

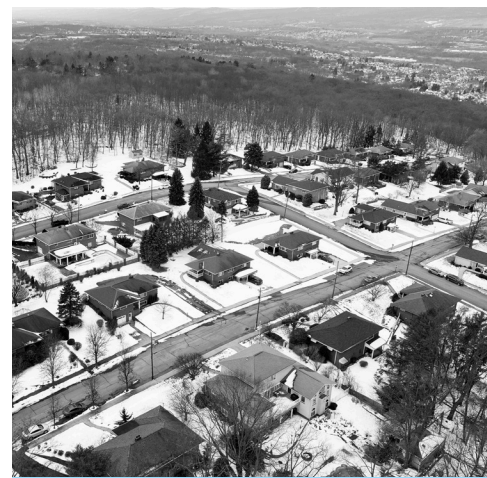
South Abington



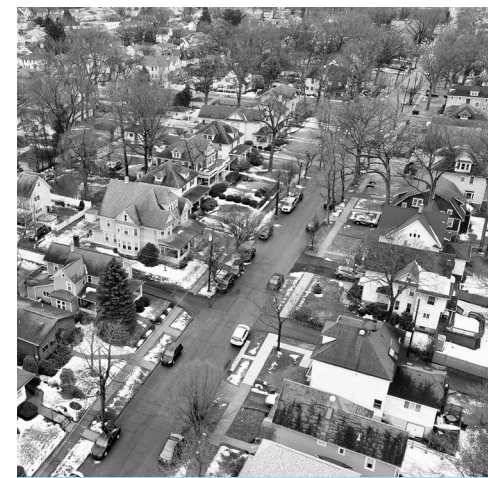
2 Conservation



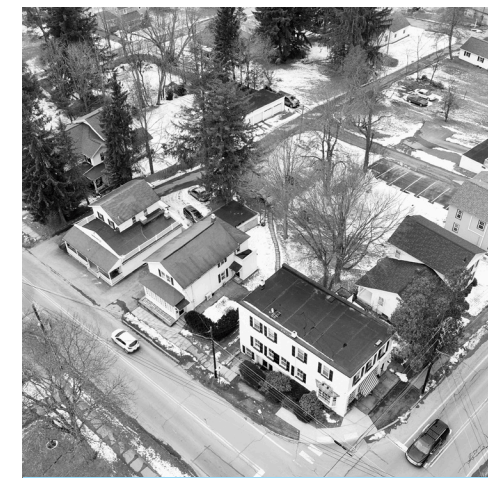
3 Planned Recreation



6 Suburban Single Family Residential



8 Town Single Family Residential



12B Suburban Center



20 Planned Commercial



22 Light Industrial

2 Conservation

Suburban



PERMITTED USES

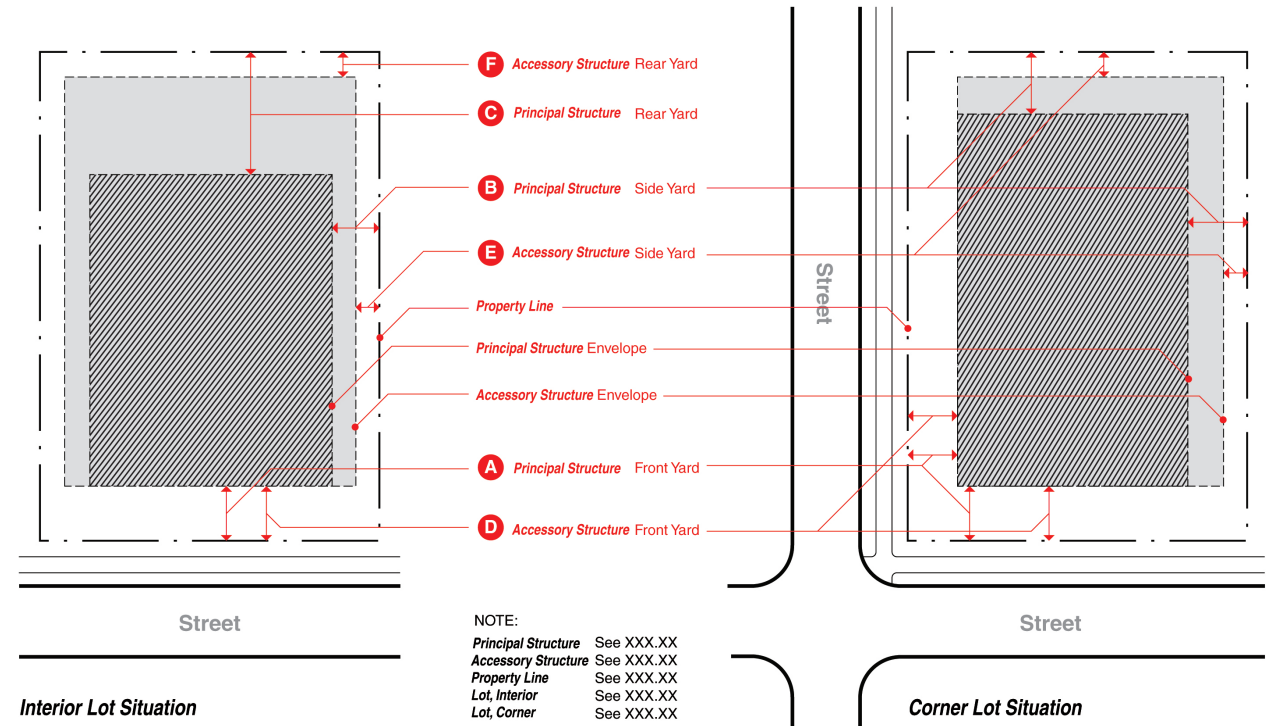
PRINCIPAL USES		
Agricultural processing artisan	P	
Agricultural products processing	SE	
Amusement park	SE	
Cemetery	P	
Community Garden	P	
Conservation	P	
Crop farming	P	
Equestrian farm	P	
Essential services	P	
Event barn/facility	SE	
Farm stand	P	
Farmers market	SE	
Flea market	SE	
Forestry	P	
Gameland or preserve	P	
Gentlemans farm	P	
Greenhouse/landscape nursery, wholesaler	P	
Mineral extraction and quarrying	SE	
Nature preserve	P	
Oil and gas extraction	P	
Park, Private	SE	
Park, Public	P	
Raising of livestock, small-scale	P	
Recreation facility, private	SE	
Recreation facility, public	SE	
Riding academy and stables	P	
Shooting/archery range, indoor	SE	

