

ZONING

27 Attachment 1

Township of East Rockhill

**Table of Use Regulations**

AP	Agriculture Preservation	VC	Village Commercial
RP	Resource Protection	C-E	Cultural-Educational
RR	Rural Residential	C-O	Commercial-Office
S	Suburban	I-1	Industrial-1
R-1	Residential	I-2	Industrial-2
VR	Village Residential	E	Extraction

**KEY**

- P A use permitted by right
- S A use permitted by special exception\*
- C A use permitted as a conditional use\*
- N A use not permitted
- Y/C A use possibly permitted by right or as a conditional use pursuant to the conditions and requirements contained in §27-304G, Subsection G5.\*

\* In addition to the requirements in §27-304, conditional uses and special exceptions are also subject to additional requirements as listed in Part 22 and Part 23, respectively.

	AP	RP	RR	S	R-1	VR	VC	C-E	C-O	I-1	I-2	E
<b>A. Agricultural Uses</b>												
A1 General Farming	P	P	P	P	P	P	P	P	N	P	P	P
A2 Nursery	P	P	P	P	P	P	N	P	N	P	P	P
A3 Intensive Agriculture	P	P	P	N	N	N	N	N	N	N	N	N
A4 Forestry	P	P	P	P	P	P	P	P	P	P	P	P

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A5 Riding Academy	P	P	P	C	N	N	N	N	N	N	N	N
A6 Kennel-Commercial	N	P	P	N	N	N	N	N	N	N	N	N
A7 Agricultural Retail	P	P	P	C	N	N	N	N	N	P	N	P
A8 Farm Unit	P	P	P	P	P	P	N	N	N	P	N	P
A9 Farm Support Facility	P	N	S	N	N	N	S	N	N	N	N	N
A10 Kennel-Noncommercial	P	P	P	P	P	P	P	P	P	P	N	P
<b>B. Residential Uses</b>												
B1 Detached Dwelling	P	P	P	P	P	P	P	N	N	N	N	N
B2 Cluster Subdivision	N	P	P	P	P	N	N	N	N	N	N	N
B3 Performance Standard Development	N	N	N	C	C	P	N	N	N	N	N	N
B4 Mobile Home Park	N	N	N	N	S	N	N	N	N	N	N	C
B5 Group Home	N	C	C	C	N	C	N	N	N	N	N	N
B6 Life Care Facility	N	N	N	C	P	N	N	P	N	N	N	N
B7 Full Care Facility	N	N	N	C	P	N	N	P	N	N	N	N
B8 Rooming or Boarding House	N	N	N	N	N	N	S	N	N	N	N	N
B9 Residential Conversion	C	C	C	N	C	C	C	C	N	N	N	N
B10a Accessory Professional Offices	P	P	P	P	P	P	P	P	N	P	P	N
B10b Accessory Personal Services	P	P	P	P	P	P	P	P	N	P	P	N
B10c Accessory Instructional Services	P	P	P	P	P	P	P	P	N	P	P	N
B10d Accessory Home Crafts	P	P	P	P	P	P	P	P	N	P	P	N
B10e Accessory Family Day Care	S	S	S	S	S	S	S	S	N	P	P	N
B10f Accessory Trades, Business	C	C	C	C	C	C	C	C	N	P	P	N
B10g Accessory Repair Service & Other	S	S	S	S	S	S	S	S	N	P	P	N

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B11 Residential Accessory Building	P	P	P	P	P	P	P	P	N	P	P	N
B12 Garage or Yard Sales	P	P	P	P	P	P	P	P	N	P	P	N
B13 Age-Qualified Development	N	N	N	C	N	N	N	N	N	N	N	N
<b>C. Institutional Uses</b>												
C1 Place of Worship	C	C	C	N	P	P	N	P	N	N	N	N
C2 School	N	C	C	N	P	P	N	P	Q	N	N	N
C3 Library or Museum	N	N	N	N	N	N	N	P	N	N	N	N
C4 Hospital	N	S	S	N	N	N	N	P	N	N	N	N
C5 Nursing Home	N	N	N	N	N	N	N	P	N	N	N	N
C6 Cemetery	C	N	S	N	N	N	N	S	N	N	N	N
C7 Municipal Building	P	P	P	N	N	N	N	P	N	N	N	N
<b>D. Recreational Uses</b>												
D1 Recreational Facility	P	P	P	C	C	N	N	P	C	C	C	N
D2 Private Recreational Facility	N	P	P	C	C	N	N	C	C	C	C	N
D3 Private Club	C	C	C	N	N	N	C	C	P	P	P	N
D4 Community Center	N	N	N	N	N	C	N	P	N	N	N	N
<b>E. Office Uses</b>												
E1 Medical Office	N	N	N	N	N	N	C	N	P	P	P	N
E2 Veterinary Office	N	P	P	N	N	N	C	N	N	P	P	N
E3 Office	N	N	N	N	N	N	P	N	P	P	P	N
E4 Office Park	N	N	N	N	N	N	N	N	P	N	P	N
<b>F. Commercial &amp; Consumer Service Uses</b>												
F1 Commercial School	N	N	N	N	N	N	S	N	P	N	N	N

