

## ZONING

### 119 Attachment 2

#### **Township of Chestnuthill**

##### **Table of Permitted Uses**

**[Amended 4-17-2007 by Ord. No. 2007-01; 5-1-2014 by Ord. No. 2014-01; 4-23-2015 by Ord. No. 2015-04; 7-16-2019 by Ord. No. 2019-01; 3-16-2021 by Ord. No. 2021-02; 10-17-2023 by Ord. No. 2023-01; 8-5-2025 by Ord. No. 2025-03]**

Uses listed separately shall only be permitted in the noted districts and shall not be included in a more-general use classification.

P - Permitted by right (zoning decision by Zoning Officer).	n/a - Not applicable.
SE - Special exception use (zoning decision by Zoning Hearing Board).	(§ 119-40) - See additional requirements in § 119-40.
C - Conditional use (zoning decision by Board of Supervisors).	(§ 119-41) - See additional requirements in § 119-41.
N - Not permitted.	

The BP District is an optional "overlay" district, which first requires conditional use approval of the overall development. Residential uses may be allowed under the provisions of the underlying district. See additional provisions in § 119-37.

<b>Types of Uses</b> (See definitions in Article II)	<b>Zoning Districts</b>											
	CR	RR	R-1	R-S	R-2	R-3	VC	GC	LIC	GI	BP	I
Residential Uses												
Apartment building/garden apartment building (§ 119-40)	N	N	N	N	N	P	P	N	N	N	N	N
Boardinghouse (includes rooming house) (§ 119-40)	N	N	N	N	N	P	SE	N	N	N	2	N
Conservation subdivision (§ 119-38)	P	P	P	N	P	P	N	N	N	N	N	N
Conversion of an existing building to result in an increased number of dwelling units in compliance with district standards (see also "unit for care of relative" under accessory uses) (§ 119-40)	P	P	P	P	P	P	SE	SE	SE	SE	2	N
Group home in a lawful existing dwelling unit (§ 119-40)	P	P	P	P	P	P	P	P	P	P	2	N
Mobile home park (§ 119-40)	N	N	N	N	N	SE	N	N	N	N	N	N
Model home in any new residential subdivision	P	P	P	P	P	P	N	N	N	N	N	N
Retirement community	P	P	P	P	P	P	P <sup>1</sup>	N	N	N	2	N
Senior active-adult residential development - minimum 50% commercial area	P	P	P	P	P	P	P <sup>1</sup>	C	N	N	2	N

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<b>Types of Uses</b> (See definitions in Article II)	<b>Zoning Districts</b>											
	N	N	N	N	P	P	P <sup>1</sup>	N	N	N	2	N
Single-family attached dwelling/townhouse (§ 119-40), with each new dwelling on its own fee-simple or condominium lot	N	N	N	N	P	P	P <sup>1</sup>	N	N	N	2	N
Single-family detached dwelling (mobile/manufactured homes shall meet the additional requirements of § 119-40)	P	P	P	P	P	P	P <sup>1</sup>	N <sup>3</sup>	N	N	2	N
Two-family dwelling, side-by-side with each new dwelling unit on its own fee-simple or condominium lot or an upstairs/downstairs unit	N	N	N	N	P	P	P <sup>1</sup>	N	N	N	2	N

**NOTES:**

- 1 Within the VC District, dwellings may be developed under the regulations of the R2 District, instead of the regulations of the VC District. The housing types allowed in the R2 District shall be allowed in the same manner in the VC District.
- 2 See additional provisions in § 119-37. The BP District is an optional "overlay" district, which first requires conditional use approval of the overall development. Residential uses may be allowed under the provisions of the underlying district.
- 3 Single-family detached dwellings shall be allowed in the GC District if:
  - (a) An existing lot was originally approved for residential purposes, in which case the dwelling shall be a permitted by right use; or
  - (b) The applicant proves to the Zoning Hearing Board as a special exception that the land area would be more suitable for residential than commercial purposes.

