

TABLE OF USE REGULATIONS

C Attachment 1

Newtown Area JMZO

Table of Use Regulations

Note: This table is provided for reference only and is not part of the JMZO Ordinance regulations.

[Amended effective 4/1/2002 by JMZO Ord. 2002-03, 3/27/2002, §2. Amended effective 11/25/2002 by JMZO Ord. 2002-1, Article I; adopted 11/20/2002. Amended effective 11/25/2002 by JMZO Ord. 2002-13, by §§1 and 2; adopted 11/20/2002. Amended effective 6/28/2004 by JMZO Ord. 2004-5, §12; adopted 6/23/2004. Amended effective 8/28/2004 by JMZO Ord. 2004-14, by §§17, 18; adopted 8/23/2004. Amended effective 4/18/2005 by JMZO Ord. 2004-17, §06, adopted 4/13/2005. Amended effective 6/10/2006 by JMZO Ord. 2006-01, §§II, IV, adopted 6/5/2006. Amended effective 8/14/2006 by JMZO Ord. 2006-07, §05, adopted 8/9/2006. Amended effective 10/30/2006 by JMZO Ord. 2006-18, §V, adopted 10/25/2006. Amended effective 12/23/2006 by JMZO Ord. 2006-13, §6, adopted 12/18/2006. Readopted effective 6/23/2007 by JMZO Ord. 2007, adopted 6/18/2007. Amended effective 7/23/2007 by JMZO Ord. 2006-06, §03; adopted 7/18/2007. Amended effective 7/23/2007 by JMZO Ord. 2006-20, §09; adopted 7/18/2007. Amended effective 10/29/2007 by JMZO Ord. 2006-05, §02, adopted 10/24/2007. Amended effective 6/16/2008 by JMZO Ord. 2007-05, §§04, 05; adopted 6/11/2008. Amended effective 8/11/2008 by JMZO Ord. 2008-01, §I; adopted 8/6/2008. Amended effective 10/11/2008 by JMZO Ord. 2008-08, §§04, 05; adopted 10/6/2008. Amended effective 12/22/2008 by JMZO Ord. 2008-09, §04; adopted 12/17/2008. Amended effective 6/28/2010 by JMZO Ord. 2010-01, §2; adopted 6/23/2010. Amended effective 9/27/2010 by JMZO Ord. 2010-02, §04; adopted 9/22/2010. Amended effective 12/27/2010 by JMZO Ord. 2010-03, §2; adopted 12/22/2010. Amended effective 10/15/2012 by JMZO Ord. 2012-01, adopted 10/10/2012. Amended effective 6/9/2013 by JMZO Ord. 2013-02, adopted 6/4/2013. Amended effective 7/27/2014 by JMZO Ord. 2014-01, adopted 7/23/2014. Amended effective 12/9/2018 by JMZO Ord. No. 2017-02, adopted 12/4/2018. Amended effective 9/23/2018 by JMZO Ord. No. 2017-04, adopted 9/18/2018. Amended effective 12/9/2018 by JMZO Ord. No. 2018-02, adopted 12/4/2018. Amended effective 9/23/2020 by JMZO Ord. No. 2020-02, adopted 9/23/2020. Amended effective 10/23/2024 by JMZO Ord. No. 2024-01A, adopted 10/23/2024. Amended effective 7/21/2025 by JMZO Ord. No. 2022-02, adopted 7/21/2025.]

