

Key: P - Permitted Use
SE – Special Exception Use
CU - Conditional Use

4.5 Delaware Township Schedule of Uses

Uses	Zoning Districts						
	C	A	SR	VC	HC	I	
Accessory Uses/Structures	<u>subject to criteria found in §5.2</u>						
Animal Kennels (see §6.5)	P	P					
Buildings Accessory to Existing Principal Structure	P	P	P	P	P	P	
Buildings Accessory to Future Principal Structure	P	P			P	P	
Drive-in Stand	P	P	P	P	P	P	
Greenhouses (size limits in SR & VC Districts)	P	P	P	P	P		
Home Animal Agriculture	P	P					
Outdoor Furnaces	P	P	SE		P	P	
Small Wind Energy System	P	P	P		P	P	
Solar Panels (ground mounted not permitted in a front yard, must be screened in SR & VC)	P	P	P	P	P	P	
Temporary Structures or Uses	P	P	P	P	P	P	
Public Parking Area	P	P	P	P	P	P	
Outdoor Storage or Display					P	P	
Adult Entertainment Uses (see §6.2)						C	
Agricultural Business	<u>subject to criteria found in §6.1</u>						
Agri-tainment Uses	SE	SE					
Butcher Shops (excluding live animal slaughter)	P	P		P	P		
Custom Butchering	P	P					
Dairy Stores	SE	SE					
Farm-Related Businesses	P	P					
Feed, Seed & Grain Dealers	P	P					
Farm Market	SE	SE					
Retail Sales of Products Raised on the Property	P	P					
Riding Stable or Academy	P	P					
On Farm Repair Shops	SE	SE					
Agricultural Operation (see §6.3)	P	P			SE		
Airports or Heliports		SE			P	P	
Animal Hospital or Veterinary Clinic (see §6.5)	P	P			P	P	
Automobile, Truck & Equipment Related Uses	<u>subject to criteria found in §6.6</u>						
Automobile, Recreational Vehicle, Trailer & Mobilehome Sales & Repair					P	P	
Automobile Car Wash				P	P		
Convenience Market				P	P		
Farm Machinery & Equipment Sales & Repair					P	P	
Truck, Truck Tractor and Truck Trailer Sales & Repair						SE	
Bed & Breakfast (see §6.7)	P	P	P	P	P	P	
Clubs & Lodges	P	P	SE	P	P		
Cluster Development (see §6.9)			P	P			
Communication Facilities	<u>subject to criteria found in §6.10</u>						
Communications Tower	C	C			C	P	
Existing Structure Mounted Communications Antenna, Equipment Building	P	P			P	P	
Contractor Yard (see §6.11)					SE	P	
Corrective or Penal Facility (see §6.12)						SE	
Crop Farming, Home Gardening (no zoning permit req'd.)	P	P	P	P	P	P	
Day Care	<u>subject to criteria found in §6.8</u>						
Child Care and Adult Day Care Center	SE	SE	SE	SE	SE	SE	
Family Child Care Home	P	P	P	P			
Group Child Care Home	P	P	P	P			
Essential Services (no zoning permit req'd)	P	P	P	P	P	P	
Forestry Activities (no zoning permit req'd)	P	P	P	P	P	P	
Funeral Home or Mortuaries (see §6.13)			SE	P	P		
Group Living Quarters	<u>subject to criteria found in §6.14</u>						
Boarding or Rooming House		C	C	C			
Group Home	P	P	P	P			
Nursing Homes, Personal Care Facility, Assisted Living		C	C	P			

