

ZONING  
27 Attachment 1

**Township of Plumstead**

**APPENDIX A  
USE REGULATIONS**

[Ord. 01-09-18-1, 9/18/2001; Ord. 2002-19, 12/30/2002; Ord. 2003-08, 7/1/2003; Ord. 2004-01, 4/6/2004; Ord. 2005-05, 6/21/2005; Ord. 2007-01, 3/6/2007; Ord. 2010-09, 11/3/2010; Ord. 2012-06, 10/23/2012; Ord. 2014-01, 1/6/2014; Ord. 2017-05, 11/28/2017; Ord. No. 2018-06, 9/11/2018; Ord. No. 2019-02, 3/12/2019; Ord. No. 2020-04, 9/8/2020; Ord. No. 2020-07, 11/10/2020; Ord. No. 2021-03, 3/9/2021; Ord. No. 2021-07, 12/14/2021; Ord. No. 2023-02, 2/14/2023; A.O.; Ord. No. 2024-03, 10/9/2024; Ord. No. 2025-01, 1/8/2025]

| LIST OF USES |                                   | ZONING DISTRICTS |    |     |     |     |     |     |     |    |    |     |     |     |    |   |
|--------------|-----------------------------------|------------------|----|-----|-----|-----|-----|-----|-----|----|----|-----|-----|-----|----|---|
|              |                                   | RP               | RO | R-1 | R-2 | R-3 | R-4 | R-5 | MHP | VR | VC | C-1 | C-2 | C-3 | LI | Q |
| A.           | AGRICULTURAL USES                 |                  |    |     |     |     |     |     |     |    |    |     |     |     |    |   |
| A1           | General Farming                   | Y                | Y  | Y   | Y   | Y   | Y   | Y   | Y   | Y  | Y  | Y   | Y   | Y   | Y  | Y |
| A2           | Agricultural Retail               | Y                | Y  | Y   | Y   | Y   | Y   | Y   | Y   | Y  | Y  | Y   | Y   | Y   | Y  | Y |
| A3           | Intensive Agriculture             |                  | C  |     |     |     |     |     |     |    |    |     |     |     |    |   |
| A4           | Forestry                          | Y                | Y  | Y   | Y   | Y   | Y   | Y   | Y   | Y  | Y  | Y   | Y   | Y   | Y  | Y |
| A5           | Accessory Farm Business           |                  | C  | Y   |     |     |     |     |     |    |    |     |     |     |    |   |
| A6           | Farm Support Facility             |                  | S  |     |     |     |     |     |     |    |    |     |     |     |    |   |
| A7           | Commercial Kennel                 |                  | S  |     |     |     |     |     |     |    |    |     |     |     |    |   |
| A8           | Riding Stable and Horse Boarding  | Y                | Y  |     |     |     |     |     |     |    |    |     |     |     |    |   |
| A9           | Limited Winery Operations         |                  | Y  |     |     |     |     |     |     |    |    |     |     |     |    |   |
| B.           | RESIDENTIAL USES                  |                  |    |     |     |     |     |     |     |    |    |     |     |     |    |   |
| B1           | Single-Family Detached Dwelling   | Y                | Y  | Y   | Y   | Y   | Y   | Y   | Y   | Y  | Y  |     |     |     |    |   |
| B2           | Land Preservation Subdivision     |                  |    | C   | C   |     |     |     |     |    |    |     |     |     |    |   |
| B3           | Land Preservation Subdivision/TDR |                  |    | C   | C   |     |     |     |     | C  | C  |     |     |     |    |   |
| B4           | Two-Family Dwelling - Twin/Duplex |                  |    |     |     |     |     | Y   |     | Y  | Y  |     |     |     |    |   |

