

*Township of Plumstead, PA
Friday, February 20, 2026*

Chapter 27. Zoning

Part 14. C-2 COMMERCIAL DISTRICT

§ 27-1401. Purpose.

[Ord. 01-09-18-1, 9/18/2001, § 1400]

A building or structure may be erected or altered, to be used either in whole or in part, and a lot may be used or occupied for any of the following uses and no other, provided that such uses, buildings, or structures shall comply with such regulations as yards, lot sizes, lot width, building area, height, impervious surface, easements, bufferyards, off-street parking, and other requirements as specified by this Part.

§ 27-1402. Permitted Uses.

[Ord. 01-09-18-1, 9/18/2001, § 1401; Ord. No. 2017-05, 11/28/2017; Ord. No. 2018-06, 9/11/2018; Ord. No. 2019-02, 3/12/2019; Ord. No. 2023-02, 2/14/2023; A.O.; Ord. No. 2024-02, 10/9/2024; Ord. No. 2025-01, 1/8/2025]

1. Uses Permitted by Right.

- A1 General Farming
- A2 Agricultural Retail
- A4 Forestry or Timber Harvesting
- C4 Hospital
- C5 Nursing Home or Personal Care Facility
- C7 Municipal Use or Municipal Building
- D1 Public Recreational Facility
- D2 Commercial Recreational Facility
- D7 Commercial Swimming Pool
- D8 Temporary Community Event
- F1 Medical Office
- F2 Veterinary Office
- F3 Office
- G1 Commercial or Trade School
- G3 Retail Store
- G6 Service Business
- G7 Financial Establishment
- G8 Funeral Home or Mortuary
- G9 Eating Place

- G12 Repair Shop
- G13 Garden or Horticultural Center
- G15 Indoor Athletic Club
- G17 Convenience Store
- G20 Motor Vehicle Sales
- G22 Motor Vehicle Gasoline Station
- G23 Automobile Service Center and Repair Shop
- G24 Car Wash
- G28 Small Wireless Communications Facility, co-located
- G28 Small Wireless Communications Facility, requiring installation of new wireless support structure
- G29 Motor Vehicle Rental
- I1 Nonresidential Accessory Building
- I2 Outside Storage or Display
- I5 Vending Machines

2. Uses Permitted by Conditional Use.

- G3b Consumer Fireworks Sales
- G10 Eating Place with Drive-Through Service
- G21 Large Retail Store
- G16 Amusement Halls and Arcade
- G25 Shopping Center
- G28 Non-Tower-Based Wireless Communications Facility
- H5 Truck Terminal
- I4 Accessory Drive-Through Facility

3. Uses Permitted by Special Exception.

- E1 Utilities
- E2 Emergency Services
- G11 Tavern or Bar
- G14 Theater
- G18 Laundry
- G19 Hotel or Inn
- H3 Warehousing
- H4 Contracting

§ 27-1403. Area and Dimensional Requirements.

[Ord. 01-09-18-1, 9/18/2001, § 1402]

All uses shall comply with the area and dimensional requirements listed in this section, unless a greater area or dimensional requirement is stated in § 27-304, Use Regulations, for the specific use, in which case the requirements of § 27-304 shall apply.

Minimum lot area	60,000 square feet
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Minimum lot width	200 feet
Maximum building coverage	45%
Maximum Impervious Surface	65% of base site area
Minimum yards	
Front	50 feet
Side	50 feet*
Rear	50 feet*
*Side and rear yards shall be increased to 100 where the proposed use abuts a residential zoning district or a property in residential use.	