ACCESSORY USES		
Shooting/archery range, outdoor		SE
Trails		P
Carport, garage, or shed, private		P
Home Based Business, No Impact		P
Cemetery		P
Community Garden		P
Crop storage, as an accessory use to farming		P
Day care center, child		P
Farm Cafes		P
Farm Stands		P
Forestry		P
Greenhouse/Nursery		P
Off-street parking/loading accessory to residential uses		P
Other accessory uses customarily incidental to principal use		P
Raising of livestock, small-scale		P
Satellite dish/antenna		P
Solar energy device		P
Stables		P
Trails		P
Urban Agriculture		P

P = Permitted Use by Right C = Conditional Use SE = Use by Special Exception

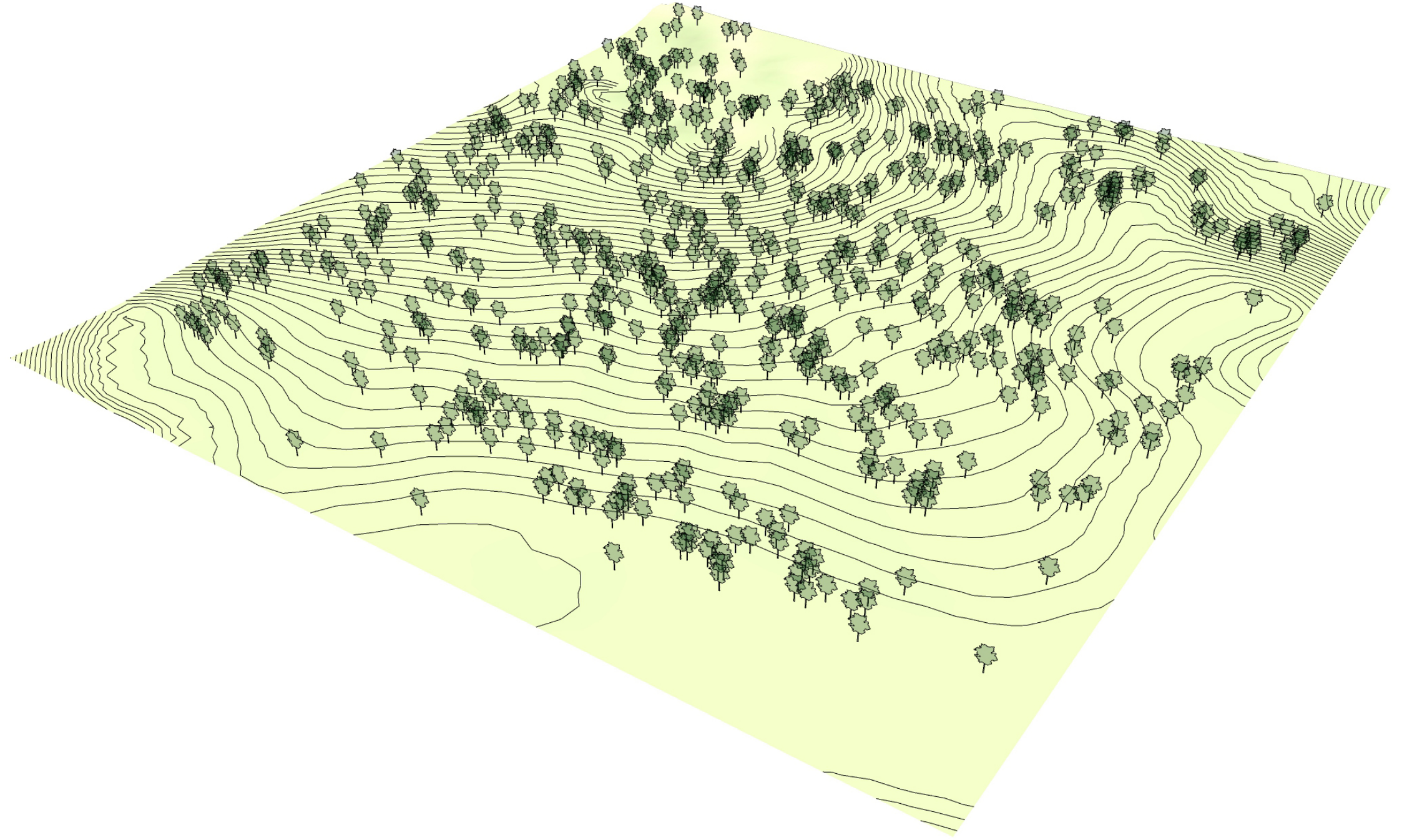
LOT DIMENSIONS STANDARDS

MIN. LOT SIZE	87,120 sf	MIN. YARD SETBACK	
MIN. LOT WIDTH		A Front Yard, on Local/Collector Street	30 ft
at Building Setback Line	120 ft	A Front Yard, on Arterial Street	30 ft
at Street Line		B Side Yard	10 ft
MAX. BUILDING HEIGHT		C Rear Yard	25 ft
Principal Structure	35 ft		
Accessory Structure			
MAX. LOT COVERAGE			
Impervious Surface	45%		



