

ZONING

27 Attachment 19

Township of Solebury

Table of Use Regulations

[Ord. 94, 6/8/1988; as amended by Ord. 200, 3/18/2003, § III; by Ord. 208, 10/7/2003, § I.3; by Ord. 2006-3, 2/21/2006, Art. I; by Ord. 2007-6, 9/4/2007, § 09; by Ord. 2017-6, 8/15/2017; by Ord. 2018-004, 3/6/2018; by Ord. 2018-005, 6/19/2018; by Ord. No. 2018-006, 7/17/2018; by Ord. No. 2018-010, 12/11/2018; and by Ord. No. 2019-002, 1/15/2019]

KEY:

- P — Permitted Principal Use
- PA — Permitted Accessory Use
- C — Conditional
- CA— Conditional Accessory Use

Uses	Districts															
	RA	RB	VR	R-1	VR-C	RD	RD-C	VC	VC-C	VC-1	RC	TNC	LI	QA	OR	MS
Active Recreation															C	P
Adult Commercial													C			
Agricultural	P	P			P				P	P				P	P	P
Athletic Facility												P				
Automobile Repair Facility												C				
Automobile Service Station												C				
Bank								C				P				
Banquet, Catering, or Event Use								P; PA**	P; PA**	CA**	CA**	P; PA**				
Bed-and-Breakfast Inn/Small Short-Term Lodging Facility	CA**	CA**	CA**		CA**			CA**	CA**	CA**		P			CA**	
Cemetery					P									C		
Charitable	C	C	C					C								
Cleaning Plant													P			
Commercial School	C	C	C					C				P				
Community Center						C										
Contractors, Office and													P			

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Uses	Districts															
	RA	RB	VR	R-1	VR-C	RD	RD-C	VC	VC-C	VC-1	RC	TNC	LI	QA	OR	MS
Yard																
Convenience Store												P				
Cultural	C	C	C		C			C	C		P	P				
Day Care Center	C															
Detention Facility													C			
Dog Daycare	C	C										C	C			
Drive-Through Facility												C				
Dwelling																
Age Qualified Detached Dwelling							P									
Long-Term Residential Health Care Facility						C						C				
Mobile Home Park						P										
Multi-Family						P										
Nonfamily Community Residential Facility						C						C				
Short-Term Residential Health Care Facility						C						C				
Single-Family Attached			C			P	P									
Single-Family Detached	P	P	P	P	P	P	P	P	P	P				P	P	
Single-Family Detached/Two Family Open Space Option	C	C														
Single-Family Semi-Attached					P	P										

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Uses	Districts															
	RA	RB	VR	R-1	VR-C	RD	RD-C	VC	VC-C	VC-1	RC	TNC	LI	QA	OR	MS
Dwelling																
Twin/Duplex			C													
Two-Family	P	P	P		P				C					P	C	
Educational														C	C	
Emergency Service	C	C	C								P	P				P
Environmental Education															C	
Fabricating													P			
Farm Animal Veterinary Office	C	C										C				
Forestry/Timber Harvesting	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P
Fuel Storage and Distribution													C			
Funeral Home												P				
Golf Course	C	C												C	C	
Hotel, Motel, or Inn/Large Short-Term Lodging Facility											C	C				
Home Occupation	PA	PA	PA	PA	PA	C	C		PA							
Home Professional Office	PA	PA	PA	PA	PA	C	C									
Hospital												P				
Individual Backyard Composting Facility	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA						
Inn											C	C				
Kennel												C				
Library	C	C	C		C			C	C			P				
Manufacturing													P			
Medical Marijuana Dispensary Facility												C				
Medical marijuana Growing/Processing Facility													C			
Medical Office/Wellness												P				

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	RA	RB	VR	R-1	VR-C	RD	RD-C	VC	VC-C	VC-1	RC	TNC	LI	QA	OR	MS
Center/Health Clinic																
Mini-Warehouse													P			
Municipal	P	P	P	P		P		P	P	P		P		P	P	P
No-Impact Home Based Business	PA	PA	PA	PA		PA	PA	PA						PA	PA	
Office								C			P	P				
Office Park													P			
Open Space for Conservation	C	C				C	C								P	P
Open Space for Recreation	C	C				C	C								P	P
Passive Recreation	C	C				C	C								P	P
Permanent Facilities for Sale of Consumer Fireworks												C				
Planing Mill													P			
Printing													P			
Private Club			C													
Private Recreation	C	C										C		C		
Quarrying														P		
Radio and TV Tower													C			
Recycling and Refuse Facility													C			
Religious	C	C	C		C			C	C		P	C				
Research Laboratory													P			
Restaurant								P	P			P				
Restaurant Drive-In Service												C				
Retail Sales												P				
Retail Winery										P						
Riding Academy	C	C														
School	C	C	C					C				P				C
Shooting Range													C			
Shopping Center												C				

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Uses	Districts															
	RA	RB	VR	R-1	VR-C	RD	RD-C	VC	VC-C	VC-1	RC	TNC	LI	QA	OR	MS
Solid Waste Management Facility													C			
Specialty Shopping Center											P					
Tavern								P	P							
Temporary Facilities for sale of Consumer Fireworks												PA*				
Truck Terminal													P			
Utilities													P			P
VC-1 Village Retail									P	P						
VC-1 Village Service									P	P		P				
VC-1 Village Restaurant										C						
Veterinary Office	C	C										C				
Village Office									C							
Village Retail								P	P							
Village-Service								P	P	P		P				
Warehouse													P			
Water Storage Facility												C				P
Wireless Telecommunications Facility, Non-Tower-Based **SUBJECT TO WRITTEN APPROVAL	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Wireless Telecommunications Facility, Tower-Based												P	P			

NOTES:

* Accessory to commercial uses only

** Accessory to only certain uses, as identified in the relevant provision of the Zoning Ordinance.