

**§ 2-5. Principal Uses.**

A. The intended USE and purpose of each of the ZONING DISTRICTS is set forth in Table 1.

	Agricultural (A)	Rural Residential (RA)	Suburban Residential (SR)	Corridor Residential (CR)	Village Residential (VR)	Neighborhood Commercial (NC)	Local Commercial (LC)	Regional Commercial (RC)	Light Industry (LI)	Heavy Industry (HI)	Institutional (I)	TND Overlay - TC-R District	TND Overlay - TC-B District	Subject to the Provisions Of
<b>RESIDENTIAL USES</b>														
Single-Family Detached Dwelling	P	P	P	N	P	S	N	N	S	N	N	P	N	§ 20-2 and § 26-4(X)
Single-Family Attached Dwelling	N	(P)	P	P	P	N	N	N	S	N	N	P	N	§ 20-2 and § 26-4(X)
Duplex	N	(P)	P	P	P	N	N	P	N	N	N	P	N	§ 20-2
Townhouse	N	N	N	P	N	P	P	P	N	N	N	P	N	§ 20-2
Triplex	N	N	P	P	N	P	P	N	N	N	N	P	N	§ 20-2
Quadplex	N	N	P	P	N	P	P	N	N	N	N	P	N	§ 20-2

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**(P)** = Permitted in Conservation Subdivision Only; otherwise not permitted.  
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<b>RESIDENTIAL USES CONTINUED</b>														
Apartment	N	N	N	P	N	N	<b>P</b>	P	N	N	<b>P</b>	P	N	§ 20-2
Dormitory	N	N	N	N	N	N	<b>N</b>	N	N	N	<b>P</b>	N	N	§ 20-2
Mobile Home Park	N	N	S	S	N	N	<b>N</b>	N	N	N	<b>N</b>	N	N	§ 26-4(Q)
Conservation Subdivision	P	P	N	N	N	N	<b>N</b>	N	N	N	<b>N</b>	N	N	ARTICLE XIX
Assisted Living Facility/Personal Care Facility	N	N	N	P	N	N	<b>S</b>	N	N	N	<b>N</b>	P	N	§ 26-4(D)
Skilled Care Facility	N	N	N	P	N	N	<b>S</b>	N	N	N	<b>N</b>	P	N	§ 26-4(X)
Senior Citizen Residential Community	N	S	S	P	N	N	<b>N</b>	N	N	N	<b>N</b>	P	N	§ 26-4(U)
Halfway House	N	N	N	N	N	N	<b>N</b>	S	N	N	<b>N</b>	N	N	§ 26-4(O)
Model Homes	N	P	P	N	N	N	<b>N</b>	N	N	N	<b>N</b>	P	N	§ 20-3
Student Home	<b>S</b>	<b>S</b>	<b>S</b>	<b>S</b>	<b>S</b>	<b>S</b>	<b>S</b>	<b>S</b>	<b>S</b>	<b>S</b>	<b>P</b>	<b>S</b>	<b>S</b>	§ 26-4(BB)