		JM — UMT —	CM NT UMT WT	CR1 — UMT WT	CR2 — UMT WT	R1 NT — —	R2 NT UMT WT	VR1 — UMT WT	VR4 — — WT	PS NT — WT	PS2 NT — —	OR NT — —	VC1 — UMT WT	VC2 — — WT	CC NT — —	PC NT — —	TC NT — —	TC2 NT — —	RIA — — WT	RI — — WT	LI NT — —	O-LI NT — —	QA — — WT	QA-A — — WT	MS NT UMT WT	EIR NT UMT WT	POS NT UMT —	FCO	MSA	CE ²¹			
A.	AGRICULTURAL USES																																A.
A1	Agriculture & Horticulture	P	P	P	P	P	P	N	P	N	N	P	N	N	N	N	N	N	N	CU	CU	P ³	P	P	P	P	P	P	P	P	P	A1	
A2	Intensive Agriculture	N	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	CU	CU	N	N	P	P	N	N	N	N	N	N	N	A2
A3	Forestry	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N	P	N	A3	
A4	Riding Academy	N	CU	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	CU	CU	N	CU	N	N	N	N	N	A4	
A5	Kennel	N	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N	A5	
A6	Commercial Nursery and Greenhouse	N	P	CU	CU	N	N	N	N	N	N	N	N	N	N	N	N	N	N	CU	CU	N	N	P	P	N	CU	CU	N	N	N	A6	
B.	RESIDENTIAL USES																															B.	
B1	Single-family Detached	P	P	P	P	P	P	P	P	N	P	P	P	P	N	N	CU	P	CU	CU	N	N	P	P	N	N	N	N	N	N	N	B1	
B2	Village House	N	P ¹	P ¹	P ¹	P ¹	P ¹	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	B2	
B4	Atrium House	N	N	P ¹	P ¹	P ¹	P ¹	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	B4	
B5	Twin House	N	N	P ¹	P ¹	P ¹	P ¹	N	N	N	N	N	N	P	N	N	CU	N	N	N	N	N	N	N	N	N	N	N	N	N	N	B5	
B6	Duplex	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	B6	
B8	Townhouse	N	N	N	P ¹	P ¹	P ¹	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	B8	
B9	Multiplex	N	N	N	P ¹	P ¹	P ¹	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	B9	
B10	Garden Apartment	N	N	N	P ¹	P ¹	P ¹	N	N	N	N	N	N	N	N	N	P ¹²	N	N	N	N	N	N	N	N	N	N	N	N	N	N	B10	
B11	(Reserved)																														B11		
B12	Single-Family Detached Cluster	P	CU	P	P	P ¹	P ¹	N	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	B12	
B13	Mobile Home Park	N	N	N	N	N	P ¹	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	B13	
B14	Performance Subdivision	N	N	P	P	P	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	B14	
B15	(Reserved)																														B15		
B16	Residential Conversion	N	N ²	CU ²	N	CU	N	SE	N	N	N	N	SE	SE	N	N	N	P	N	N	N	N	CU	CU	N	N	N	N	N	N	B16		
B17	Elderly Housing	N	N	N	N	N	CU	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	B17	
B18	(Reserved)																														B18		
B19	Transitional Residential Development	N	N	N	N	N	P ⁹	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	B19	

