

# ZONING

## 27 Attachment 1

Borough of Quakertown

**TABLE 3.1**  
**SCHEDULE OF USES AND ZONING DISTRICTS**  
 [Amended by Ord. 1194, 8/1/2012; by Ord. 1198, 2/6/2013;  
 by Ord. 1215, 4/6/2016; and by Ord. No. 1226, 6/5/2019]

Key

- R = Permitted by right.
- S = Permitted by special exception approved by Zoning Hearing Board.
- C = Permitted by conditional use approved by Borough Council.
- N = Not permitted.

Use	Zoning Districts									
	LR	MR	HR	TC	NC	HC	OB	H	LI	POMU <sup>5</sup>
<b>Agriculture Uses<sup>1</sup></b>										
Agriculture	R	R	R	N	N	N	N	N	N	N
Nursery	N	N	N	N	N	R	N	N	N	N
<b>Residential Uses<sup>1</sup></b>										
Bed-and-breakfast	N	C	C	C	C	N	N	N	N	C
Boardinghouse/rooming house	N	N	N	C	C	N	N	N	N	N
Building conversion into 2 or more dwelling units	N	N	S	S	N	N	N	N	N	C
Duplex	N	N	R	R	N	N	N	N	C	N
Garden apartment	N	N	S	S	S	N	N	N	C	C
Low-rise apartment	N	N	S	S	S	N	N	N	C	C
Mobile/manufactured home	N	N	R	N	N	N	N	N	N	N
Planned development	N	N	S	S	S	S	S	R	S	C
Single-family detached dwelling	R	R	R	R	R	R	R	R	R	R
Single-family semidetached dwelling	N	R	R	R	R	N	N	N	C	C
Townhouse	N	N	S	S	S	N	N	N	C	N
<b>Institutional, Recreational, Educational Uses<sup>1</sup></b>										
Cemetery	S	S	S	S	S	N	N	N	N	N
Community center	N	N	C	C	C	N	N	N	R	C
Day-care center	N	N	S	R	R	R	N	N	N	C
Hospital	N	N	N	N	N	N	N	R <sup>2</sup>	N	N
Library	N	N	N	C	C	N	N	N	R	C
Membership club	N	S	S	S	S	R	N	N	N	C
Municipal use	R	R	R	R	R	R	R	R	R	R
Museum/cultural center	N	N	N	C	C	N	N	N	N	C
Nursery school	N	N	S	R	R	R	N	N	N	N
Nursing home	N	N	R	R	R	N	N	C	N	N
Park	R	R	R	R	R	R	R	R	R	R
Picnic grove	R	R	R	N	N	N	N	N	N	C
Place of worship	S	S	S	S	S	N	N	N	N	C

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	LR	MR	HR	TC	NC	HC	OB	H	LI	POMU <sup>5</sup>
<b>Institutional, Recreational, Educational Uses<sup>1</sup> (cont'd)</b>										
Recreation center	N	N	N	R	N	N	N	N	N	C
School, elementary or secondary	C	C	C	C	C	N	N	N	N	N
Senior center	N	C	C	C	C	N	N	N	C	C
Swimming club	R <sup>2</sup>	R <sup>2</sup>	R <sup>2</sup>	N	N	N	N	N	N	N
Tennis club	N	N	S	R <sup>2</sup>	R <sup>2</sup>	R <sup>2</sup>	N	N	N	N
<b>Office Uses<sup>1</sup></b>										
Medical office	N	N	N	R	R	R	R <sup>2</sup>	R	N	C
Office	N	N	N	R	R	R	R <sup>2</sup>	N	R	C
Professional office	N	N	N	R	R	R	R <sup>2</sup>	N	R	C
<b>Commercial Uses<sup>1</sup></b>										
Adult-oriented establishment	N	N	N	N	N	S	N	N	N	N
Animal hospital	N	N	N	N	N	R	N	N	N	N
Arcade	N	N	N	S	S	R	N	N	N	N
Auction house, hall	N	N	N	N	N	R	N	N	S	N
Auto/boat/RV sales	N	N	N	N	N	R	N	N	N	N
Auto repair garage	N	N	N	N	N	R	N	N	R	N
Auto service station and auto gas station	N	N	N	N	N	R	N	N	R	N
Bank	N	N	N	R <sup>4</sup>	R <sup>4</sup>	R	N	N	N	C <sup>4</sup>
Bowling alley	N	N	N	N	N	R	N	N	N	N
Car wash	N	N	N	N	N	R <sup>2</sup>	N	N	N	N
Check-cashing facility	N	N	N	N	N	N	C	N	N	N
Commercial services	N	N	N	R	R	R	S	N	N	C
Farmers' market	N	N	N	R	R	R	N	N	N	C
Flea market	N	N	N	C	C	C	N	N	C	C
General merchandise store	N	N	N	R	R	R <sup>2</sup>	N	N	N	C
Health club	N	N	N	R	R	R	N	N	N	C
Hotel (motel)	N	N	N	R	R	R <sup>2</sup>	N	N	N	N
Indoor theater	N	N	N	R	N	R <sup>2</sup>	N	N	N	C
Kennel	N	N	N	N	N	R	N	N	N	N
Laundromat	N	N	N	R	R	R	N	N	N	N
Live-work unit	N	N	N	C	C	N	C	N	C	C
Massage parlor	N	N	N	N	N	S	N	N	N	N
Medical equipment retail store	N	N	N	R	R	R	N	N	N	C
Miniature golf course	N	N	N	N	N	R <sup>2</sup>	N	N	N	N
Mixed use, residential/nonresidential	N	N	N	C	C	N	N	N	C	C
Mobile home sales	N	N	N	N	N	S	N	N	N	N
Personal services	N	N	N	R	R	R	R <sup>2</sup>	N	R	C
Pharmacy	N	N	N	R <sup>4</sup>	R <sup>4</sup>	R	N	N	N	C <sup>4</sup>
Restaurant, fast-food	N	N	N	N	N	R	N	N	N	C <sup>4</sup>
Restaurant, food take-out establishment	N	N	N	C <sup>4</sup>	C <sup>4</sup>	R	C	N	C <sup>4</sup>	C <sup>4</sup>
Restaurant, standard	N	N	N	R	R	R <sup>2</sup>	N	N	N	C
Retail center	N	N	N	C	C	R <sup>2</sup>	N	N	R	N
Retail store	N	N	N	R	R	R	N	N	R	C