PREFERRED LOT CONFIGURATIONS

PUBLIC REALM CHARACTER



3 Planned Recreation

Suburban



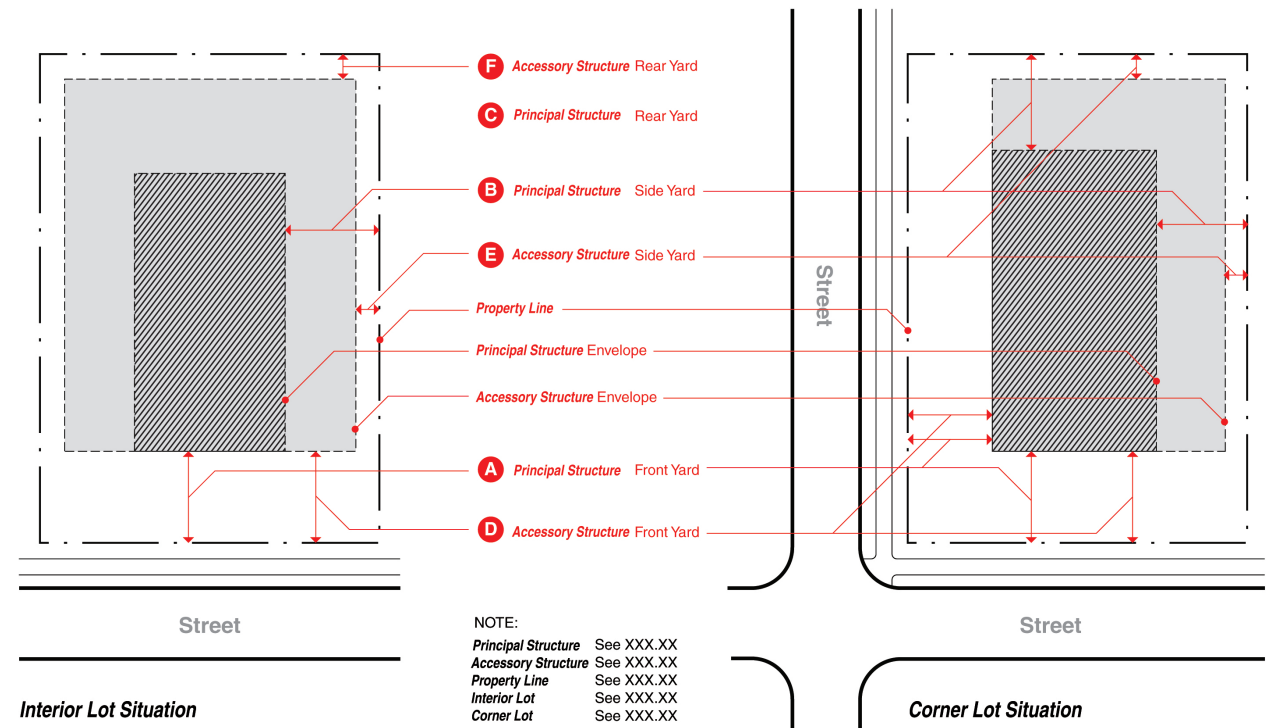
PERMITTED USES

PRINCIPAL USES		ACCESSORY USES	
Community Garden	P	Carport, garage, or shed, private	P
Conservation	P	Home Based Business, No Impact	P
Essential services	P	Day care center, child	P
Forestry	P	Greenhouse/Nursery	P
Golf course or country club	SE	Off-street parking/loading accessory to residential uses	P
Golf driving range	SE	Other accessory uses customarily incidental to principal use	P
Oil and gas extraction	SE	Park, Public	P
Park, Private	SE	Recreation facility, private	P
Park, Public	P	Recreation facility, public	P
Recreation facility, private	SE	Satellite dish/antenna	P
Recreation facility, public	SE	Solar energy device	P
		Trails	P

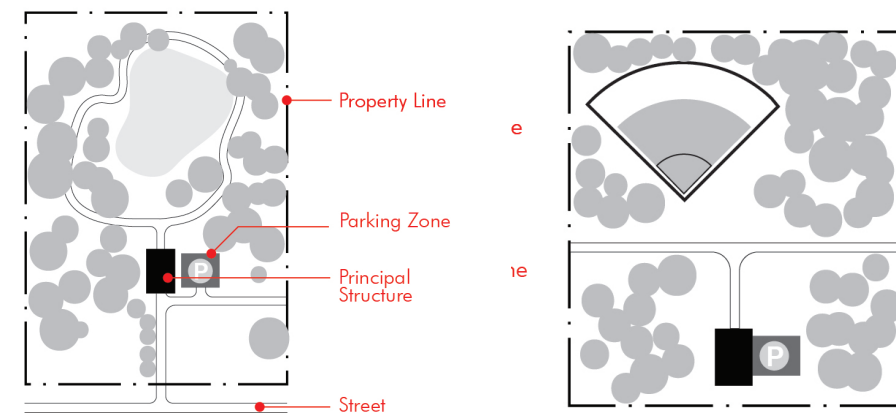
P = Permitted Use by Right C = Conditional Use SE = Use by Special Exception