NEWTOWN AREA JMZO

	District Municipality	JM — UMT —	CM NT UMT WT	CR1 — UMT WT	CR2 — UMT WT	R1 NT — —	R2 NT UMT WT	VR1 — UMT WT	VR4 — — WT	PS NT — —	PS2 NT — —	OR NT — —	VC1 — UMT WT	VC2 — — WT	CC NT — —	PC NT — —	TC NT — —	TC2 NT — —	RIA — — WT	RI — — WT	LI NT — —	O-LI NT — —	QA — — WT	QA-A — — WT	MS NT UMT WT	EIR NT UMT WT	POS NT UMT —	FCO	MSA	CE ²¹			
C.	RELIGIOUS, EDUCATIONAL, RECREATIONAL, INSTITUTIONAL																																C.
C1	Place of Worship	N	N	SE	SE	CU	N	SE	CU	N	N	SE	SE	SE	SE	SE	CU	CU	N	N	CU	CU	N	N	N	CU	N	N	N	N	N	C1	
C2	School	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	N	CU	CU	CU	CU	CU	CU	CU	CU	CU	N	N	CU	N	N	C2	
C3	Commercial School	N	N	N	N	N	N	N	CU	N	N	SE	P	P	N	N	CU	N	CU	CU	P	P	N	N	N	N	N	N	N	N	N	C3	
C4	Library or Museum	N	N	P	N	N	N	N	P	CU	CU	SE	N	N	N	CU	CU ¹⁶	N	N	N	N	N	N	N	SE	SE	N	N	SE	N	N	C4	
C5	Recreational Facility	CU	P	P	P	P	N	P	P	N	N	N	P	P	N	N	N	N	N	N	N	N	N	N	P	P	P	N	P	N	N	C5	
C6	Athletic Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	CU	N	N	CU	CU	P	P	N	N	N	N	N	N	N	N	N	N	C6
C7	Golf Course	N	CU	CU	CU	CU	CU	N	CU	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	SE	SE	SE	N	SE	N	N	C7	
C8	Private Club	N	N	CU	CU	CU	CU	SE ⁵	CU	SE	SE	N	N	N	N	N	N	N	CU	CU	N	N	N	N	N	N	N	N	N	N	N	N	C8
C9	Community Center	N	N	CU	CU	CU	N	N	CU	SE	SE	N	SE	SE	N	N	CU	N	N	N	N	N	N	SE	SE	N	N	SE	N	N	N	C9	
C10	Child Care Facility	CU	CU	CU ⁴	CU ⁴	CU	CU	CU	CU ⁴	CU	CU	CU	CU	P	CU	CU	N	CU	CU	CU	P	P	CU	CU	CU	CU	CU	CU	N	CU	N	N	C10
C11	Hospital	N	N	CU	CU	CU	N	SE	N	N	N	N	N	N	N	N	N	N	CU	CU	N	N	N	N	N	SE	N	N	N	N	N	C11	
C12	Nursing Home	N	N	N	N	CU	N	SE	CU	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C12
C13	Cemetery	N	CU	CU	CU	CU	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	CU	CU	P	N	N	N	C13	
C14	Municipal Building	N	SE	SE	SE	P	N	N	P	P	P	P	P	P	P	P	P	N	P	P	P	P	N	N	P	P	P	N	P	N	N	C14	
C15	Community Treatment Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N	N	N	N	N	N	N	N	N	N	N	C15
D.	OFFICE USES																																D.
D1	Office	N	N	N	N	N	N	N	CU	P	CU	P	P	P	N	CU	P	CU	CU	CU	P	P	N	N	N	N	N	N	N	N	N	N	D1
D2	Medical Office	N	N	N	N	N	N	N	CU	CU	CU	N	P	P	N	CU	CU	N	CU	CU	P	P	N	N	N	N	N	N	N	N	N	N	D2