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<b>COMMERCIAL AND INDUSTRIAL USES</b>														
Agricultural Supply & Equipment Sales	S	S	N	N	N	N	P	P	N	N	N	N	N	§ 26-4(B)
Animal Hospital	S	S	N	N	N	P	P	P	N	N	N	N	N	§ 26-4(C)
Art Gallery	N	N	N	N	N	P	P	N	N	N	N	N	P	
Automobile Repair, Major	N	N	N	N	N	N	P	P	P	N	N	N	N	
Automobile Repair, Minor	N	N	N	N	N	N	P	P	P	N	N	N	N	
Automobile Sales	N	N	N	N	N	N	P	P	N	N	N	N	N	
Bank and Financial Institution	N	N	N	N	N	P	P	P	N	N	N	N	P	
Banquet Facility	N	N	N	N	N	N	N	P	N	N	N	N	N	
Bed & Breakfast	S	S	N	N	S	P	N	N	N	N	N	N	P	§ 26-4(E)
Car Wash	N	N	N	N	N	N	P	P	N	P	N	N	P	
Contractor's Yard	N	N	N	N	N	N	N	N	P	P	N	N	N	
Day-care and Nursery School, Major	N	N	N	S	N	S	S	S	S	N	S	N	N	§ 26-4(L)
Day-care and Nursery School, Minor	S	S	S	S	S	S	S	N	N	N	S	N	N	§ 26-4(L)
Drive-Through Facility	N	N	N	N	N	N	P	P	N	N	N	N	N	
Dry Cleaning Establishment	N	N	N	N	N	P	P	P	N	N	N	N	P	
Dry-cleaning and Laundry Plant	N	N	N	N	N	N	N	N	N	P	N	N	N	
Farm Market	P	P	N	N	N	N	N	N	N	N	N	N	N	
Funeral Homes and Mortuaries	N	N	N	N	N	N	P	P	N	N	N	N	N	
Garden Center, Plant Nursery, Landscaping Business or Greenhouse	P	P	N	N	N	N	P	P	N	N	N	N	N	
Gas Station, no convenience store	N	N	N	N	N	N	P	P	N	N	N	N	N	
Gas Station, with convenience store	N	N	N	N	N	N	P	P	N	N	N	N	N	
Grocery, large	N	N	N	N	N	N	N	P	N	N	N	N	N	
Grocery, mid-size	N	N	N	N	N	P	P	P	N	N	N	N	P	
Grocery, neighborhood	N	N	N	P	N	P	P	N	N	N	N	N	P	

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<b>COMMERCIAL AND INDUSTRIAL USES CONTINUED</b>														
Home and Mobile Home Sales & Display	N	N	N	N	N	N	P	P	N	N	N	N	N	
Hotel or Inn	N	N	N	N	N	N	P	P	P	N	N	N	P	
Junkyard	N	N	N	N	N	N	N	N	P	P	N	N	N	
Kenel	S	S	N	N	N	N	S	S	N	N	N	N	N	§ 26-4(P)
Landfill or Recycling Facility	N	N	N	N	N	N	N	N	N	P	N	N	N	
Laundry, self-service	N	N	N	P	P	P	P	P	N	N	N	N	N	
Manufacturing, Light	N	N	N	N	N	N	N	N	P	P	N	N	N	
Manufacturing, Heavy	N	N	N	N	N	N	N	N	N	P	N	N	N	
Mini-storage Facility	N	N	N	N	N	N	P	P	P	P	N	N	N	
Mixed-Use Building	N	N	N	P	N	P	N	N	N	N	N	N	P	
Motel	N	N	N	N	N	N	P	P	N	N	N	N	N	
Planned Shopping Center, Major	N	N	N	N	N	N	N	P	N	N	N	N	N	
Planned Shopping Center, Minor	N	N	N	N	N	N	P	P	N	N	N	N	N	
Printing Facility, Bulk	N	N	N	N	N	P	P	P	P	P	N	N	P	
Professional Office	N	N	N	N	N	P	P	P	N	N	N	N	P	
Research & Testing Laboratory	N	N	N	N	N	N	N	N	P	P	N	N	P	
Restaurant or Tavern, Sit-down	N	N	N	N	N	S	P	P	P	N	N	N	P	
Restaurant, Drive-in	N	N	N	N	N	N	P	P	N	N	N	N	P	
Retail Business, Large	N	N	N	N	N	N	N	P	N	N	N	N	N	
Retail Business, Neighborhood	N	N	N	S	N	P	P	P	N	N	N	N	P	§ 26-4(T)
Retail Business, Mid-Size	N	N	N	N	N	S	P	P	N	N	N	N	S	§ 26-4(T)