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Use	Zoning Districts									
	LR	MR	HR	TC	NC	HC	OB	H	LI	POMU <sup>5</sup>
<b>Commercial Uses<sup>1</sup> (cont'd)</b>										
Studio	N	N	N	R	R	R	N	N	C	C
Tavern	N	N	N	R	R	R	N	N	N	C
Up to 2 apartments above nonresidential use	N	N	N	R	R	N	N	N	N	N
Vocational school	N	N	N	C	C	R	R	C	R	C
<b>Utility, Transportation Uses<sup>1</sup></b>										
Fire station	N	N	N	C	C	C	C	N	N	N
Heliport	N	N	N	N	N	N	N	C	N	N
Public utility	N	N	N	C	C	C	C	N	C	C
Telecommunications facility	N	N	N	N	N	S	N	N	S	N
Transit station	N	N	N	R	R	R	N	N	N	C
<b>Industrial Uses<sup>1</sup></b>										
Bottling industry	N	N	N	N	N	N	N	N	R <sup>2</sup>	N
Bulk recycling center	N	N	N	N	N	N	N	N	R	N
Existing manufacturing conversion	N	N	N	C	C	N	N	N	R	C
Food processing and packaging	N	N	N	N	N	N	N	N	R <sup>2</sup>	N
Manufacturing, processing, etc.	N	N	N	N	N	N	N	N	R	N
Medical laboratory	N	N	N	N	N	N	N	R	R <sup>2</sup>	N
Mini warehouse	N	N	N	N	N	N	N	N	R <sup>2</sup>	N
Motor freight terminal	N	N	N	N	N	N	N	N	R <sup>2</sup>	N
Printing and publishing	N	N	N	R	R	R	N	N	R <sup>2</sup>	N
Recycling collection center	N	N	N	R <sup>2</sup>	R <sup>2</sup>	R <sup>2</sup>	N	N	R <sup>2</sup>	N
Research, testing or engineering lab	N	N	N	N	N	N	N	N	R <sup>2</sup>	N
Solid-waste-to-energy facility as a municipal use	N	N	N	N	N	N	N	N	R	N
Solid-waste-to-energy facility as a nonmunicipal use	N	N	N	N	N	N	N	N	C	N
Solid waste transfer station	N	N	N	N	N	N	N	N	C	N
Warehouse	N	N	N	N	N	S	N	N	R <sup>2</sup>	N
Wholesale trade	N	N	N	N	N	S	N	N	R <sup>2</sup>	N
Woodworking, cabinet making, furniture making	N	N	N	N	N	N	N	N	R <sup>2</sup>	N
<b>Accessory Uses<sup>3</sup></b>										
Ambulance and rescue facility	N	N	N	N	N	N	N	R	N	N
Arcade (accessory)	N	N	N	R	R	R	N	N	N	C
Commercial outdoor storage or display	N	N	N	R	R	R	N	N	N	C
Dish antenna	R	R	R	R	R	R	R	R	R	R
Flea market (accessory)	N	N	N	R	R	N	N	N	N	C
Garage sales	R	R	R	R	R	N	N	N	N	C
Home occupation	N	R	R	R	R	N	N	N	N	C
Hospital accessory use	N	N	N	N	N	N	N	R	N	N
Keeping of animals or fowl	R	R	R	R	R	N	N	N	N	C
No-impact home-based business	R	R	R	R	R	R	R	R	R	R
	<b>Zoning Districts</b>									

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<b>Accessory Uses<sup>3</sup> (cont'd)</b>										
Noncommercial swimming pool	R	R	R	R	R	N	N	N	N	C
Nursery school and/or day care	R	R	R	N	N	N	N	N	N	C
Outdoor eating accessory to restaurant	N	N	N	C	C	C	N	N	N	C
Outdoor storage or display	N	N	N	N	N	N	N	N	R	N
Residential accessory	R	R	R	R	R	N	N	N	N	C
Seasonal roadside produce market	N	N	N	N	N	R	N	N	N	N
Sidewalk sales	N	N	N	C	C	N	N	N	C	C
Solar energy system	R	R	R	R	R	R	R	R	R	R
Temporary structure	R	R	R	R	R	R	R	R	R	R
Tennis court	R	R	R	R	R	N	N	N	N	C
Windmill	R	R	R	R	R	R	R	R	R	R

**Zoning District Use Codes**

- LR Low Density Residential
- MR Medium Density Residential
- HR High Density Residential
- TC Town Center
- NC Neighborhood Commercial
- HC High Commercial
- OB Office/Business
- H Hospital
- LI Light Industrial
- POMU Pedestrian-Oriented, Mixed-Use Overlay

NOTES:

- <sup>1</sup> Additional requirements of §§ 315 must be met.
- <sup>2</sup> Site plan review (§ 408) required.
- <sup>3</sup> Additional requirements of § 318 must be met.
- <sup>4</sup> Specific use only permitted without drive-through facility.
- <sup>5</sup> If a use in an underlying district is permitted differently than how the same use is permitted in this overlay district (i.e., permitted by right, by special exception, or by conditional use), the use provisions of the underlying zoning district shall apply.