E.	RETAIL & CONSUMER SERVICES																																E.
E1	Retail Shop	N	N	N	N	N	N	N	CU	N	N	N	P	P	CU	CU	P ¹³	CU	N	N	N	N	N	N	N	N	N	N	N	N	N	N	E1
E2	Large Retail Shop	N	N	N	N	N	N	N	N	N	N	N	N	N	N	CU	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	E2
E3	Service Business	N	N	N	N	N	N	N	CU	N	N	N	P	P	CU	CU	P ¹⁴	N	CU	CU	N	N	N	N	N	N	N	N	N	N	N	N	E3
E4	Financial Establishment	N	N	N	N	N	N	N	CU	N	N	N	P	P	CU	CU	CU ¹⁷	N	CU	CU	CU ⁶	CU	N	N	N	N	N	N	N	N	N	N	E4
E5	Eating Place	N	N	N	N	N	N	N	CU	N	N	N	P	P	CU	CU	P ¹⁵	N	CU	CU	CU ⁶	CU	N	N	N	N	N	N	N	N	N	N	E5
E6	Eating Place - Drive-In	N	N	N	N	N	N	N	N	N	N	N	N	N	N	CU	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	E6
E7	Repair Shop	N	N	N	N	N	N	N	CU	N	N	N	P	P	CU	N	N	N	CU	CU	N	N	N	N	N	N	N	N	N	N	N	N	E7
E8	Motel, Hotel & Inn	N	N	N	N	N	N	N	N	N	N	N	P	P	N	CU	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	E8
E9	Entertainment	N	N	N	N	N	N	N	N	N	N	N	N	S	N	CU	CU ²⁰	N	CU	CU	N	N	N	N	N	N	N	N	N	N	N	N	E9
E10	Service Station	N	N	N	N	N	N	N	N	N	CU	N	N	CU	CU	N	CU	N	N	N	N	N	CU	N	N	N	N	N	N	N	N	N	E10
E11	Automotive Sales	N	N	N	N	N	N	N	N	N	N	N	N	N	CU	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	E11
E12	Automotive Repair & Car Wash	N	N	N	N	N	N	N	N	N	N	N	N	CU	CU	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	E12
E13	Automotive Accessories	N	N	N	N	N	N	N	N	N	N	N	N	CU	CU	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	E13
E14	Specialty-Cultural Shopping Facility	N	N	N	N	N	N	N	N	N	N	N	SE	SE	N	N	CU	CU	N	N	N	N	N	N	N	N	N	N	N	N	N	N	E14
E15	Community Shopping Center	N	N	N	N	N	N	N	N	N	N	N	N	N	N	CU	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	E15
E16	Commercial Conversion	N	N	N	N	N	N	N	CU	N	N	N	N	N	CU	CU	N	CU	N	N	N	N	N	N	N	N	N	N	N	N	N	N	E16
E17	Tavern	N	N	N	N	N	N	N	CU	N	N	N	SE	SE	SE	SE	CU	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	E17
E19	Funeral Home	N	N	N	N	N	N	N	CU	SE	SE	N	SE	SE	SE	SE	N	CU	N	N	N	N	N	N	N	N	N	N	N	N	N	N	E19
E20	Veterinary Office or Clinic	N	N	N	N	N	N	N	N	N	N	N	N	N	CU	CU	N	N	CU	CU	CU	CU	N	N	N	N	N	N	N	N	N	N	E20
E21	Parking Lot or Structure	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	CU ¹⁹	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	E21