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**COMMERCIAL AND INDUSTRIAL USES CONTINUED**

School, Instructional	N	N	N	N	N	P	P	P	N	N	N	N	P	
Service Business	N	N	N	N	S	P	P	P	N	N	N	N	P	
Sexually-Oriented Business	N	N	N	N	N	N	N	N	N	S	N	N	N	§ 26-4(W)
Specialty Food Store	N	N	N	S	N	P	P	P	N	N	N	N	P	§ 26-4(Z)
Specialty Retail	N	N	N	N	N	P	P	P	N	N	N	N	P	
Supply Yard	N	N	N	N	N	N	N	N	N	P	N	N	N	
Technological Industries	N	N	N	N	N	N	N	N	P	N	N	N	N	
Television Repair	N	N	N	N	N	N	P	P	N	N	N	N	N	
Theater, indoor	N	N	N	N	N	N	P	P	P	N	N	N	P	
Theater, outdoor drive-in	N	N	N	N	N	N	N	P	N	N	N	N	N	
Truck Terminal	N	N	N	N	N	N	N	N	N	P	N	N	N	
Warehousing & Distribution Facility	N	N	N	N	N	N	N	N	N	P	N	N	N	

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**PUBLIC, NONPROFIT AND INSTITUTIONAL USES**

Airport	N	N	N	N	N	N	N	N	N	P	N	N	N	
Cemetery	S	S	N	N	N	N	N	N	N	N	N	N	N	§ 26-4(G)
Civic, Social and Fraternal Club	N	N	N	N	S	S	S	N	N	N	S	N	P	§ 26-4(H)
Communication Antenna	S	S	S	S	S	S	S	S	S	S	N	N	N	§ 26-4(I)
Communication Equipment Building	S	S	S	S	S	S	S	S	S	S	N	N	N	§ 26-4(I)

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<b>PUBLIC, NONPROFIT AND INSTITUTIONAL USES CONTINUED</b>														
Communication Tower	S	S	S	S	S	S	S	S	S	S	P	N	N	§ 26-4(J)
College or University	N	N	N	N	N	N	N	N	N	N	P	N	N	
Elementary or Secondary School	S	S	S	S	S	S	S	S	S	S	P	S	S	§ 26-4(M)
Essential Services	P	P	P	P	P	P	P	P	P	P	P	P	P	
Fire Station	P	P	P	P	P	P	P	P	P	P	P	P	P	
Hospital	N	N	N	N	N	N	N	P	N	N	P	N	N	
Library	N	N	N	N	N	N	N	N	N	N	P	N	P	
Medical Clinic, out-patient	N	N	N	N	N	P	P	P	N	N	N	N	P	
Municipal Parking Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	
Municipal, State or Federal Building or Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	
Museum	N	N	N	N	N	P	P	P	N	N	P	N	P	
Place of Worship	S	S	S	S	S	S	S	S	S	S	S	S	S	§ 26-4(R)
Public Utility Structure	S	S	S	S	S	P	P	P	P	P	P	N	N	§ 26-4(S)
Sewage Treatment Plant	S	S	N	N	N	N	S	N	N	S	S	N	N	§ 26-4(V)

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<b>CONSERVATION, RECREATION AND NATURAL RESOURCE USES</b>														
Agriculture	P	P	N	N	N	N	N	N	N	N	N	N	N	
Animal Feeding Operation	P	P	N	N	N	N	N	N	N	N	N	N	N	§ 26-4(A)
Arboretum	P	P	N	N	N	N	N	N	N	N	P	N	N	
Camping Facilities	S	S	N	N	N	N	N	N	N	N	N	N	N	§ 26-4(F)
Concentrated Animal Feeding Operation	S	N	N	N	N	N	N	N	N	N	N	N	N	§ 26-4(K)
Forestry	P	P	P	P	P	P	P	P	P	P	P	P	P	
Golf Course with or without Driving Range	S	S	N	N	N	N	N	N	N	N	N	N	N	§ 26-4(N)
Stand-alone Driving Range/Mini-Golf	P	P	N	N	N	N	P	P	N	N	N	N	N	
Indoor Recreation, Commercial	N	N	N	N	N	P	P	P	P	P	N	N	P	
Indoor Recreation, Public	P	P	P	P	P	P	P	P	P	P	P	P	P	
Mineral Extraction	P	P	P	P	P	P	P	P	P	P	P	P	P	
Outdoor Recreation, Commercial	N	N	N	N	N	N	P	P	P	N	N	N	N	
Outdoor Recreation, Public	P	P	P	P	P	P	P	P	P	N	P	P	P	
Sportsmen's Clubs	P	P	N	N	N	N	N	N	N	N	N	N	N	
Stable, Commercial	S	S	N	N	N	N	N	N	N	N	N	N	N	§ 26-4(AA)
Wildlife Sanctuaries	P	P	N	N	N	N	N	N	N	N	P	N	N	
Any Principal Use not Specifically Listed	S	S	S	S	S	S	S	S	S	S	S	S	S	§ 26-5