<b>Commercial Uses</b>	<b>CR</b>	<b>RR</b>	<b>R-1</b>	<b>R-S</b>	<b>R-2</b>	<b>R-3</b>	<b>VC</b>	<b>GC</b>	<b>LIC</b>	<b>GI</b>	<b>BP</b>	<b>I</b>
Adult business	regional use - see § 119-27E											
After-hours club (this use is effectively prohibited by State Act 219 of 1990)	N	N	N	N	N	N	N	N	N	N	N	N
Agritourism	P	P	P	P	P	P	P	P	P	P	P	N
Airport or heliport	N	N	N	N	N	N	N	N	SE	N	N	N
Amusement arcade	N	N	N	N	N	N	N	P	N	N	N	N
Amusement park	N	N	N	N	N	N	N	C	N	N	N	N
Archery range, outdoor, commercial	N	N	N	N	N	N	N	C	C	C	N	N
Art or craft studio (see also as home occupation)	N	N	N	N	N	N	P	P	P	P	P	N
Auction house	N	N	N	N	N	N	P	P	P	N	P	N
Bank	N	N	N	N	N	N	P	P	P	P	P	N
Bakery, retail	N	N	N	N	N	N	P	P	P	N	N	N
Bed and breakfast inn (§ 119-40)	N	SE	SE	SE	N	N	P	P	P	N	P	N

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Commercial Uses	CR	RR	R-1	R-S	R-2	R-3	VC	GC	LIC	GI	BP	I
Bus, limousine or taxi terminal	N	N	N	N	N	N	N	P	P	P	N	N
Bus shelter - minimum front setback of 15 feet; side and rear setbacks same as principal structure	P	P	P	P	P	P	P	P	P	P	P	N
Bus station	N	N	N	N	N	N	N	P	P	P	N	N
Business office	N	N	N	N	N	N	P	P	P	N	P	N
Business services	N	N	N	N	N	N	P	P	P	N	P	N
Camp/retreat (§ 119-40), other than campground or recreational vehicle park	SE	N	N	N	N	N	P	P	P	P	N	N
Campground or recreational vehicle (§ 119-40)	N	N	N	N	N	N	N	P	P	P	N	N
Car wash (§ 119-40)	N	N	N	N	N	N	N	P	P	N	N	N
Catering, custom, for off-site consumption	N	N	N	N	N	N	P	P	P	P	P	N
Charing station	N	N	N	N	N	N	P	P	P	P	P	N
Clinic	N	N	N	N	N	N	P	P	N	N	N	N
Conference center	N	N	N	N	N	N	P	P	P	N	P	N
Contractor's yard - accessory outdoor storage shall be permitted provided it meets the plant screening requirements of § 119-71 and § 119-72.	N	N	N	N	N	N	N	N	C	N	N	P
Convenience store	N	N	N	N	N	N	P	P	P	N	N	N
Country club												
With a lot area of less than 20 acres	N	N	N	N	N	N	P	P	N	N	N	N
With a lot area of 20 acres or more	P	P	P	P	P	P	P	P	N	N	N	N
Crematoriums	N	N	N	N	N	N	P	P	P	N	P	N
Custom printing, photocopying, faxing, mailing or courier service	N	N	N	N	N	N	P	P	P	P	P	N
Data storage centers [§ 119-40A(51)]	N	N	N	N	N	N	N	N	C	N	N	N
Development sales office	P	P	P	P	P	P	P	N	N	N	N	N
Drive-in stand/use	N	N	N	N	N	N	SE	SE	SE	SE	SE	N
Exercise club	N	N	N	N	N	N	P	P	P	P	P	N
Farm-related business (§ 119-41)	P	P	P	P	P	P	P	P	P	P	P	N
Flea market, outdoor	N	N	N	N	N	N	C	C	N	N	N	N
Funeral home	N	N	N	N	N	N	P	P	P	N	P	N
Gaming establishment	N	N	N	N	N	N	N	N	SE	N	N	N
Golf course												
With a lot area of less than 50 acres	N	N	N	N	N	N	P	P	P	P	N	N