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E22	Executive Inn/Conference Center																				CU	CU									N	E22	
E23	Consumer Fireworks Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	CU	N	N	N	N	N	N	N	N	E23
E24	Specialty MSA Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	CU	N	N	CU	N	N	E24	
E25	Microbrewery, Micro-Winery, Micro-Distillery, Brewpub or Tasting Room	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	CU	E25
E26	Conservation Special Events	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	CU	E26
E27	Art Studio and Art Gallery	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	CU	E27
E28	Community Theater	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	CU	E28
E29	Medical Marijuana Dispensary	N	N	N	N	N	N	N	N	N	N	N	CU	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	E29
E30	Motor Vehicle Fueling and Convenience Store	N	N	N	N	N	N	N	N	N	N	SE	SE ²²	SE	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	E30
F.	COMMON CARRIERS, PUBLIC UTILITIES, PUBLIC SERVICE																											F.					
F1	Utility Operating Facility	N	SE	SE	SE	SE	SE	N	SE	N	N	SE	SE	P	SE	SE	N	N	CU	CU	SE	SE	SE	SE	N	N	N	P	N	N	N	F1	
F2	Emergency Services	N	SE	SE	SE	SE	N	SE	SE	N	N	N	P	P	SE	SE	N	N	CU	CU	SE	SE	N	N	CU	CU	CU	N	N	N	N	F2	
F3	Terminal	N	N	N	N	N	N	N	N	N	N	N	N	N	N	SE	N	CU	N	N	N	N	N	N	N	N	N	N	N	N	N	N	F3
F4	Utility Office	N	N	N	N	N	N	N	CU	N	N	N	SE	SE	N	N	N	N	CU	CU	CU	CU	N	N	N	N	N	N	N	N	N	F4	
G.	INDUSTRIAL USES																											G.					
G1	Manufacturing	N	N	N	N	N	N	N	N	N	N	SE	N	N	N	N	N	N	N	CU	CU	CU	CU	N	N	N	N	N	N	N	N	G1	
G2	Research	N	N	N	N	N	N	N	N	N	N	P	N	N	N	N	N	N	N	CU	CU	P	P	N	N	N	N	N	N	N	N	G2	
G3	Wholesale, Warehousing, etc	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	CU	CU	P	P	N	N	N	N	N	N	N	N	G3	
G4	Mini Storage	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	CU	CU	P	P	N	N	N	N	N	N	N	N	G4	
G5	Printing	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	CU	CU	P	P	N	N	N	N	N	N	N	N	G5	
G6	Contracting	N	N	N	N	N	N	N	N	N	N	N	N	N	CU	N	N	N	N	CU	CU	N	N	N	N	N	N	N	N	N	N	G6	
G7	Truck Terminal	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	CU	CU	N	N	N	N	N	N	N	N	N	N	G7	
G8	Planing Mill	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	CU	CU	CU	CU	N	N	N	N	N	N	N	N	G8	
G9	Lumber Yard	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	CU	CU	N	N	N	N	N	N	N	N	N	N	G9	
G10	Trades	N	N	N	N	N	N	N	N	N	N	N	N	N	CU	N	CU ¹⁸	N	CU	CU	N	N	N	N	N	N	N	N	N	N	N	G10	
G11	Fuel Storage & Distribution	N	N	N	N	N	N	N	N	N	N	N	N	N	CU	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	G11	
G12	Recycling & Refuse Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	CU	N	N	N	G12	
G13	Radio or Television Transmitter	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	CU	N	N	SE	N	N	N	N	CU	N	N	N	G13	
G14	Quarry	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	CU	CU	N	CU	N	N	N	N	G14		
G15	Medical Marijuana Grower/Processor	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	CU	N	N	N	N	N	N	N	N	N	G15	
G16	Lawful uses not otherwise permitted	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	CU	CU	N	N	N	N	N	N	N	N	N	N	G16	
H.	ACCESSORY USES																											H.					
H1	Home Occupation	N	P	P	P	P	P	P	CU	N	P	P	N	N	P ⁷	N	P	P	CU	CU	N	N	N	N	N	N	N	N	N	N	N	H1	
H2	No-Impact Home-Based Business	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N	P	N	H2		
H3	Residential Accessory Structure	P	P	P	P	P	P	P	P	N	N	P	P	P	P ⁷	P	N	P	CU	CU	N	N	P	N	N	N	N	N	N	N	H3		
H4	Boarding	N	P	P	P	N	N	CU	CU	N	N	P	P	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	H4		
H5	Accessory Building	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	N	P	CU	CU	CU	P	P	P	P	P	P	N	P	N	H5		
H6	Outside Storage	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	CU	CU	P	P	P	P	P	P	N	P	N	H6		