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|--------------|--------------------------------------|------------------|----|-----|-----|-----|-----|-----|-------|----|----|-----|-----|-----|----|---|
|              |                                      | RP               | RO | R-1 | R-2 | R-3 | R-4 | R-5 | MHP   | VR | VC | C-1 | C-2 | C-3 | LI | Q |
| B5           | Multifamily - Apartments             |                  |    |     |     |     | Y   | Y   |       | Y  | Y  |     |     |     |    |   |
| B6           | Multifamily - Townhouse              |                  |    |     |     |     | Y   | Y   |       | Y  | Y  |     |     |     |    |   |
| B7           | Mobile Home Park                     |                  |    |     |     |     |     |     | Y     |    |    |     |     |     |    |   |
| B8           | Flexible Lot Size Subdivision        |                  |    | Y   | Y   |     |     |     |       |    |    |     |     |     |    |   |
| B9           | Life Care/Full Care Facility         | Y                |    | C   |     | Y   |     |     |       | C  |    |     |     | S   |    |   |
| B10          | Residential Conversion               |                  |    |     |     |     |     |     |       | S  | S  |     |     |     |    |   |
| B11          | Accessory Dwelling                   | Y                | Y  | Y   | Y   | Y   |     |     |       | Y  | Y  |     |     |     |    |   |
| B12          | Accessory Home Occupations           | Y                | Y  | Y   | Y   | Y   | Y   | Y   | Y***  | Y  | Y  |     |     |     |    |   |
| B13          | Bed-and-Breakfast                    | S                | C  | S   |     |     |     |     |       | S  | S  |     |     |     |    |   |
| B14          | Residential Accessory Building, etc. | Y                | Y  | Y   | Y   | Y   | Y   | Y** | Y**** | Y  | Y  |     |     |     |    |   |
| B15          | Mixed Residential Development        |                  |    |     |     | Y   |     |     |       |    |    |     |     |     |    |   |
| B16          | Village Preservation Development     |                  |    |     |     |     |     | Y   |       |    |    |     |     |     |    |   |
| B17          | Short-Term Transient Rentals         | Y                | Y  | Y   | Y   | Y   | Y   | Y   | Y     | Y  | Y  |     |     |     |    |   |
|              |                                      |                  |    |     |     |     |     |     |       |    |    |     |     |     |    |   |
| C.           | INSTITUTIONAL USES                   |                  |    |     |     |     |     |     |       |    |    |     |     |     |    |   |
| C1           | Place of Worship                     | C                | S  | C*  | C*  | C   |     |     |       | Y  | Y  |     |     |     |    |   |
| C2           | School                               |                  |    | Y   | C*  | C   |     |     |       | C  | C  |     |     |     |    |   |
| C3           | Library or Museum                    |                  |    | C*  | C*  | C   |     |     |       | C  | Y  |     |     | Y   |    |   |
| C4           | Hospital                             |                  |    |     |     |     |     |     |       |    |    |     | Y   |     | Y  |   |
| C5           | Nursing Home/Personal Care Facility  |                  |    | C*  | C*  | Y   |     |     |       |    |    |     | Y   |     |    |   |
| C6           | Cemetery                             |                  |    |     | Y   |     |     |     |       |    |    |     |     |     |    |   |
| C7           | Municipal Uses and Buildings         | Y                | Y  | Y   | Y   | Y   | Y   | Y   | Y     | Y  | Y  | Y   | Y   | Y   | Y  |   |
| C8           | Detention Facility                   |                  |    |     |     |     |     |     |       |    |    |     |     |     | C  | C |
|              |                                      |                  |    |     |     |     |     |     |       |    |    |     |     |     |    |   |
| D.           | RECREATIONAL USES                    |                  |    |     |     |     |     |     |       |    |    |     |     |     |    |   |

