

# ZONING

## *400 Attachment 2*

### **Township of Fallowfield**

**Table 2  
Use Authorization Table**

**[Added 1-27-2016 by Ord. No. 224; amended 6-30-2021 by Ord. No. 243; 3-26-2025 by Ord. No. 247]**

**KEY:**

- P = Permitted as of right and subject to supplemental standards of Article XIV, where applicable.
- C = Conditional use subject to the general and specific standards of §§ 400-53 and 400-54.
- S = Special exception subject to §§ 400-55 and 400-56.
- A = Permitted accessory use and subject to supplemental standards of Article XIV, where applicable.

<b>Use</b>	<b>A-1</b>	<b>R-1</b>	<b>R-2</b>	<b>B-1</b>	<b>I-1</b>	<b>I-2</b>	<b>Land Use Type</b>
Adult day care	C	C	C				
Adult-oriented use						C	Retail/service
Agriculture	P	P					
Automotive repair (Class 5 vehicles and below)				P	P	P	Retail/service
Bank				P			Retail/service
Banquet facility	C			P			Institutional
Bed-and-breakfast	C	C					Retail/service
Billboard					C		
Bus garage					P	P	Office and industrial
Campgrounds	C						Intensive residential
Car wash				P			Office and industrial
Cemetery	C	C	C				Institutional
Chicken coop and run/pen		C	C				
Club	C			P			Office and industrial

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Use	A-1	R-1	R-2	B-1	I-1	I-2	Land Use Type
Cluster subdivision	P	P	P				PRD/cluster
Coal mine adjunct facilities	C					C	Office and industrial
Coal mine conveyer	C					C	Office and industrial
Commercial greenhouse	C			P			Retail/service
Commercial vehicle repair (Class 6 and above)				C	C	C	
Comparable uses not specifically listed				C	C	C	Intensive industrial
Contractor's plant and storage				C	P		Intensive industrial
Convenience stores				P	P		Retail/service
Conversion apartment	S	S					
Correctional institution						C	Institutional
Dwelling, duplex			P				
Dwelling, multi or multiple-family			C				Intensive residential
Dwelling, single-family	P	P	P	P			
Educational institution, elementary and secondary	P	P	P	P	P	P	Institutional
Educational institution, higher education	C	C					Institutional
Essential service	P	P	P	P	P	P	Office and industrial
Family home day care	S	S					
Forestry	P	P	P	P	P	P	
Funeral home		C	C	P			Retail/service
Gaming enterprise						C	Office and industrial
Gas or service station				P	P		Retail/service
Garden center	C	C		P			Retail/service
Group residential facility	C			P			Intensive residential
Heavy equipment sales, rental and service					P	P	Office and industrial
Heavy industrial						C	Intensive industrial

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Use	A-1	R-1	R-2	B-1	I-1	I-2	Land Use Type
Hobby farm	A	A					
Home occupation	S	S					
Hospital				C	C		Office and industrial
Hotel/motel/tourist home				C	C		Retail/service
Interchange-oriented development	C	C		C			Retail/service
Junkyard						C	Office and industrial
Kennel	C			P			Office and industrial
Landscaping supply center				P			Retail/service
Local emergency services	C	C	C	P	P	P	Institutional
Manufacturing, light				C	P	P	Office and industrial
Massage establishment				P			Retail/service
Medical clinic						C	Institutional
Medical office				P	P		Office and industrial
Mine entrance						C	Intensive industrial
Mine ventilating shaft	C					C	Intensive industrial
Minor equipment repair				P			Retail/service
Mobile home park	C						Intensive residential
Motel or hotel				C	C		Retail/service
Municipal waste disposal or processing facility						C	Intensive industrial
Natural gas compressor station	C			C	C	C	Office and industrial
Natural gas processing and treatment plant	C				C	C	Intensive industrial
Nightclub						C	Retail/service
No-impact home based business	A	A	A	A	A	A	
Oil and gas well	C	C	C	C	C	C	
Personal and business services				P	P	P	Retail/service

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Use	A-1	R-1	R-2	B-1	I-1	I-2	Land Use Type
Personal service				P	P	P	Retail/service
Place of worship	C	C	C	P	P	P	Institutional
Planned (unit) residential development		P	P				PRD/cluster
Professional office				P	P	P	Office and industrial
Professional day-care center				P			Retail/service
Professional school				P	P		Institutional
Recreation, commercial outdoor	C						Office and industrial
Recreation, commercial indoor				P	P		Retail/service
Recreational facility, noncommercial	C	C		P	P		Institutional
Recreational farms	C						
Research and testing laboratories				C	P	P	Office and industrial
Restaurant				P	P		Retail/service
Retail establishment				P			Retail/service
Riding stable	P						
Self-storage facilities					C	C	Office and industrial
Shopping center	C	C		C			Retail/service
Specialized animal raising and care	P						
Strip mining	C						Intensive industrial
Township facility	C	C	C	P	P	P	Institutional
Trade or vocational school				P	P		Institutional
Transitional residential facility						C	Intensive residential
Truck terminal					P		Intensive industrial
Urgent care facility				P	P		Retail/service
Vehicle sales and services				C			Retail/service
Veterinary clinic				P	P		Retail/service

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<b>Use</b>	<b>A-1</b>	<b>R-1</b>	<b>R-2</b>	<b>B-1</b>	<b>I-1</b>	<b>I-2</b>	<b>Land Use Type</b>
Warehouse					P	P	Intensive industrial
Wholesale and distribution					P	P	Intensive industrial
Wireless communications facility, non-tower based	C	C	C	C	C	C	
Wireless communications facility, tower based, outside right of way	C	C	C	C	C	C	
Wireless communications facility, tower based, inside right of way	C			C	C	C	