NEWTOWN AREA JMZO

	District Municipality	JM — UMT —	CM NT — UMT WT	CR1 — UMT WT	CR2 — UMT WT	R1 NT — —	R2 NT — UMT WT	VR1 — UMT WT	VR4 — — WT	PS NT — — WT	PS2 NT — —	OR NT — —	VC1 — UMT WT	VC2 — — WT	CC NT — —	PC NT — —	TC NT — —	TC2 NT — —	RIA — — WT	RI — — WT	LI NT — —	O-LI NT — —	QA — — WT	QA-A — — WT	MS NT UMT WT	EIR NT UMT WT	POS NT UMT —	FCO	MSA	CE ²¹		
H7	Temporary Structure	P	P	P	P	P	P	P	P	P	P	P	P	P	N	P	N	N	CU	CU	P	P	P	P	P	P	CU	P	P	N	H7	
H8	Swimming Pool	P	P	P	P	P	P	P	P	N	N	P	P	P	P ⁷	N	N	P	CU	CU	N	N	N	N	N	N	N	N	N	N	H8	
H9	Accessory Retail	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	P	N	CU	CU	N	N	N	N	N	N	N	N	N	N	H9	
H10	Dwelling in Combination with a Business	N	N	N	N	N	N	N	CU	N	N	N	P	P	CU	N	P	P	CU	CU	N	SE	N	N	N	N	N	N	N	N	H10	
H11	Bed and Breakfast	N	CU	CU	CU	CU	CU	CU	CU	N	N	N	CU	CU	N	N	CU	N	N	N	N	N	N	N	N	N	N	N	N	N	H11	
H12	Microwave Antenna for Television Receiving only Satellite Earth Stations	P	P	P	P	P	P	P	P	P	N	P	P	P	P	P	N	P	P	P	P	P	P	P	P	P	P	P	N	P	N	H12
H13	Noncommercial Accessory Radio Antenna	N	N	N	N	N	N	N	N	N	N	N	N	P	N	N	N	N	P	P	N	P	P	P	P	P	P	P	N	P	N	H13
H14	Bituminous asphalt and ready mix concrete use Accessory to Quarry Use	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	CU	CU	N	N	N	N	N	N	N	H14
H15.A	Roadside Stands for Sale of Agricultural Products Grown on Site	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N	H15.A
H15.B	Agricultural Sales of Farm Products	N	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	H15.B
H15.C	Agricultural Entertainment Uses	N	CU	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	CU	H15.C
H16	Low-Impact Home Landscape Contractor ¹⁰	N	P	P	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	H16
H16.1	Accessory Landscape Contractor ¹⁰	N	CU	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	H16.1
H17	Public and Retail Use Accessory to Vineyard or Winery	N	P	CU	CU	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	CU	H17
H18	Accessory Contractor or Trade ¹¹	N	CU	CU	N	N	N	N	N	N	N	N	N	N	N	N	N	N	CU	CU	N	N	N	N	N	N	N	N	N	N	N	H18
H-19	Accessory Solar Energy Equipment	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N	H-19
H-20	Accessory Outdoor Wood-Fired Boilers	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N	H-20
H-21A	Accessory Vehicle Charging Stations-Private Use	P	P	P	P	P	P	P	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	H-21A
H-21B	Accessory Electric Vehicle Charging Stations-Public Use	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	H-21B
I	WIRELESS TELECOMMUNICATIONS FACILITIES																															
I1	Communications Antenna	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	N	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	N	CU	N	I1
I2	Communications Equipment Building	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	N	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	N	CU	N	I2
I3	Communications Tower	N	N	N	N	N	N	N	N	N	CU	CU	N	N	N	N	N	CU	CU	N	CU	N	CU	CU	N	N	N	N	N	N	N	I3
J	MIXED USES																															
B20	Town Center Apartments	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	CU	CU	N	N	N	N	N	N	N	N	B20
J1	Mixed Use Development	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	CU	CU	N	N	N	N	N	N	N	N	J1

FOOTNOTES:

1. Permitted only within a Performance Subdivision or Planned Residential Development, as applicable.
2. Non-cluster only.
3. On an area greater than five acres.
4. Permitted only as an accessory use to a Single-family Detached residence, use B-1, or Place of Worship, use C-1.
5. See Section 406.A.3.e.
6. When catering to employees of the LI Light Industrial District.

TABLE OF USE REGULATIONS

7. Permitted only when accessory to an existing non-conforming residential use.
8. Use I-3 (Communications Tower) is permitted by Special Exception on tax map parcel no. 47-008-055 in Upper Makefield Township. See §803. I-3.4.b.
9. Must Comply with Article VIII, Use Regulations, §803, Use Regulations.
10. Shall not be permitted as an Accessory Use in any Single-family Detached Cluster (Use B-12) Subdivision or Performance Subdivision (Use B-14).
11. Shall not be permitted as an Accessory Use in any Single-family Detached Cluster (Use B-12) Subdivision or Performance Subdivision (Use B-14).
12. When part of a mixed-use building only.
13. Provided that no single retail shop shall have more than 5,000 square feet in total square footage on all floors. A retail shop may include a gallery for the sale of artwork and crafts.
14. Provided that no single service business shall have more than 3,000 square feet in square footage on all floors.
15. Outdoor dining is permitted as part of an eating place; drive-through or drive-up facilities are not permitted.
16. No outdoor athletic fields, courts, or play areas are permitted in association with this use.
17. A financial establishment is permitted, but drive-through or drive-up facilities are not permitted.
18. Limited to trades and crafts that lend themselves to a commercial, pedestrian setting.
19. The use shall be permitted by conditional use if and only if the parking facilities are owned by a political subdivision of the Commonwealth of Pennsylvania or a municipal authority.
20. Limited to the following activities and no other: movie theater or stage theater.
21. Uses permitted by right, by conditional approval or by special exception in the underlying district are also permitted by right, by conditional approval or by special exception in this district.
22. Permitted only on properties fronting on Pennsylvania Route 532 or Taylorsville Road.