Zoning Districts: C – Conservation A – Agriculture SR – Suburban Residential
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Home Business Uses		<u>subject to criteria found in §6.15</u>					
Home Based Business	P	P	P	P	P	P	
Home Occupation	P	P	P	P	P		
No Impact Home Based Business	P	P	P	P	P	P	
Junkyard (see §6.17)						SE	
Landscaping or Lawn Business	P	P					
Manufacturing, Research and Testing Laboratories, Transportation & Freight		<u>subject to criteria found in §6.18</u>					
Feed & Grain Mills	P	P				P	
Industrial Park						SE	
Light Manufacturing					P	P	
Research, Testing or Experimental Labs						P	
Sawmills	SE	SE				P	
Slaughter House, Abattoir						SE	
Truck Plaza or Travel Plaza, Truck Terminal						SE	
Trucking or Rail Terminal/Intermodal Freight Facility/ Warehousing, Distribution Center						SE	
Bus, Taxi & Passenger Terminal				P	P		
Mobile Home Park (see §6.19)				SE			
Office & Medical Uses		<u>subject to criteria found in §6.1 & 6.16</u>					
General Service Offices				P	P		
Hospital/Drug and Alcohol Treatment Facility/Rehabilitation Center					C		
Professional or Medical Office Group, Clinic or Surgery Center				P	P		
Professional Offices		P	P	P			
Oil & Gas Related Uses		<u>subject to criteria found in §6.20</u>					
Metering Station	SE						
Natural Gas Compressor Station or Processing Plant	SE						
Oil & Gas Development	SE					SE	
Oil & Gas Staging Facility	SE						
Water Reuse Storage Facility	SE						
Water Withdrawal Facility	SE						
Public and Quasi –Public Uses	SE	SE	SE	SE			
Public Service Facility	SE	SE	SE	SE	SE	SE	
Recreation, Indoor (see definition)					SE		
Recreation, Outdoor (see definition)		<u>subject to criteria found in §6.21</u>					
Campgrounds	P				P		
Conservation Areas	P	P					
Golf Courses	P	P					
Outdoor Recreation Facilities, Resorts	P	P	P				
Recycling		<u>subject to criteria found in §6.1</u>					
Materials Recycling Facility (MRF)						SE	
Recycling Drop-off Site				SE			
Source Separated Recycling Materials Processing	SE	SE				P	
Residential Uses		<u>subject to criteria found in §6.22</u>					
Conversion	P	P	P	P	P	P	
Dwelling – Single-Family Detached/Seasonal Dwelling	P	P	P	P			
Dwelling – Detached for Farm Employees/Extended Family	P	P					
Multiple Family Dwelling			SE	SE			
Multi-Family Dwelling Development			SE	SE			
Two-Family Dwelling		P	P	P			
Townhouses			SE	SE			
Restaurant, Hotel or Motel		<u>subject to criteria found in §6.1</u>					
Motels/Hotels					P		
Restaurants				P	P		

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Retail, Banks, Wholesale, Printing or Non-Automotive Service or Repair Business	<u>subject to criteria found in §6.1</u>						
Banks			P	P	P		P
Drive-In Service Places		C		C	P		
Flea Market					P		
Lumber Yards					P		P
Nursery, Garden Center	P	P			P		
Personal Services				P	P		
Repair Services		SE		P	P		
Printing, Publishing & Binding					P		P
Upholsterers or Cabinetmakers		SE		SE	SE		P
Shops and Stores				P	P		
Taxidermy	P	P					
Self Storage Facility (see §6.23)					P		
Shopping Center (see §6.24)					SE		
Solar Farm (see §6.25)	C	C					
Surface Mining (see §6.26)	SE	SE					
Waste Facilities	<u>subject to criteria found in §6.28</u>						
Hazardous Waste Facilities							SE
Municipal Waste Landfill, Resource Recovery Facility							SE
Waste Processing Facility	SE	SE					SE
Waste Transfer Station	SE	SE					SE
Wind Energy Facility (see §6.29)	C						

Zoning Districts:

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Schedule of Uses

Conservation District - C		Agricultural District - A		Suburban District - SR	
Minimum Lot Requirements	Minimum Yard Requirements	Minimum Lot Requirements	Minimum Yard Requirements	Minimum Lot Requirements	Minimum Yard Requirements
Minimum lot area: Agricultural Operation & Outdoor Recreation: 10 acres Dwellings: 2 acres All other uses: 2 acres	Agriculture Operation: Front: 50 feet Side: 50 feet Rear: 50 feet Dwelling or Seasonal Residence: Front: 35 feet Side: 20 feet Rear: 15 feet All Other Uses: Front: 35 ft Side: 35 ft. Rear: 35 ft.	Minimum lot area: Agricultural Operation & Outdoor Recreation: 10 acres Dwellings: 1.5 acres All other uses: 2 acres Maximum lot area: dwellings: 3 acres Minimum lot width: 200 ft. A larger minimum lot may be required based on DEP requirements for on-lot systems	Agriculture Operation: Front: 50 feet Side: 50 feet Rear: 50 feet Dwelling or Seasonal Residence: Front: 35 feet Side: 20 feet Rear: 15 feet All Other Uses: Front: 35 ft Side: 35 ft. Rear: 35 ft.	Minimum lot areas 1 acre (on-lot sewer/water) 20,000 ft ² (sewer or water)* 10,000 ft ² (sewer & water)* Minimum lot width 150 feet (on-lot sewer/water) 100 feet (sewer or water)* 75 feet (sewer & water)* A larger minimum lot may be required based on DEP requirements for on-lot systems	Principal Structure Front: 35 feet Side: 10 feet Rear: 10 feet Accessory Structure Front: not authorized in front yard of the principal structure Side: 8 feet Rear: 10 feet - may be reduced to 5 feet when abutting another rear yard (see §5.2.6)
A larger minimum lot may be required based on DEP requirements for on-lot systems See §4.7 for Sliding Scale density limitations on the number of new dwelling units authorized in the Conservation District	See §4.7 for Sliding Scale density limitations on the number of new dwelling units authorized in the Agriculture District	See §4.7 for Sliding Scale density limitations on the number of new dwelling units authorized in the Agriculture District	See §4.7 for Sliding Scale density limitations on the number of new dwelling units authorized in the Agriculture District	Agricultural Operation: 10 acres	Principal Structures: Maximum Height: 35 ft (see §5.5 for exceptions) Accessory Structures Maximum Height: 20 ft, not to exceed 1.5 story
Cumulative Maximum Building Coverage	Cumulative Maximum Building Coverage	Cumulative Maximum Building Coverage	Cumulative Maximum Building Coverage		Cumulative Maximum Building Coverage
Dwelling & Seasonal Residence: 10% Agr. Operation: 10% All Other Uses: 20%	Maximum Height: 35 ft (see §5.5 for height) exceptions)	Agr. Operation: 10% Dwelling & Seasonal Residence: 10% All Other Uses: 20%	Maximum Height: 35 ft (see §5.5 for height) exceptions)	*public/community system	on-lot sewer/water: 15% sewer or water: 15% sewer & water: 25%

Village Center District - VC		Highway Commercial District - HC		Industrial District - I	
Minimum Lot Requirements	Minimum Yard Requirements	Minimum Lot Requirements	Minimum Yard Requirements	Minimum Lot Requirements	Minimum Yard Requirements
Minimum lot areas 1 acre (on-lot sewer/water) 20,000 ft ² (sewer or water)* 6,000 ft ² (sewer & water)*	Principal Structure Front: 15 feet Side: 8 feet Rear: 10 feet	Minimum lot area: 1 acre Minimum lot width: 150 feet	All Buildings Front: 35 feet Side: 10 feet Rear: 10 feet	Minimum lot area: 1 acre Minimum lot width: 150 feet	All Buildings Front: 35 feet Side: 35 feet Rear: 35 feet
Minimum lot width 150 feet (on-lot sewer/water) 100 feet (sewer or water)* 60 feet (sewer & water)*	Accessory Structure Front: not authorized in front yard of the principal structure Side: 8 feet Rear: 10 feet - may be reduced to 5 feet when abutting another rear yard (see §5.2.6)	A larger minimum lot may be required based on DEP requirements for on-lot systems	Maximum Building Height Maximum Building Height: 35 ft (see §5.5 for exceptions)	A larger minimum lot may be required based on DEP requirements for on-lot systems	Maximum Building Height Maximum Building Height: 35 ft (see §5.5 for exceptions)
A larger minimum lot may be required based on DEP requirements for on-lot systems	Maximum Building Height Principal Structures: Maximum Height: 35 ft (see §5.5 for exceptions) Accessory Structures Maximum Height: 20 ft, not to exceed 1.5 story	Cumulative Maximum Lot Coverages: Maximum building coverage: 40% Maximum impervious coverage: 60%	Cumulative Maximum Lot Coverages: Maximum building coverage: 40% Maximum impervious coverage: 60%	Cumulative Maximum Lot Coverages: Maximum building coverage: 40% Maximum impervious coverage: 60%	Cumulative Maximum Lot Coverages: Maximum building coverage: 40% Maximum impervious coverage: 60%
*public or community system	on-lot sewer/water: 25% sewer or water: 25% sewer & water: 50%				