LOT DIMENSIONS STANDARDS

MIN. LOT SIZE	30,000 sf	MIN. YARD SETBACK		
MIN. LOT WIDTH	at Building Setback Line	120 ft	A Front Yard, on Local/Collector Street	30 ft
	at Street Line		A Front Yard, on Arterial Street	30 ft
MAX. BUILDING HEIGHT	Principal Structure	35 ft	B Side Yard	10 ft
	Accessory Structure		C Rear Yard	25 ft
MAX. LOT COVERAGE	Impervious Surface	45%		



PREFERRED LOT CONFIGURATIONS



PUBLIC REALM CHARACTER



6 Suburban Single Family Residential

Suburban



PERMITTED USES

PRINCIPAL USES		ACCESSORY USES	
Dwelling: single-family detached	P	Carport, garage, or shed, private	P
Greenhouse/landscape nursery, wholesaler	SE	Home Based Business, No Impact	P
Essential services	P	Home Based Business, Other	P
College or university	SE	Agritourism	P
Emergency services	SE	Day care center, child	SE
Place or worship/assembly	SE	Essential services	P
School, Private	SE	Greenhouse/Nursery	P
School, Public	SE	Off-street parking/loading accessory to residential uses	P
Cemetery	SE	Other accessory uses customarily incidental to principal use	P
Conservation	P	Satellite dish/antenna	P
Forestry	P	Solar energy device	P
Assisted living facility	SE		
Day care center, adult	SE		
Day care center, child	SE		
Group home	SE		
Nursing home	SE		

P = Permitted Use by Right C = Conditional Use SE = Use by Special Exception

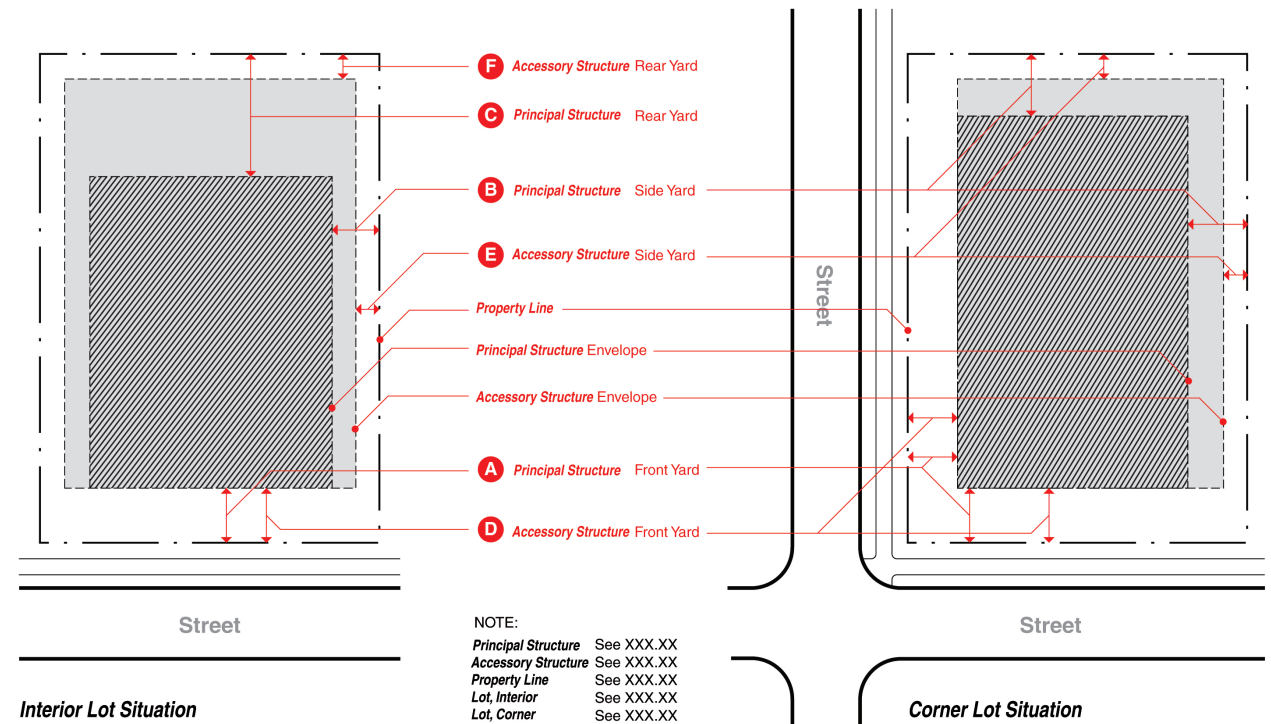
LOT DIMENSIONS STANDARDS

MIN. LOT SIZE	21,780 sf
MIN. LOT WIDTH	
at Building Setback Line	100 ft
at Street Line	
MAX. BUILDING HEIGHT	
Principal Structure	35 ft
Accessory Structure	15 ft
MAX. LOT COVERAGE	
Impervious Surface	40%

