

# ZONING

## 550 Attachment 1

### Township of Upper Darby

**Table 3-1  
Table of Permitted Uses  
[Amended 12-1-2021 by Ord. No. 3106]**

**KEY:**

- P = Permitted use; a use that is permitted by right in the zoning district.
  - S = Special exception use; a use that is permitted only by approval by the Zoning Hearing Board.
  - A = Accessory use; a use that is permitted only as an accessory use to the principal use in the zoning district.
  - 1 = A use that is permitted only on the first floor of a multifamily apartment building.
- Where no classification of use is shown (a blank cell), that use is prohibited in the zoning district.

Use	R-C	RC-1	R-1	R-2	R-3	R-4	C-1	C-2	C-3	C-4	REC
<b>Residential Uses</b>											
Single-family detached dwelling	P	P	P	P	P	P					
Single-family semidetached dwelling					P	P					
Single-family attached dwelling					P	P					
Two-family detached dwelling					P	P					
Two-family semidetached dwelling					P	P					
Two-family attached dwelling					P	P					
Multifamily dwelling/apartments						P			P		
Mobile home park						S					
Senior independent living facility						P			P		
Assisted living facility						P			P		
Congregate care facility						P			P		
Dormitory						S			S		
Nursing/convalescent home						P					
Accessory dwelling	S	S	S	S	S	S					
Boarding residence						S					
Group living quarters	S	S	S	S	S	S					
Private garage or storage shed	A	A	A	A	A	A					
Private recreational facility, including outdoor swimming pools and tennis courts	A	A	A	A	A	A					
Private greenhouse	A	A	A	A	A	A					
Non-impact home occupation	P	P	P	P	P	P					
<b>Institutional Uses</b>											
Township facility	P	P	P	P	P	P	P	P	P	P	P
Public school, college or university	S	S	S	S	S	S			S		
Private school, college or university	S	S	S	S	S	S			S		
Athletic fields as accessory to a school college or university	S	S	S	S	S	S					
Religious assembly	S	S			S	S	S	S	S	S	

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Use	R-C	RC-1	R-1	R-2	R-3	R-4	C-1	C-2	C-3	C-4	REC
Auditoriums/assembly halls as accessory use to schools	S	S	S	S	S	S			S		
Convent/rectory	S	S			S	S					
Museum/cultural exhibit							P	P	P		
Library - nonmunicipal							P	P	P		
Post office						1	P	P	P	P	
Postal distribution center								P		P	
Hospital	S	S	S	S	S	S		P	P	P	
Outpatient clinic								P	S	P	
Rehabilitation/physical therapy services (not including rehabilitation for substance abuse)							P	P	P	P	
Rehabilitation services for substance abuse										P	
Cemetery	S	S	S	S	S	S					
<b>Recreational Uses</b>											
Parks											P
Athletic/play fields											P
Private recreation clubs	S	S	S	S	S	S					P
Public or private golf courses											P
Community recreation centers						S	P	P			S
<b>Utility Uses</b>											
Cable/radio/TV studio								P	P	P	
Communications services/broadcasting offices							P	P	P	P	
Public utilities not otherwise listed										P	
Public utility building/accessory structure										P	
Public utility distribution center										P	
Wireless telecommunications towers										P	
Wireless telecommunications facility – co-location on an existing support structure (other than a tower)						S			S		
Wireless telecommunications facility – co-location on an existing tower	P	P	P	P	P	P	P	P	P	P	P
<b>Transportation Uses</b>											
Airport										S	
Heliport										S	
Rail freight terminal										S	
Bus shelter	P	P	P	P	P	P	P	P	P	P	
Rail/bus passenger station	S	S	S	S	S	S	S	S	S	S	
<b>Commercial Uses</b>											
Adult entertainment business										S	
Animal grooming							P	P	P	P	

