

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

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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									SE	
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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