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|--------------|----------------------------------|------------------|----|-----|-----|-----|-----|-----|-----|----|----|-----|-----|-----|----|---|
|              |                                  | RP               | RO | R-1 | R-2 | R-3 | R-4 | R-5 | MHP | VR | VC | C-1 | C-2 | C-3 | LI | Q |
| D1           | Public Recreational Facility     | Y                | Y  | Y   | Y   | Y   | Y   | Y   | Y   | Y  | Y  | Y   | Y   | Y   | Y  |   |
| D2           | Commercial Recreational Facility |                  |    |     |     |     |     |     |     |    |    |     | Y   | Y   | Y  |   |
| D3           | Private Club                     |                  |    |     |     |     |     |     |     | Y  | Y  | Y   |     |     |    |   |
| D4           | Community Center                 |                  |    | C*  | C*  |     |     |     |     | Y  | Y  |     |     |     |    |   |
| D5           | Golf Course                      | S                | S  | S   | Y   | Y   |     |     |     |    |    |     |     |     |    |   |
| D6           | Private Camp                     | Y                | Y  |     |     |     |     |     |     |    |    |     |     |     |    |   |
| D7           | Commercial Swimming Pool         |                  |    |     |     |     |     |     |     |    |    |     | Y   | Y   | Y  |   |
| D8           | Temporary Community Event        | Y                | Y  | Y   | Y   | Y   | Y   | Y   | Y   | Y  | Y  | Y   | Y   | Y   | Y  |   |
|              |                                  |                  |    |     |     |     |     |     |     |    |    |     |     |     |    |   |
| E.           | UTILITY USES                     |                  |    |     |     |     |     |     |     |    |    |     |     |     |    |   |
| E1           | Utilities                        | S                | S  | S   | S   | S   | S   | S   | S   | S  | S  | S   | S   | S   | S  | Y |
| E2           | Emergency Services               | S                | S  | S   | S   |     |     |     | S   | S  | S  | S   | S   | S   | S  | Y |
| E3           | Public Transportation Terminal   |                  |    |     |     |     |     |     |     |    |    |     |     |     | S  |   |
| E4           | Airport                          |                  |    |     |     |     |     |     |     |    |    |     |     |     | S  |   |
|              |                                  |                  |    |     |     |     |     |     |     |    |    |     |     |     |    |   |
| F.           | OFFICE USES                      |                  |    |     |     |     |     |     |     |    |    |     |     |     |    |   |
| F1           | Medical Office                   |                  |    |     |     |     |     |     |     |    | Y  | Y   | Y   | Y   | Y  |   |
| F2           | Veterinary Office                |                  |    |     |     |     |     |     |     |    | Y  | Y   | Y   | Y   | Y  |   |
| F3           | Office                           |                  |    |     |     |     |     |     |     |    | Y  | Y   | Y   | Y   | Y  |   |
| F4           | Business Park                    |                  |    |     |     |     |     |     |     |    |    |     |     |     | Y  |   |
|              |                                  |                  |    |     |     |     |     |     |     |    |    |     |     |     |    |   |
| G.           | COMMERCIAL USES                  |                  |    |     |     |     |     |     |     |    |    |     |     |     |    |   |
| G1           | Commercial or Trade School       |                  |    |     |     |     |     |     |     |    | S  |     | Y   |     | Y  |   |
| G2           | Day-Care Center                  |                  |    | C   | C   |     |     |     |     |    | Y  | Y   |     |     | Y  |   |
| G3           | Retail Store                     |                  |    |     |     |     |     |     |     |    | Y  | Y   | Y   | Y   |    |   |
| G3a          | Hookah Lounge/Vape Store         |                  |    |     |     |     |     |     |     |    |    |     |     |     | Y  |   |
| G3b          | Consumer Fireworks Sales         |                  |    |     |     |     |     |     |     |    |    |     | C   | C   |    |   |