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F2 Day-Care Center	N	N	N	N	N	N	N	P	P	N	N	N
F3 Retail Store	N	N	N	N	N	N	N	N	P	N	N	N
F4 Adult Commercial	N	N	N	N	N	N	N	N	C	N	N	N
F5 Village Oriented Shop	N	N	N	N	N	N	P	N	N	N	N	N
F6 Service Business	N	N	N	N	N	N	P	N	P	N	N	N
F7 Financial Establishment	N	N	N	N	N	N	P	N	P	N	N	N
F8 Funeral Home or Mortuary	N	N	N	N	N	N	C	N	P	N	N	N
F9 Eating Place	N	N	N	N	N	N	S	N	P	N	N	N
F10 Drive-ins & Other Eating	N	N	N	N	N	N	N	N	P	N	N	N
F11 Tavern	N	N	N	N	N	N	S	N	S	N	N	N
F12 Repair Shop	N	N	N	N	N	N	N	N	P	P	P	N
F13 Indoor Entertainment	N	N	N	N	N	N	N	N	S	S	N	N
F14 Theater	N	N	N	N	N	N	N	N	C	N	N	N
F15 Indoor Athletic Club	N	N	N	N	N	N	N	N	P	P	P	N
F16 Amusement Halls and Arcade	N	N	N	N	N	N	N	N	C	N	N	N
F17 Outdoor Entertainment	N	N	N	N	N	N	N	N	C	P	P	N
F18 Outdoor Motion Picture	N	N	N	N	N	N	N	N	N	P	P	N
F19 Cottage Development or Private Camp	N	S	N	N	N	N	N	N	N	N	N	N
F20 Recreational Camping Park	N	S	N	N	N	N	N	N	N	N	N	N
F21 Golf Course	N	P	P	N	N	N	N	N	N	P	P	N
F22 Motel-Hotel	N	N	N	N	N	N	N	N	S	P	P	N
F23 Inn	N	N	N	N	N	N	S	N	S	P	P	N
F24 Guest House	C	C	C	N	N	N	N	N	N	N	N	N

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F25 Service Station or Car-Washing Facility	N	N	N	N	N	N	C	N	S	S	N	N
F26 Automobile Sales	N	N	N	N	N	N	N	N	P	P	P	N
F27 Automobile Repair	N	N	N	N	N	N	S	N	N	P	P	N
F28 Automotive Accessories	N	N	N	N	N	N	N	N	P	P	P	N
F29 Truck & Farm Equipment Sales	N	N	N	N	N	N	S	N	N	P	P	N
F30 Shopping Center	N	N	N	N	N	N	N	N	C	N	N	N
F31 Miniwarehouses	N	N	N	N	N	N	N	N	N	P	P	N
F32 Dwelling in Combination	N	N	N	N	N	N	P	P	P	N	N	N
F33 Nonresidential Conversion	N	N	N	N	N	N	P	N	P	P	P	N
<b>G. Utility, Service &amp; Transportation Uses</b>												
G1 Utilities	C	C	C	C	C	C	C	C	C	C	C	C
G2 Emergency Facilities	C	C	C	C	C	C	C	C	C	C	C	C
G3 Terminal	N	N	N	N	N	N	N	N	C	C	C	N
G4 Airport/Heliport	N	N	N	N	N	N	N	N	N	C	C	N
G5 Wireless Telecommunications Facility	Y/C	Y/C	Y/C	Y/C	Y/C	Y/C	Y/C	Y/C	Y/C	Y/C	Y/C	Y/C
<b>H. Industrial Uses</b>												
H1 Manufacturing	N	N	N	N	N	N	N	N	N	P	P	N
H2 Research	N	N	N	N	N	N	N	N	N	P	P	N
H3 Wholesale, Storage, Warehousing	N	N	N	N	N	N	N	N	N	P	P	N
H4 Printing	N	N	N	N	N	N	N	N	N	P	P	N
H5 Contracting	N	N	N	N	N	N	N	N	N	P	P	N
H6 Truck Terminal	N	N	N	N	N	N	N	N	N	P	P	N

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H7 Crafts	N	N	N	N	N	N	N	N	N	P	P	N
H8 Lumber Yard	N	N	N	N	N	N	N	N	N	P	P	N
H9 Mill	N	N	N	N	N	N	N	N	N	P	P	N
H10 Fuel Storage	N	N	N	N	N	N	N	N	N	S	S	N
H11 Junkyard	N	N	N	N	N	N	N	N	N	S	S	N
H12 Extractive Operation	N	N	N	N	N	N	N	N	N	N	N	S
H13 Industrial Park	N	N	N	N	N	N	N	N	N	N	P	N
H14 Resource Recovery Facility	N	N	N	N	N	N	N	N	N	S	S	N
H15 Solid Waste Landfill	N	N	N	N	N	N	N	N	N	S	S	N
<b>I. General Accessory Uses &amp; Structures</b>												
I1 Nonresidential Accessory Building	P	P	P	N	P	P	P	P	P	P	P	P
I2 Outside Storage or Display	C	N	N	N	N	N	N	N	C	P	P	P
I3 Temporary Structure	P	P	P	P	P	P	P	P	P	P	P	P
I4 Temporary Community Event	C	C	C	C	C	C	C	C	C	N	N	N
I5 Oil & Gas Drilling	S	S	S	N	N	N	N	N	N	S	S	S
I6 Air Landing Field	N	C	C	N	N	N	N	N	N	C	C	N
I7 Towers, Masts, etc.	C	C	C	C	C	C	C	C	C	P	N	P
I8 Off-Street Parking	P	P	P	P	P	P	P	P	P	P	P	P
I9 Signs	P	P	P	P	P	P	P	P	P	P	P	P

(Ord. 5/26/1987, §306; as amended by Ord. 148, 10/20/1992, Art. 1; by Ord. 161, 10/17/1995, Art. 4); by Ord. 168, 2/18/1997, Art. 8; by Ord. 178, 9/15/1998, Art. 2; and by Ord. 184, 4/20/1999, Art. 2; by Ord. 194, --/2000, Art. XI; by Ord. 195, 9/19/2000, Art. II; by Ord. 253, 4/20/2010; by Ord. 257, 9/21/2010; by Ord. 259, 1/18/2011; and by Ord. 274, 1/6/2014.)