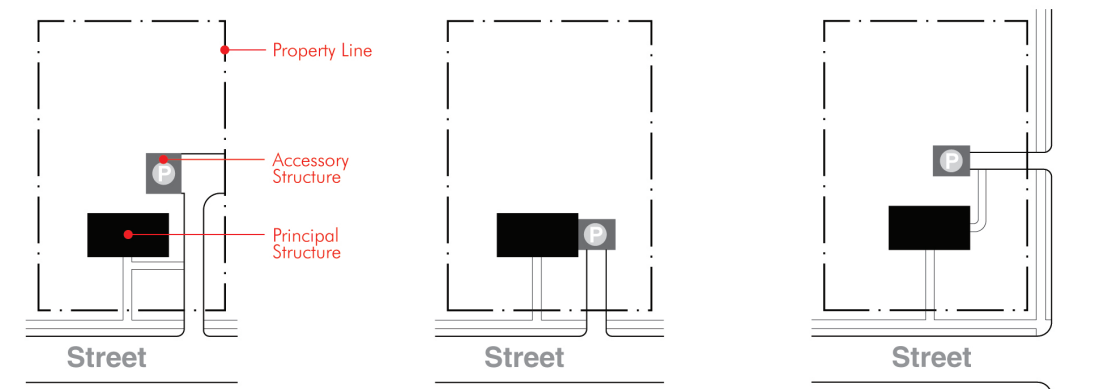
MIN. YARD SETBACK		
PRINCIPAL STRUCTURE	A Front Yard, on Local/Collector Street	30 ft
	A Front Yard, on Arterial Street	30 ft
	B Side Yard	15 ft
ACCESSORY STRUCTURE	C Rear Yard	25 ft
	D Front Yard	N/A
	E Side Yard*	5 ft
	F Rear Yard**	5 ft

*For corner lots, the side yard is the same as for the principal structure.

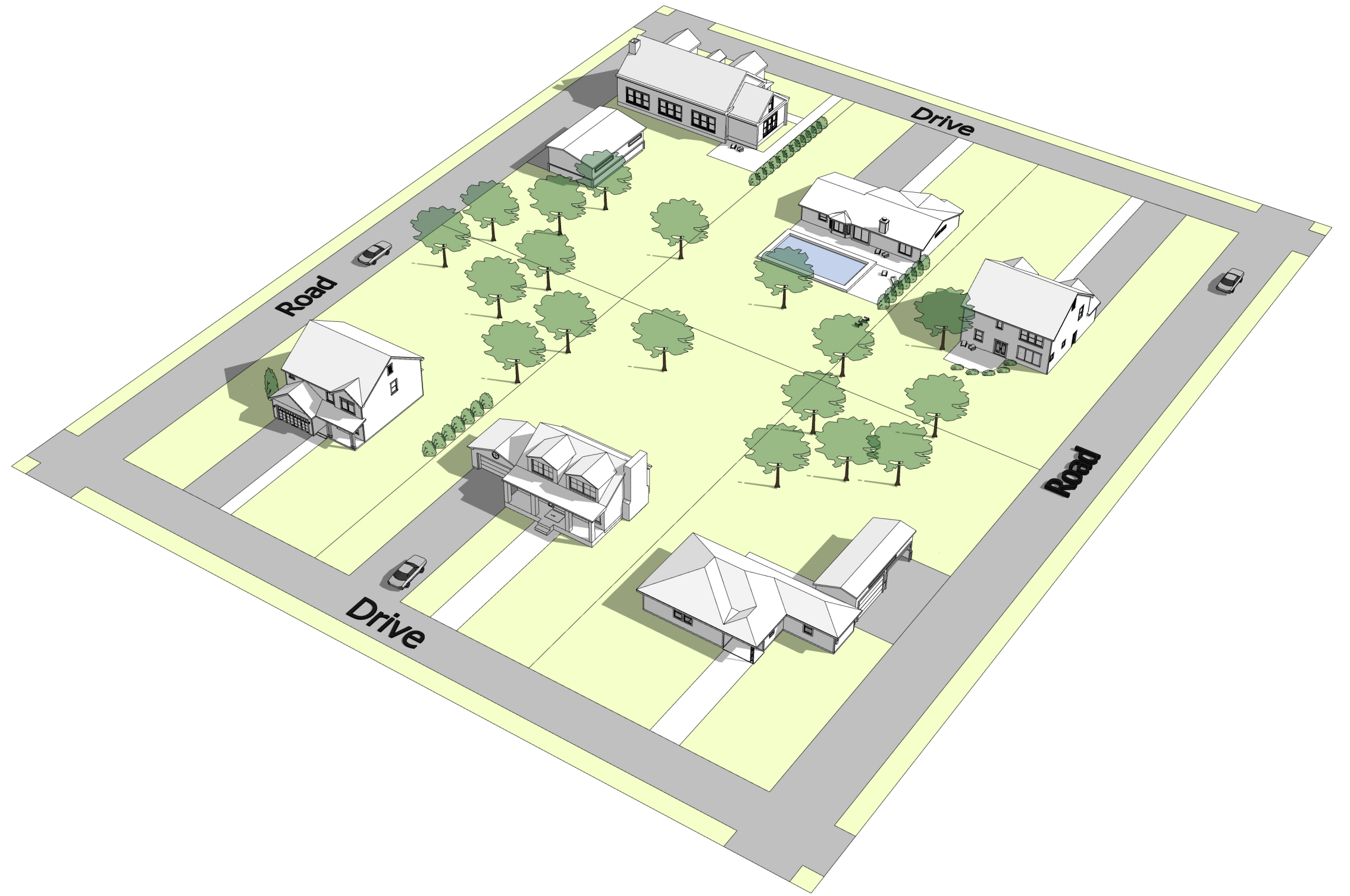
**When abutting an alley, 10 ft rear setback is required.