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|              |                                  | RP               | RO | R-1 | R-2 | R-3 | R-4 | R-5 | MHP | VR | VC | C-1 | C-2 | C-3 | LI |
| G4           | Adult Commercial                 |                  |    |     |     |     |     |     |     |    |    |     |     | S   |    |
| G5           | Village-Oriented Shop            |                  |    |     |     |     |     |     |     | Y  | Y  |     |     |     |    |
| G6           | Service Business                 |                  |    |     |     |     |     |     |     | Y  | Y  | Y   | Y   |     |    |
| G7           | Financial Establishment          |                  |    |     |     |     |     |     |     | Y  | Y  | Y   | Y   |     |    |
| G8           | Funeral Home                     |                  |    | C*  | C*  |     |     |     |     | Y  | Y  | Y   |     |     |    |
| G9           | Eating Place                     |                  |    |     |     |     |     |     |     | C  | Y  | Y   |     |     |    |
| G1<br>0      | Eating Place with Drive-Through  |                  |    |     |     |     |     |     |     |    |    | C   |     |     |    |
| G1<br>1      | Tavern/Bar                       |                  |    |     |     |     |     |     |     | S  | Y  | S   |     |     |    |
| G1<br>2      | Repair Shop                      |                  |    |     |     |     |     |     |     | S  |    | Y   |     | Y   |    |
| G1<br>3      | Garden/Horticultural Center      |                  |    | C   |     |     |     |     |     |    |    | Y   |     |     |    |
| G1<br>4      | Theater                          |                  |    |     |     |     |     |     |     |    |    | S   | Y   |     |    |
| G1<br>5      | Indoor Athletic Club             |                  |    |     |     |     |     |     |     |    |    | Y   | Y   | Y   |    |
| G1<br>6      | Amusement Halls and Arcade       |                  |    |     |     |     |     |     |     |    | C  | C   | C   |     |    |
| G1<br>7      | Convenience Store                |                  |    |     |     |     |     |     |     |    |    | Y   |     |     |    |
| G1<br>8      | Laundry                          |                  |    |     |     |     |     |     |     |    |    | S   |     | Y   |    |
| G1<br>9      | Hotel or Inn                     |                  |    |     |     |     |     |     |     | S  |    | S   |     | S   |    |
| G2<br>0      | Motor Vehicle Sales              |                  |    |     |     |     |     |     |     |    |    | Y   |     |     |    |
| G2<br>1      | Large Retail Store               |                  |    |     |     |     |     |     |     |    |    | C   |     |     |    |
| G2<br>2      | Motor Vehicle Gasoline Station   |                  |    |     |     |     |     |     |     |    |    | Y   |     |     |    |
| G2<br>3      | Automotive Service Center/Repair |                  |    |     |     |     |     |     |     |    |    | Y   |     | Y   |    |
| G2<br>4      | Car Wash                         |                  |    |     |     |     |     |     |     |    |    | Y   |     |     |    |

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|--------------|--|------------------|----|-----|-----|-----|-----|-----|-----|----|----|-----|-----|-----|----|---|
|              |  | RP               | RO | R-1 | R-2 | R-3 | R-4 | R-5 | MHP | VR | VC | C-1 | C-2 | C-3 | LI | Q |
| G2<br>5      | Shopping Center  |                  |    |     |     |     |     |     |     |    |    |     | C   | Y   |    |   |
| G2<br>6      | Miniwarehouse  |                  |    |     |     |     |     |     |     |    |    |     |     |     | S  |   |
| G2<br>7      | Dwelling in Combination  |                  |    | C*  | C*  |     |     |     |     |    | Y  |     |     |     |    |   |
| G2<br>8      | Small Wireless Communications Facility, Collocated   | Y                | Y  | Y   | Y   | Y   | Y   | Y   | Y   | Y  | Y  | Y   | Y   | Y   | Y  | Y |
| G2<br>8      | Small Wireless Communications Facility, Requiring Installation of New Wireless Support Structure | Y                | Y  | Y   | Y   | Y   | Y   | Y   | Y   | Y  | Y  | Y   | Y   | Y   | Y  | Y |
| G2<br>8      | Tower-Based Wireless Communications Facility   |                  |    |     |     |     |     |     |     |    |    |     |     |     | C  |   |
| G2<br>8      | Non-Tower-Based Wireless Communications Facility   | C                | C  | C   | C   | C   | C   | C   | C   | C  | C  | C   | C   | C   | C  | C |
| G2<br>9      | Motor Vehicle Rental   |                  |    |     |     |     |     |     |     |    |    |     | Y   |     | Y  |   |
|              |  |                  |    |     |     |     |     |     |     |    |    |     |     |     |    |   |
| H.           | INDUSTRIAL USES  |                  |    |     |     |     |     |     |     |    |    |     |     |     |    |   |
| H1           | Manufacturing  |                  |    |     |     |     |     |     |     |    |    |     |     |     | Y  |   |
| H2           | Research   |                  |    |     |     |     |     |     |     |    |    |     |     |     | Y  |   |
| H3           | Warehousing and Distribution   |                  |    |     |     |     |     |     |     |    |    |     | S   |     | Y  |   |
| H4           | Contracting  |                  |    |     |     |     |     |     |     |    |    |     | S   |     | Y  |   |
| H5           | Truck Terminal   |                  |    |     |     |     |     |     |     |    |    |     | C   |     | C  |   |
| H6           | Crafts   |                  |    |     |     |     |     |     |     |    |    |     |     |     | Y  |   |
| H7           | Lumberyard/<br>Improvement Center  |                  |    |     |     |     |     |     |     |    |    |     |     |     | Y  |   |
| H8           | Fuel Storage and Distribution  |                  |    |     |     |     |     |     |     |    |    |     |     |     | C  |   |
| H9           | Junkyard or Auto Salvage Yard  |                  |    |     |     |     |     |     |     |    |    |     |     |     | C  |   |