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Commercial Uses	CR	RR	R-1	R-S	R-2	R-3	VC	GC	LIC	GI	BP	I
With a lot area of 50 acres or more	P	P	P	P	P	P	P	P	P	P	N	N
Greenhouse or garden center	N	N	N	N	N	N	P	P	P	N	N	N
Hotel or motel (§ 119-40)	N	N	N	N	N	N	SE	P	P	N	P	N
Kennel												
Laundromat	N	N	N	N	N	N	P	P	P	N	P	N
Laundry, commercial or dry cleaning plant	N	N	N	N	N	N	N	P	P	N	P	N
Lumberyard	N	N	N	N	N	N	P	P	P	N	N	N
Manufactured home sales (§ 119-40)	N	N	N	N	N	N	N	P	P	N	N	N
Massage therapy, certified - see "service establishment"	n/a											
Meeting, assembly or banquet hall	N	N	N	N	N	N	P	P	N	N	N	N
Microbrewery	N	N	N	N	N	N	P	P	N	N	N	N
Nightclub	N	N	N	N	N	N	P	P	N	N	N	N
Offices and office buildings	N	N	N	N	N	N	P	P	P	P	P	N
Outdoor entertainment	N	N	N	N	N	N	SE	SE	N	N	N	N
Park and ride facilities	N	N	N	N	N	N	C	C	N	N	N	N
Picnic grove, private (§ 119-40)	SE	N	N	N	N	N	P	P	P	P	P	N
Professional offices	N	N	N	N	N	N	P	P	P	N	P	N
Racetrack												
Recreation facility, indoor commercial (includes bowling alley, roller or ice skating, batting practice and closely similar uses; but not including uses listed separately in this table) (§ 119-40)	N	N	N	N	N	N	P	P	N	N	N	N
Recreation facility, outdoor commercial, or as part of a membership club (including miniature golf course, golf driving range, boating, fishing, and closely similar uses); but not including uses listed separately in this table	N	N	N	N	N	N	P	P	N	N	N	N
Recreation facility, outdoor commercial, or as part of a membership club, limited to boating, fishing, hunting and closely similar uses, but not including vehicle racing, campground or recreational vehicle park or any use listed separately in this table (§ 119-40)	SE	SE	SE	SE	SE	SE	P	P	N	N	N	N
Repair service, household appliance	N	N	N	N	N	N	P	P	N	N	N	N
Resort												
With a lot area of less than 50 acres	N	N	N	N	N	N	N	P	N	N	N	N

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<b>Commercial Uses</b>	<b>CR</b>	<b>RR</b>	<b>R-1</b>	<b>R-S</b>	<b>R-2</b>	<b>R-3</b>	<b>VC</b>	<b>GC</b>	<b>LIC</b>	<b>GI</b>	<b>BP</b>	<b>I</b>
With a lot area of 50 acres or more	P	P	N	N	N	N	N	P	N	N	N	N
Restaurant (§ 119-40) (see also drive-in stand/use)												
Outdoor	N	N	N	N	N	N	P	P	P	N	N	N
Take-out	N	N	N	N	N	N	P	P	P	N	N	N
Without drive-through service	N	N	N	N	N	N	P	P	P	N	N	N
Retail business (not including uses listed individually in this table)	N	N	N	N	N	N	P	P	P	N	N	N
Retail/commercial development, large-scale, not including uses listed individually in this table [VC: § 119-40A(47); GC and LIC: § 119-40A(48)]	N	N	N	N	N	N	C	C	C	N	N	N
Retail home heating fuel distributor	N	N	N	N	N	N	N	P	P	N	N	N
Self-storage development - see under "industrial uses"	N	N	N	N	N	N	n/a	n/a	n/a	n/a	n/a	n/a
Service establishment	N	N	N	N	N	N	P	P	P	N	N	N
Shooting preserve	P	P	N	N	N	N	N	N	N	N	N	N
Shooting range, commercial												
Completely indoor and enclosed	N	N	N	N	N	N	P	P	P	N	N	N
Outdoor (§ 119-40)	N	C	N	N	N	N	N	N	N	N	N	N
Short-term rentals	N	N	N	N	N	N	C	N	N	N	N	N
Solar commercial facility [§ 119-40A(49)]	N	N	N	N	N	N	N	C	N	N	N	N
Stable, commercial (§ 119-40)	P	P	N	N	N	N	N	N	N	N	N	N
Storage yard for forest products and minerals	N	N	N	N	N	N	N	N	P	N	N	N
Theater												
Drive-in	N	N	N	N	N	N	SE	N	N	N	N	N
Indoor, other than an adult business	N	N	N	N	N	N	P	P	P	N	N	N
Trade school	N	N	N	N	N	N	P	P	P	P	P	N
Travel plaza							regional use - see § 119-27E					
Truck wash	N	N	N	N	N	N	P	P	N	N	N	N
Vehicle and equipment rental (§ 119-40)	N	N	N	N	N	N	P	P	N	N	N	N
Vehicle and equipment repair [§ 119-40A(7)]	N	N	N	N	N	N	C	C	N	N	N	N
Vehicle and equipment sales [§ 119-40(6)]	N	N	N	N	N	N	C	C	N	N	N	N
Veterinary clinic (§ 119-40)	N	N	N	N	N	N	P	P	P	P	P	N
Veterinary clinic, outdoor facilities (§ 119-40)	N	N	N	N	N	N	SE	N	N	N	N	N
Wholesale business (other than motor vehicles)	N	N	N	N	N	N	P	P	P	P	P	N
Wireless communications facilities (§ 119-40)												