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Use	R-C	RC-1	R-1	R-2	R-3	R-4	C-1	C-2	C-3	C-4	REC
Animal kennel or animal shelter								S	S	P	
Artist studio/gallery						1	P	P	P	P	
Astrology parlor										P	
Auditoriums, stadiums, assembly halls								P	S	P	
Automobile body work and painting										P	
Automobile car wash								P		P	
Automobile - service and repair								P		P	
Automobile rental agency								P	P	P	
Automobile sales - new vehicles								P		P	
Automobile sales - previously owned								S		S	
Bakery - goods baked on premises						1	P	P	P	P	
Banks and financial institutions drive-through							S	P		P	
Banks and financial institutions – non-drive-through						1	P	P	P	P	
Bar or tavern - limited food service								P	P	P	
Barber shops and beauty salons						1	P	P	P	P	
Bed-and-breakfast inn								P	P	P	
Bicycle sales and service						1	P	P	P	P	
Billboards								P		P	
Billiard parlor								P	S	P	
Bowling alley								P	P	P	
Business or trade school						1	P	P	P	P	
Catering establishments							P	P	P	P	
Child-care facility - in-home	P	P			P						
Conference center/banquet facility								P	S	P	
Day-care center - adult						1	P	P	P		
Day-care center - child						1	P	P	P		
Drug stores and pharmacies - drive-through							S	P		P	
Drug stores and pharmacies – non-drive-through						1	P	P	P	P	
Dry cleaning facility						1	P	P	P	P	
Fitness center or weight control salon						1	P	P	P	P	
Funeral home							P	P	P	P	
Gasoline filling station								P		P	
Greenhouse, nursery, wholesale florist - commercial								P		P	
Hookah bar									S	S	
Hotel and motel								P	P	P	

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Use	R-C	RC-1	R-1	R-2	R-3	R-4	C-1	C-2	C-3	C-4	REC
Instructional schools (martial arts, dance, etc.)						1	P	P	P	P	
Laundry - noncommercial						1	P	P	P	P	
Lodge halls and club houses							S	S	S	P	
Mailing and distribution center commercial								P		P	
Massage parlor										S	
Nail salons <sup>2</sup>						1	P	P	P	P	
Office - medical						1	P	P	P	P	
Office - professional (lawyers, architects, engineers, etc.)						1	P	P	P	P	
Office - real estate, insurance, travel						1	P	P	P	P	
Parking - commercial							S	P	P	P	
Photocopying services						1	P	P	P	P	
Print shops (includes photo printing, screenprinting, etc.)							P	P	P	P	
Repair shop - medium goods (bicycles, home appliances, computers, etc.)							P	P	P	P	
Repair shop - small goods (jewelry, clock, shoe, etc.)						1	P	P	P	P	
Restaurants - drive-through							S	P	S	P	
Restaurants – full-service sitdown						1	P	P	P	P	
Restaurants - outdoor dining as accessory to a full-service sitdown restaurant							S	P	P		
Restaurants - take-out only						1	P	P	P	P	
Retail sales - temporary off-site							P	P	P		
Retail store - clothing, footwear and apparel						1	P	P	P	P	
Retail store - convenience						1	P	P	P	P	
Retail store - grocery, produce and similar food stores						1	P	P	P	P	
Retail store - variety, hobby, gift, book, card and art supplies						1	P	P	P	P	
Smoke shop/smoking parlor							S	S	S	S	
Wholesale store								P		P	
Tailor and dressmaking shops						1	P	P	P	P	
Tattoo parlor										S	
Theater indoor							S	P	P	P	
Veterinary hospital								S		P	
Video arcade and game room							A	P	A	P	
<b>Industrial Uses</b>											
Assembly and repair facility										P	
Contractor's shop mill										P	
Crematorium										P	

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Laundry - commercial cleaning, dyeing										P	
Mail-order merchandise business										P	
Manufacturing - compounding of previously prepared materials										P	
Manufacturing - electronics										P	
Manufacturing - food, cosmetics pharmaceuticals textiles										P	
Manufacturing - products not otherwise listed										P	
Manufacturing - vehicles										P	
Monument establishment										P	
Packing plants										P	
Printing, publishing, binding facility										P	
Research and development - scientific or industrial research testing product development										P	
Semiconductor/solid state facility										P	
Solid waste management facility										S	
Storage - cold storage plants										P	
Storage - indoor										P	
Storage - outdoor								A		S	
Storage - wholesale and warehousing								A		P	
Warehousing and distribution facility										P	
Any of the above industrial uses that include any outdoor activity or operations										S	
All other uses not listed										S	

**NOTES:**

- <sup>1</sup> Temporary off-site retail sales shall be permitted on all properties, regardless of zoning district, that are owned by Upper Darby Township, Upper Darby School District, or the County of Delaware, plus all institutional properties covered under the Religious Land Use and Institutionalized Persons Act of 2000 (RLUIPA), in accordance with § 550-47 of this chapter.
- <sup>2</sup> This use is only permitted if no barber shop, beauty salon, or nail salon is located within a 300-foot distance from such use.