

ZONING

153 Attachment 1

Appendixes

* Tables and figures contained within appendixes are for quick reference only; interested parties should consult the appropriate article in the chapter text for more information.

DARBY CODE

Borough of Darby

**Appendix A
Principal Uses Permitted in all Zoning Districts***

Zoning District	By-Right Uses	Special Exceptions	Conditional Uses	Accessory Uses
R-1	Single-family detached dwelling Recreation, park or play area Municipal use Community residence facility	Major home occupation Religious use Family day-care home		Off-street parking Storage shed Private swimming pool Satellite antenna Signs No-impact home-based business Incidental uses as specified
R-2	Same as R-1, and single-family semi-detached dwelling (twins)	Same as R-1, and Conversion Educational use		Same as R-1
R-3	Same as R-2, and single-family attached dwelling (townhouses)	Same as R-1, and Educational use		Same as R-1
R-4	Same as R-3, except no single-family detached dwellings and apartments and apartment buildings allowed	Same as R-1		Same as R-1, except small recycling collection facility not allowed
PRD (Overlay)	Single-family attached dwellings (townhouses) Low-rise apartments Assisted-living facility Recreational and community facilities Administrative offices and facilities			Common dining facilities Physical therapy facilities Auditorium Service and convenience shops Off-street parking Signs

ZONING

Zoning District	By-Right Uses	Special Exceptions	Conditional Uses	Accessory Uses
CBD	Retail store Food store Personal service shop Eating or drinking establishment Bank or other financial institution General service and repair shops Offices, as specified Apartment (second floor or above) Bed-and-breakfast or inn Bus or trolley terminal or station Municipally owned public surface parking lot Park, plaza or recreation area	Offices (first floor only) Walk-up food or refreshment establishment Private clubs and lodges Farmer’s market Auction Multi-tenant building		Outdoor storage Off-street parking and loading Signs Satellite antenna Small recycling collection facility Incidental uses as specified
HC	All uses permitted in the CBD and Convenience store Grocery store or supermarket Shopping center Beverage distributor Catering establishment Laundry or laundromat Medical or dental clinic or office Dance studio, martial art school, or other Private instructional studio or school Movie theater of other indoor amusement or recreational use Veterinarian, hospital, animal grooming or animal boarding establishment Tradesman’s shops as specified, including a retail outlet or showroom	Wholesale establishment Gasoline service station Car wash Funeral home or mortuary Hotel or motel Public parking lot or deck Standard recycling collection facility		All accessory uses permitted in the CBD Wireless communications antenna Outdoor storage as specified Incidental uses as specified

ZONING

Zoning District	By-Right Uses	Special Exceptions	Conditional Uses	Accessory Uses
(cont.)	or ancillary facility Laundry or laundry service facility Rental storage facility Facilities or uses of the same general character as those above Any combination of above permitted uses with specified restrictions			
INS	Government building or use Civic use Hospital, medical or dental clinic or office Nursing home Assisted-living facility Public or private school, college or other academic educational institution Community residence facility, group-based Group day-care home or day-care center Religious use, including accessory dwelling Cemetery Public park or recreational facility Municipally owned public surface parking lot Any use of same general character as above permitted uses with specified restrictions	Private outdoor recreational use, including swim club Public utility, except for garage, warehouse or storage yard		Playfield, open space or recreational facility Parking garage or area Living accommodations for watchman, caretaker or related staff Offices of staff doctors and similar professionals Restaurant or cafeteria for use of employees, students or visitors Storage building or enclosure with permitted use Off-street parking and loading Signs, subject to Article XIV Satellite antenna, subject to § 153-113 Small recycling collection facility Incidental uses as specified

DARBY CODE

Zoning District	By-Right Uses	Special Exceptions	Conditional Uses	Accessory Uses
IND	Wholesale, distribution, warehouse facility Laboratory, scientific or industrial Printing, publishing, photofinishing, lithography facility Laundry, laundry service, cleaning and dyeing facility Machine, plumbing, cement, heating, carpentry, welding, roofing, pipe fitting or similar establishment Trucking facility Yards or operations of general contractors Automobile and truck sales, service and repair Manufacturing, as specified in § 153-69 Mail-order facility Rental storage facility Municipally owned public surface parking lot Standard recycling collection and processing facility Uses and facilities of the same general character and principal permitted uses	Tattoo parlor Adult uses		Storage Outdoor storage Cafeteria, dining hall for occupants and employees Recreation area for employees Living quarters for watchmen or caretakers Parking Signs Satellite antenna Small recycling collection facility Incidental accessory uses
TOD (Overlay) TOD	Mid-rise apartment buildings Bus or trolley terminal or station Retail stores or shops up to 5,000 square feet Commercial service establishments Restaurants and cafes		Hotel, motel or bed-and-breakfast inn Any use of the same general character as	Off-street parking and loading Signs Commercial dropoff and pickup boxes Plaza, square or other public space Public park or recreation area Transit facilities

ZONING

Zoning District	By-Right Uses	Special Exceptions	Conditional Uses	Accessory Uses
(Overlay) (cont.)	Banks and financial institutions Service-oriented office uses Non-service-oriented office uses on upper floors only Museum, art gallery and other cultural or civic facilities Child day-care center Mixed uses: one or more of the above permitted uses in same building having two or more stories		principal permitted uses	Incidental accessory uses

NOTES:

Zoning district designations

- PRD — Planned Residential Development District
- CDB — Central Business District
- HC — Highway Commercial District
- BI — Business/Institutional District
- INS — Institutional District
- IND — Industrial District
- TOD — Transit-Oriented Development District