PREFERRED LOT CONFIGURATIONS



PUBLIC REALM CHARACTER



8 Town Single Family Residential

Suburban



PERMITTED USES

PRINCIPAL USES		ACCESSORY USES	
Cluster residential development	P	Carport, garage, or shed, private	P
Dwelling: apartment building	C	Home Based Business, No Impact	P
Dwelling: conversion apartment	P	Day care center, adult	P
Dwelling: garden apartments	P	Day care center, child	P
Dwelling: single-family detached	P	Day care home, family	P
Dwelling: townhouse	P	Day care home, group	P
Dwelling: two-family	P	Essential services	P
Essential services	P	Greenhouse/Nursery	P
Conservation	P	Off-street parking/loading accessory to residential uses	P
Forestry	P	Other accessory uses customarily incidental to principal use	P
Group home	P	Park, Private	P
		Park, Public	P
		Satellite dish/antenna	P
		Solar energy device	P

P = Permitted Use by Right C = Conditional Use SE = Use by Special Exception

LOT DIMENSIONS STANDARDS

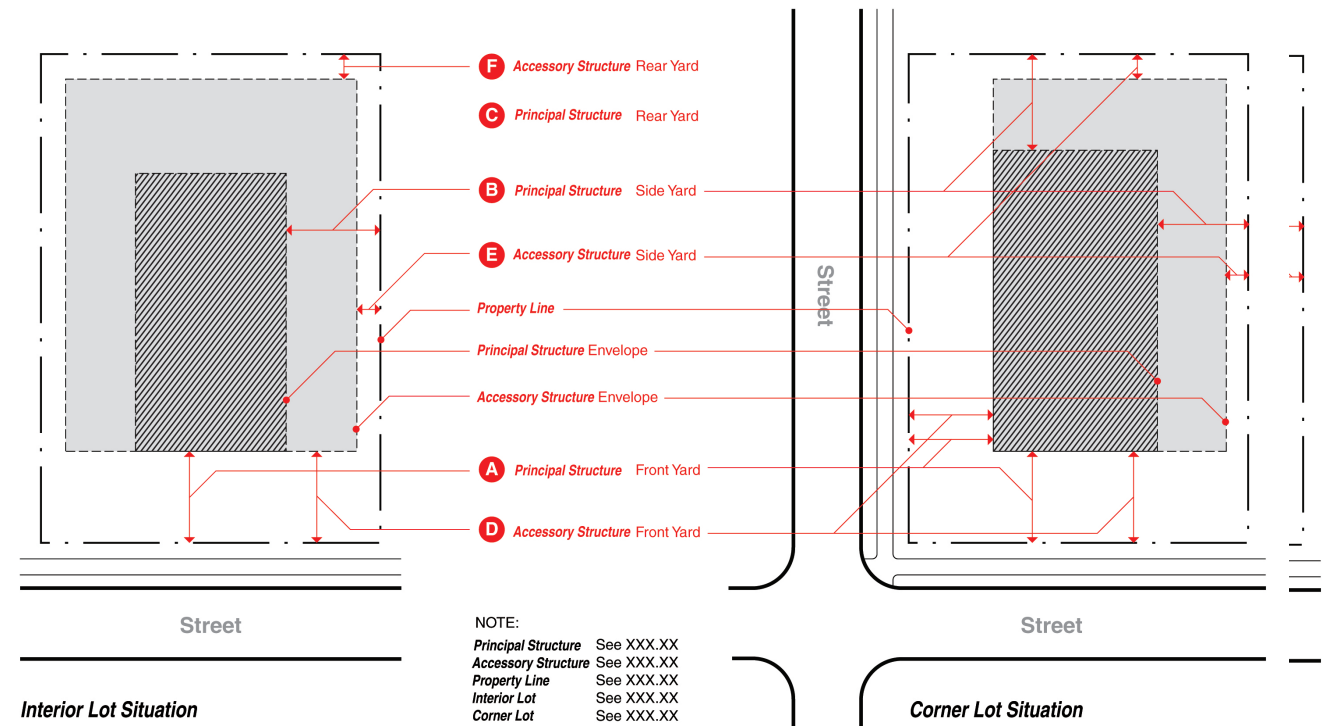
MIN. LOT SIZE	10,890 sf
MIN. LOT WIDTH	
at Building Setback Line	
Single Family Detached	80 ft
Townhouse	40 ft
Apartment Building/Other	100 ft
MAX. BUILDING HEIGHT	
Principal Structure	35 ft
Accessory Structure	15 ft
MAX. LOT COVERAGE	
Impervious Surface	40%