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<b>Commercial Uses</b>	<b>CR</b>	<b>RR</b>	<b>R-1</b>	<b>R-S</b>	<b>R-2</b>	<b>R-3</b>	<b>VC</b>	<b>GC</b>	<b>LIC</b>	<b>GI</b>	<b>BP</b>	<b>I</b>
Tower-based WCF (§ 119-40)	N	N	N	N	N	N	SE	SE	SE	SE	SE	N
Non-tower-based WCF (§ 119-40)	P	P	P	P	P	P	P	P	P	P	P	P
Small WCF (§ 119-40)	P	P	P	P	P	P	P	P	P	P	P	P
Zoo or menagerie	regional use - see § 119-27E											
<b>Manufacturing, Industrial and Similar Uses</b>	<b>CR</b>	<b>RR</b>	<b>R-1</b>	<b>R-S</b>	<b>R-2</b>	<b>R-3</b>	<b>VC</b>	<b>GC</b>	<b>LIC</b>	<b>GI</b>	<b>BP</b>	<b>I</b>
Agricultural products processing	regional use - see § 119-27E											
Bulk fuel storage facility	regional use - see § 119-27E											
Composting facility	N	N	N	N	N	N	N	N	N	P	N	N
Distribution center/truck terminal	regional use - see § 119-27E											
Explosives, fireworks or ammunition production	N	N	N	N	N	N	N	N	N	C	N	N
Industrial wastewater treatment facility	regional use - see § 119-27E											
Industry	regional use - see § 119-27E											
Junkyard (§ 119-40)	regional use - see § 119-27E											
Manufacturing, light	N	N	N	N	N	N	C	C	P	P	N	N
Mineral extraction (§ 119-40)	N	N	N	N	N	N	N	C	C	C	N	N
Mineral processing	regional use - see § 119-27E											
Pipeline compressor stations, metering stations or operation/maintenance facilities	N	N	N	N	N	N	N	N	C	C	N	N
Power plant	regional use - see § 119-27E											
Recycling facility (§ 119-40) provided all operations of an industrial scale occur within an enclosed building (other than Township-owned use)	N	N	N	N	N	N	N	N	N	P	N	N
Research and development, engineering or testing facility or laboratory	N	N	N	N	N	N	N	N	P	P	P	N
Resource recovery facility	regional use - see § 119-27E											
Sawmill/planning mill	N	N	N	N	N	N	N	N	P	P	N	N
Self-storage facility (§ 119-40)	N	N	N	N	N	N	N	P	P	P	N	N
Solid waste facility	regional use - see § 119-27E											
Solid waste landfill	regional use - see § 119-27E											
Warehouse as a principal use	N	N	N	N	N	N	N	N	P	P	N	N
Warehouse as an accessory use	N	N	N	N	N	N	P	P	P	P	P	N
Wind energy facilities	regional use - see § 119-27E											

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<b>Institutional Uses</b>	<b>CR</b>	<b>RR</b>	<b>R-1</b>	<b>R-S</b>	<b>R-2</b>	<b>R-3</b>	<b>VC</b>	<b>GC</b>	<b>LIC</b>	<b>GI</b>	<b>BP</b>	<b>I</b>
Animal shelter												
Cemetery, not including a crematorium	P	P	P	P	P	P	P	P	P	P	N	N
Club/lodge, private	N	N	N	N	N	SE	P	P	P	N	N	N
College	N	N	N	N	N	NP	P	P	P	P	P	
Correctional facility												
Cultural center	N	N	N	N	N	SE	P	P	P	N	P	P
Day-care center (§ 119-40) (see also as an accessory use)	N	N	N	N	N	SE	SE	P	P	N	P	P
Domestic violence shelter	C	C	C	C	C	C	C	N	N	N	N	N
Dormitory as accessory to a college, university or primary or secondary school	N	N	N	N	N	N	P	P	P	P	P	P
Fraternity or sorority house	N	N	N	N	N	C	N	N	N	N	N	N
Group home, institutional	N	N	N	N	C	C	C	N	N	N	N	P
Health facility (§ 119-40)	N	N	N	N	N	N	P	P	P	N	P	P
Homeless shelter	N	N	N	N	N	C	N	N	N	N	N	N
Personal care home or assisted living facility (§ 119-40)	N	N	N	N	SE	SE	SE	P	P	N	N	P
Place of worship (§ 119-40; see abutting street requirements)	N	SE	SE	SE	SE	SE	P	N	N	N	N	P
Religious quarters	N	SE	SE	SE	SE	SE	P	N	N	N	N	P
School, public or private, primary or secondary (§ 119-40)	N	N	N	N	P	P	C	N	N	N	N	P

