

## ZONING

### 600 Attachment 1

#### Borough of Folcroft

*Regarding Appendixes:* Tables and figures contained within appendices are for quick reference only; interested parties should consult the appropriate article in the ordinance text for more information.

#### 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 Single-family semidetached dwelling (twin) Family-based community residence facility Recreational, park, or play area	Major home occupation	Church or other religious use Cemetery	Off-street parking Family day-care home Garage Storage shed Fence Private swimming pool Satellite antenna Sign NIHBB*
R-2	Same as R-1 and Single-family attached dwelling (townhouse)		Church or other religious use	Same as R-1
R-3	Apartment (not more than four units) Townhouse Recreational, park, or play area	Apt. (more than four units)	Church or other religious use	Off-street parking Garage Storage shed Fence Swimming pool Satellite antenna Sign NIHBB*
Municipal Center	Municipal/governmental building Civic center/community building Library Child/senior day care Firehouse, ambulance, police station Park, green area, recreational area Plaza, outdoor meeting area Cellular communications facility	Municipal facilities, heavy impact	Elementary/ mid/high school Charter or vocational school College/ university Assisted-care facility Church/ religious use Swim club	Open space/recreation w/permitted use Parking lot/garage Office/w/permitted use Restaurant/cafeteria for student/staff of permitted use Storage building Pedestrian-oriented convenience retail Off-street parking/loading Sign Satellite antenna Cellular phone antenna

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Zoning District	By-Right Uses	Special Exceptions	Conditional Uses	Accessory Uses
Retail Service	Retail/store Food store Personal service shop Eating/drinking establishment (no drive-through) Bank/financial institution Professional office (2nd floor) Theater Apartment (2nd floor or above) Park, plaza, similar recreational area/meeting place Mixed use		Video game arcade Health club/spa Public parking garage Uses permitted by right over 7,500 square feet	Outdoor storage (rear yard) Off-street parking/loading Sign Satellite antenna
General Business	All uses permitted in RS (unless noted otherwise) Workshop/retail outlet (workshop at rear) Trade shops Convenience store/pharmacy/chain Supermarket Drive-through restaurant/bank/similar use Sale/lease/repair auto Beverage distributor Caterer/bakery Private commercial school Professional office Private club Cellular antenna	Apartment building (10 unit limit)	Sale/lease or repair of truck with visual screen Gas station Car wash Funeral home/mortuary Place of amusement Health club/spa	Off-street parking/loading Sign Satellite antenna Outdoor storage (rear yard only screened from street and sidewalk)
Light Industrial - Business Park (LIB-A also)	Office building Light industrial Laboratory Data processing/telecommunications hub IT firm and similar tech facility Warehouse, distribution, mail order, wholesale showroom Financial establishment Business/trade school (indoor and outdoor) Motion picture/television AM/FM radio Independent parking garage Shared parking area Cellular communications facility Health club/spa		Child day-care center Adult use (LIB-A only)	Restaurant/cafeteria for employees/customers Off-street parking/loading Sign Storage building Recreational area Living quarters for watchman/caretaker Commercial dropoff and pickup Mail/newspaper vending machines Small recycling facility Cellular phone antenna

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<b>Zoning District</b>	<b>By-Right Uses</b>	<b>Special Exceptions</b>	<b>Conditional Uses</b>	<b>Accessory Uses</b>
Open Space-Refuge	Passive open space, such as wildlife refuge, forest preserve, conservation Hiking, walking, bicycling, picnicking, fishing, boating, ice skating Camping Environmental education building, owned and operated by the Borough Any use of same general character not detrimental to the area		Environmental educational building owned and operated by entity other than Borough	Parking and signs

**NOTE:**

\*NIHBB — no-impact home-based business.