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|--------------|--------------------------------------|------------------|----|-----|-----|-----|-----|-----|-----|----|----|-----|-----|-----|----|---|
|              |                                      | RP               | RO | R-1 | R-2 | R-3 | R-4 | R-5 | MHP | VR | VC | C-1 | C-2 | C-3 | LI | Q |
| H1<br>0      | Extractive Operations                |                  |    |     |     |     |     |     |     |    |    |     |     |     |    | Y |
| H1<br>1      | Asphalt Plant                        |                  |    |     |     |     |     |     |     |    |    |     |     |     | Y  |   |
| H1<br>2      | Ready Mix Concrete Plant             |                  |    |     |     |     |     |     |     |    |    |     |     |     | Y  |   |
| H1<br>3      | Industrial Park                      |                  |    |     |     |     |     |     |     |    |    |     |     |     | Y  |   |
| H1<br>4      | Resource Recovery Facility           |                  |    |     |     |     |     |     |     |    |    |     |     |     | S  | C |
| H1<br>5      | Solid Waste Landfill                 |                  |    |     |     |     |     |     |     |    |    |     |     |     |    | C |
| H1<br>6      | Flex Space                           |                  |    |     |     |     |     |     |     |    |    |     |     |     | Y  |   |
| H1<br>7      | School Bus Depot                     |                  |    |     |     |     |     |     |     |    |    |     |     |     | Y  |   |
| H1<br>8      | Solar Energy System - Off-Site Usage | S                |    |     |     |     |     |     |     |    |    |     |     |     | S  | S |
| H1<br>9      | Wind Energy System - Off-Site Usage  | S                |    |     |     |     |     |     |     |    |    |     |     |     | S  | S |
|              |                                      |                  |    |     |     |     |     |     |     |    |    |     |     |     |    |   |
| I.           | OTHER USES                           |                  |    |     |     |     |     |     |     |    |    |     |     |     |    |   |
| I1           | Nonresidential Accessory Building    |                  |    |     |     |     |     |     |     |    | Y  | Y   | Y   | Y   | Y  |   |
| I2           | Accessory Outside Storage/Display    |                  |    |     |     |     |     |     |     |    |    | Y   | S   | Y   |    |   |
| I3           | Temporary Structure                  |                  |    |     |     |     |     |     |     |    |    |     | S   | S   |    |   |
| I4           | Accessory Drive-Through Facility     |                  |    |     |     |     |     |     |     |    | C  | C   | C   |     |    |   |
| I5           | Vending Machines                     |                  |    |     |     |     |     |     |     |    | Y  | Y   | Y   | Y   | Y  | Y |
| I6           | Accessory Uses                       | Y                | Y  | Y   | Y   | Y   | Y   | Y   | Y   | Y  | Y  | Y   | Y   | Y   | Y  | Y |

|                        |   |
|------------------------|---|
|                        |   |
| Y - Permitted by right | *Must have frontage on U.S. Route 611 (Easton Road) |

## ZONING

|                                    |   |
|------------------------------------|---|
| C - Permitted by conditional use   | **Accessory to single-family detached dwellings only  |
| S - Permitted by special exception | ***No-impact home-based business only   |
| BLANK SPACE - Not permitted        | ****Storage sheds only  |
|                                    | ****New tower/pole overlay zone strip of land 400 feet in width measured from right-of-way line of Route 313 or 611; overlay zone in Industrial District (I); and overlay zone where telecommunications facility attached to a tower or tall structure existing at the date of this chapter and any zoning district |