<b>Public/Semipublic Uses</b>	<b>CR</b>	<b>RR</b>	<b>R-1</b>	<b>R-S</b>	<b>R-2</b>	<b>R-3</b>	<b>VC</b>	<b>GC</b>	<b>LIC</b>	<b>GI</b>	<b>BP</b>	<b>I</b>
Emergency services station	P	P	P	P	P	P	P	P	P	P	P	P
Gaming establishment	N	N	N	N	N	N	N	P	N	N	N	N
Public building or use, other than uses listed separately in this table	N	N	N	N	SE	SE	SE	SE	SE	SE	SE	P
Park and ride facilities	N	N	N	N	N	N	P	P	N	N	N	N
Recreation facility, publicly owned or publicly operated (§ 119-40)	P	P	P	P	P	P	P	P	P	P	P	P
Semipublic building or use, other than uses listed separately in this table	P	P	SE	SE	SE	SE	P	P	P	P	P	SE
Township building or use	SE	SE	SE	SE	SE	SE	P	P	P	P	P	P
United States Postal Service facility, which may include a leased facility	P	P	P	P	P	P	P	P	P	P	P	P

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<b>Accessory Uses</b>	<b>CR</b>	<b>RR</b>	<b>R-1</b>	<b>R-S</b>	<b>R-2</b>	<b>R-3</b>	<b>VC</b>	<b>GC</b>	<b>LIC</b>	<b>GI</b>	<b>BP</b>	<b>I</b>
See list of additional permitted uses in § 119-27C and § 119-27D. See additional requirements in § 119-41 for specific accessory uses.												
Day-care center accessory to an existing lawful place of worship	P	P	P	P	P	P	P	P	P	P	P	P
Day care (§ 119-41) as accessory to a dwelling:												
Group day-care home	N	N	N	N	N	N	P	P	P	N	P	P
Family day-care home	P	P	P	P	P	P	P	P	P	N	P	P
Farm-related business							see under commercial uses					
Home occupation, general (§ 119-41)	SE	SE	SE	SE	SE	SE	P	P	P	P	P	P
No-impact home-based business	P	P	P	P	P	P	P	P	P	P	P	P
Retail sale of agricultural products (§ 119-41)	P	P	P	P	P	P	P	P	P	P	P	N
Temporary retail sales	N	N	N	N	N	N			see § 119-3G			N

<b>Miscellaneous Uses</b>	<b>CR</b>	<b>RR</b>	<b>R-1</b>	<b>R-S</b>	<b>R-2</b>	<b>R-3</b>	<b>VC</b>	<b>GC</b>	<b>LIC</b>	<b>GI</b>	<b>BP</b>	<b>I</b>
Animal husbandry, commercial												
Concentrated animal feeding operation												
Other	P	P	P	P	P	P	P	P	P	P	P	N
Crop production other than mushroom raising	P	P	P	P	P	P	P	P	P	P	P	P
Forestry (§ 119-40)	P	P	P	P	P	P	P	P	P	P	P	P
Garage, public parking	N	N	N	N	N	N	C	P	N	N	N	N
Green box transfer station/recycling	N	N	N	N	N	N	N	N	N	P	N	N
Greenhouse, wholesale commercial	P	P	P	P	P	P	N	P	N	N	N	N
Hunting clubs - minimum of 50 acres required	P	P	C	C	C	C	N	N	N	N	N	N
Mushroom raising	N	SE	N	N	N	N	N	N	N	N	N	N
Nature preserve, wildlife sanctuary or environmental education center	P	P	P	P	P	P	P	P	P	P	P	P
Nursery, wholesale												
On-site retail sales limited to plants primarily grown on the premises												
Other	P	P	P	P	P	P	P	P	P	P	P	N
	N	N	N	N	N	N	P	P	N	N	N	N

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<b>Miscellaneous Uses</b>	<b>CR</b>	<b>RR</b>	<b>R-1</b>	<b>R-S</b>	<b>R-2</b>	<b>R-3</b>	<b>VC</b>	<b>GC</b>	<b>LIC</b>	<b>GI</b>	<b>BP</b>	<b>I</b>
Outdoor storage and display as an accessory or principal use other than uses listed separately in this table (§ 119-41)	N	N	N	N	N	N	P	P	P	P	P	N
Parking lot as the principal use of a lot	N	N	N	N	N	N	C	C	N	N	N	P
Wild or exotic animals, keeping of	N	N	N	N	N	N	N	SE	N	N	N	N
Wineries, farm	P	P	P	P	P	P	P	P	P	P	P	P
All uses that do not comply with the standards of this chapter	CR	RR	R-1	R-S	R-2	R-3	VC	GC	LIC	GI	BP	I
	N	N	N	N	N	N	N	N	N	N	N	N