MIN. YARD SETBACK

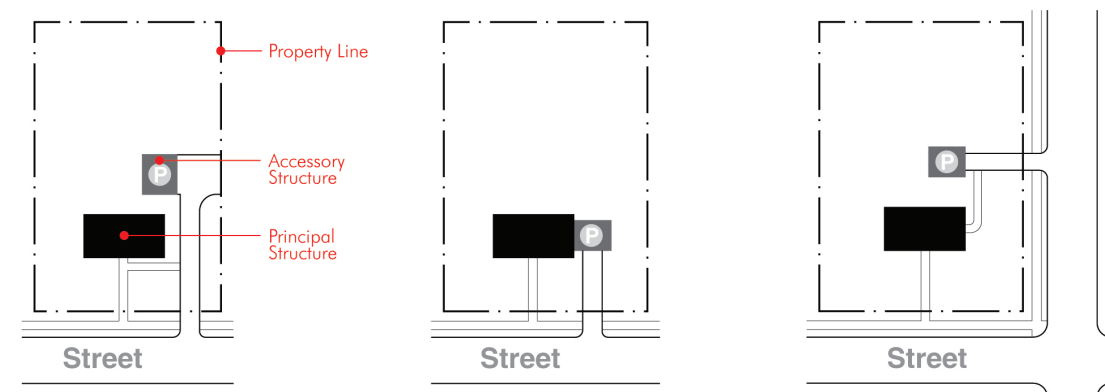
Structure Type	Yard Type	Setback (ft)
PRINCIPAL STRUCTURE	A Front Yard, on Local/Collector Street	25 ft
	A Front Yard, on Arterial Street	25 ft
	B Side Yard	10 ft
ACCESSORY STRUCTURE	C Rear Yard	25 ft
	D Front Yard	N/A
	E Side Yard*	5 ft
	F Rear Yard**	5 ft

*For corner lots, the side yard is the same as for the principal structure.

**When abutting an alley, 10 ft rear setback is required.



PREFERRED LOT CONFIGURATIONS



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12B Suburban Center

Suburban



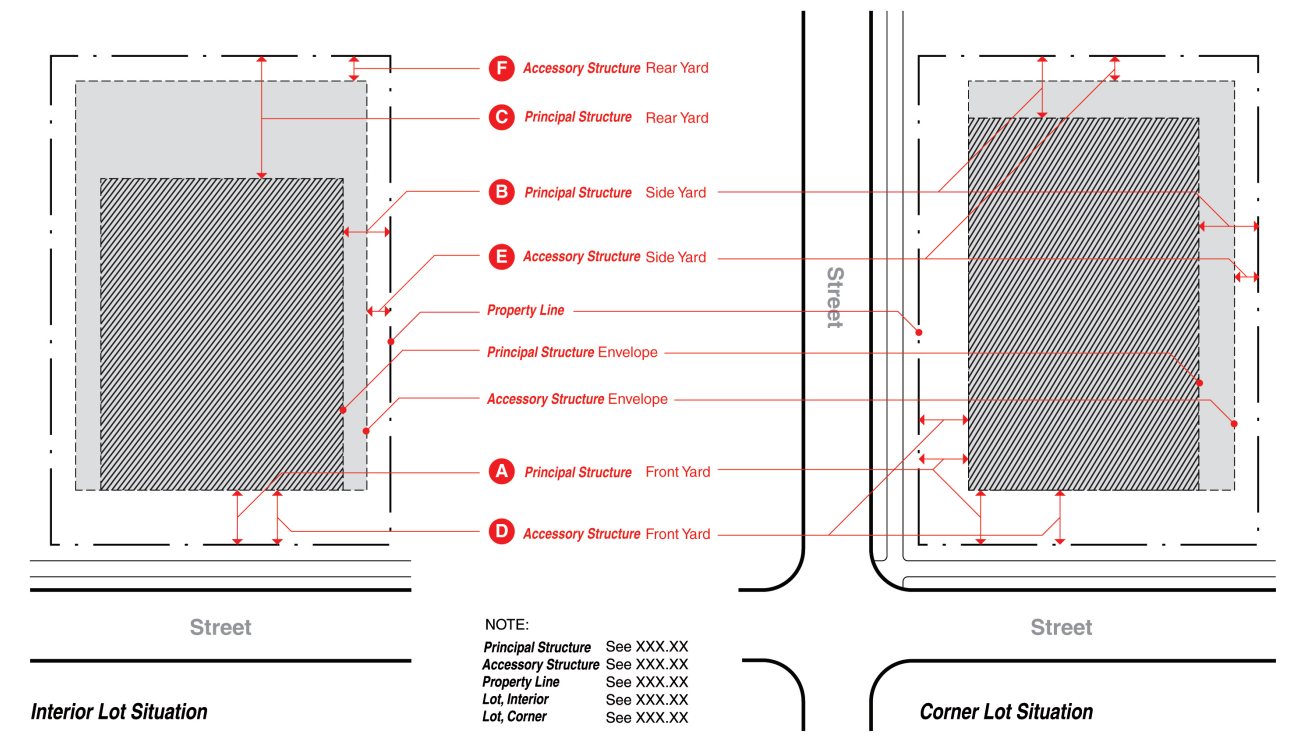
PERMITTED USES

PRINCIPAL USES		ACCESSORY USES	
Animal hospital or veterinary clinic	P	Office, business or professional	P
Bakery	P	Office, medical or dental	P
Bank or financial institution	P	Oil and gas extraction	P
Bar or tavern	P	Park, Private	SE
Brew pub	P	Park, Public	P
Business service establishment	P	Personal service establishment	P
BYOB club	SE	Place or worship/assembly	SE
Car or truck wash	P	Public Parking	C
Commercial recreation facility, indoor	P	Recreation facility, private	SE
Community center or library	SE	Recreation facility, public	SE
Convenience store	P	Restaurant	P
Day care center, child	SE	Restaurant, café	P
Drug store/pharmacy	SE	Restaurant, carryout	P
Essential services	P	Restaurant, drive through/drive-in	P
Forestry	P	Retail establishment	P
Funeral home	P	School, commercial	P
Galleries	P	School, Private	SE
Gasoline service station	P	School, Public	SE
Grocery store	SE	Shopping center or mall	P
Hardware store	SE	Small scale grocery	P
Health/fitness club	P	Small scale retail	P
Hotel	P	Spa	SE
Laundromat/dry cleaners	P	Studio or school for special training	P
Medical marijuana, dispensary	SE	Tasting rooms	P
Membership club, fraternity, or	SE	Tattoo parlor	P
Motel	P	Vehicle repair garage	P
Municipal/government facility or use	P	Wireless communications tower	SE
Nightclub	P		