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- B. Any use not specifically listed in Table 1 may be allowed as a Special Exception by the Zoning Hearing Board in accordance with the standards provided in Article XXVI of this Chapter.

## § 2-6. Accessory Uses and Structures

- A. Accessory Uses and Structures are permitted in each of the districts as set forth in the Table 2.

**Table 2. Accessory Use Table**

	Agricultural (A)	Rural Residential (RA)	Suburban Residential (SR)	Corridor Residential (CR)	Village Residential (VR)	TND Overlay - TC-R District	Neighborhood Commercial (NC)	Local Commercial (LC)	Regional Commercial (RC)	Business Transition Overlay (BT)	TND Overlay - TC-B District	Light Industry (LI)	Heavy Industry (HI)	Institutional (I)	Subject to the Provisions of
Detached Garage, private	P	P	P	P	P	P	P	N	N	P	P	N	N	N	§ 2-7(G)
Fence/Screening wall	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§ 2-7( C )
Greenhouse, private	P	P	P	N	P	P	N	N	N	N	N	N	N	P	
No Impact Home-Based Businesses	P	P	P	P	P	P	P	P	P	P	P	P	P	N	§ 2-7( D )
Stable, Private	P	P	N	N	N	N	N	N	N	N	N	N	N	N	§ 2-7( C )
Quarters separate from the principal dwelling (Caretaker's Quarters)	P	P	N	N	N	P	P	N	N	P	N	N	N	N	
Storage sheds	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§ 2-7( B )
Swimming Pool, Private	P	P	P	P	P	P	P	N	N	P	N	N	N	N	§ 2-7( E )(F)
Tennis Court	P	P	P	P	N	N	P	N	N	P	N	N	N	P	
Swimming Club	N	N	N	P	N	N	N	P	P	N	N	N	N	P	§ 2-7( F )
Uses accessory to Agriculture or Horticulture	P	P	N	N	N	N	N	N	N	N	N	N	N	N	§ 2-7( A )
Parking Areas/Lots	P	P	N	P	N	N	P	P	P	P	P	P	P	P	ARTICLES XXI, XXIII
Signs	P	P	P	P	P	P	P	P	P	P	P	P	P	P	ARTICLE XXII

P: Permitted Accessory Use; N: Not Permitted; S: Permitted by Special Exception; \*: Such uses shall be permitted by the Zoning/Code Enforcement Officer upon a finding that such use is subordinate to Permitted Use on the lot or a Special Exception granted by the Zoning Hearing Board



**Table 2. Accessory Use Table**  
Continued

	Agricultural (A)	Rural Residential (RA)	Suburban Residential (SR)	Corridor Residential (CR)	Village Residential (VR)	TND Overlay - TC-R District	Neighborhood Commercial (NC)	Local Commercial (LC)	Regional Commercial (RC)	Business Transition Overlay (BT)	TND Overlay - TC-B District	Light Industry (LI)	Heavy Industry (HI)	Institutional (I)	Subject to the Provisions of
<b>Employee Lunchroom Facilities and Health Care Facilities</b>	N	N	N	N	N	N	P	P	P	P	P	P	P	P	
<b>Warehousing of Goods in an Accessory Building</b>	N	N	N	N	N	N	N	N	N	N	N	P	P	N	
<b>Other Accessory Uses Customarily Associated with Permitted Uses and Special Exceptions</b>	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	

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