |
| G-18 Medical marijuana grower/processor | | | | | | | | | | | | | | P | | |

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| H-1 Home-based business | SE | SE | SE | SE | SE | SE | | P | P | | | | | | | |
| H-2 No-impact home-based business | P | P | P | P | P | P | | P | P | | | | | | | |
| H-3 Residential accessory structure | P | P | P | P | P | P | | P | P | | | | | | | |
| H-4 Outside storage | | | | | | | | | | P | | | P | P | | |
| H-5 Temporary structures and vehicles | SE | SE | SE | SE | SE | SE | | SE | | | | | | | | |
| H-6 Swimming pool | P | P | P | P | P | P | | P | | | | | | | | |
| H-7 Spas/hot tubs/pools of restrictive size | P | P | P | P | P | P | | P | | | | | | | | |
| H-8 Recreational vehicles | P | P | P | P | P | P | | | | | | | | | | |
| H-9 Garage/yard sales | P | P | P | P | P | P | | P | | | | | | | | |
| H-10 Baby-sitting service | P | P | P | P | P | P | | P | | | | | | | | |
| H-11 Livestock in residential areas | P | P | | P | P | P | | | | | | | | | | |
| H-12 Accessory family apartment | SE | SE | SE | SE | SE | SE | | | | | | | | | | |
| H-13 Accessory apartment | | | | | | | | P | | | | | | | | |
| H-14 Wind energy facility and/or system | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P |

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