P = Permitted Use by Right C = Conditional Use SE = Use by Special Exception

LOT DIMENSIONS STANDARDS

MIN. LOT SIZE		MIN. YARD SETBACK	
	10,000 sf		
MIN. LOT WIDTH	at Building Setback Line	80 ft	PRINCIPAL STRUCTURE A Front Yard, on Local/Collector Street 30 ft A Front Yard, on Arterial Street 30 ft B Side Yard 10 ft C Rear Yard 25 ft
	at Street Line		
MAX. BUILDING HEIGHT	Principal Structure	50 ft	
	Accessory Structure		
MAX. LOT COVERAGE			
Impervious Surface		70%	



PREFERRED LOT CONFIGURATIONS

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20 Planned Commercial

Suburban



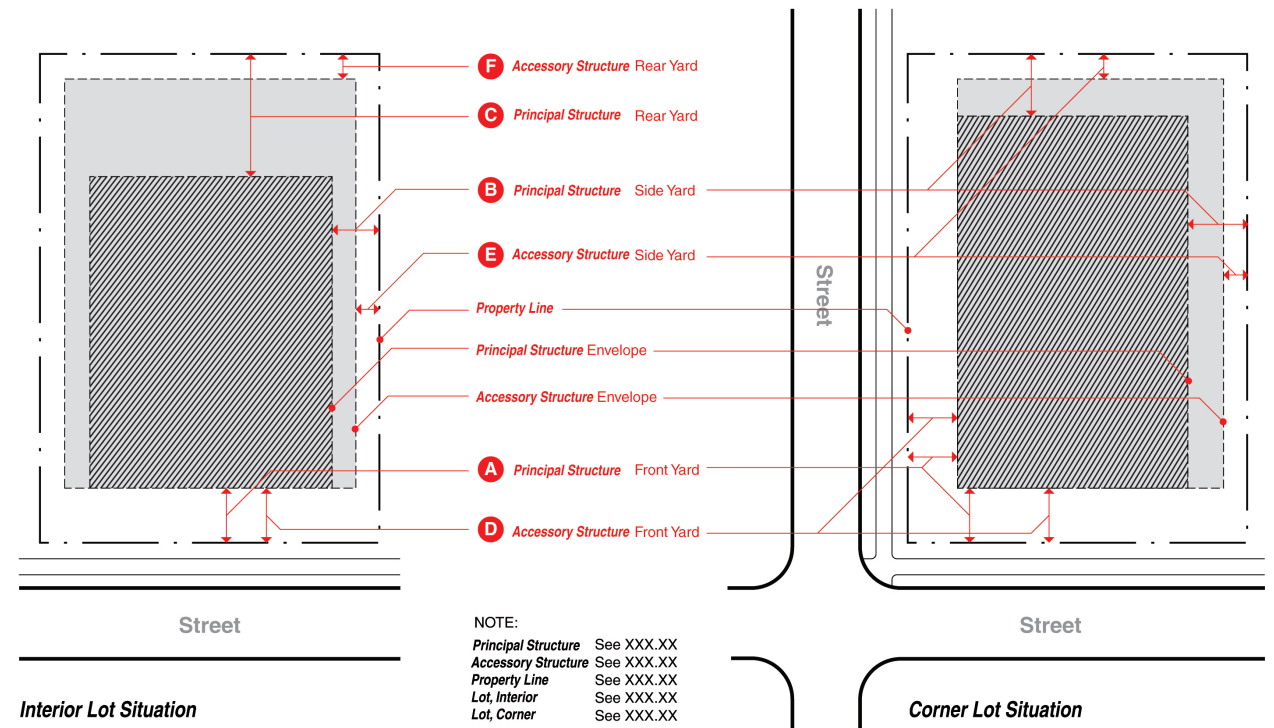
PERMITTED USES

PRINCIPAL USES		ACCESSORY USES	
Boarding or lodging house	P	Restaurant, carryout	P
Dwelling: conversion apartment	P	Retail establishment	P
Dwelling: single-family detached	P	School, commercial	P
Animal hospital or veterinary clinic	P	Small scale retail	P
Bakery	P	Spa	SE
Bar or tavern	P	Studio or school for special training	P
Betting use	SE	Tasting rooms	P
Brew pub	P	Tattoo parlor	P
Building, contracting, or related business	p	Vehicle repair garage	P
Business service establishment	P	Medical marijuana, dispensary	SE
BYOB club	SE	Oil and gas extraction	P
Convenience store	P	Research and development facility	C
Drug store/pharmacy	SE	Essential services	P
Funeral home	P	Public Parking	C
Galleries	P	Wastewater treatment plant	SE
Gasoline service station	P	Hospital	SE
Health/fitness club	SE	Forestry	P
Kennel	P	Abused person shelter	SE
Landscape/nursery, retail	P	Day care center, child	SE
Laundromat/dry cleaners	P	Group home	P
Mixed use structure (retail and apartments)	P		
Office, business or professional	P		
Office, medical or dental	P		
Personal service establishment	P		
Restaurant	P		
Restaurant, café	P		

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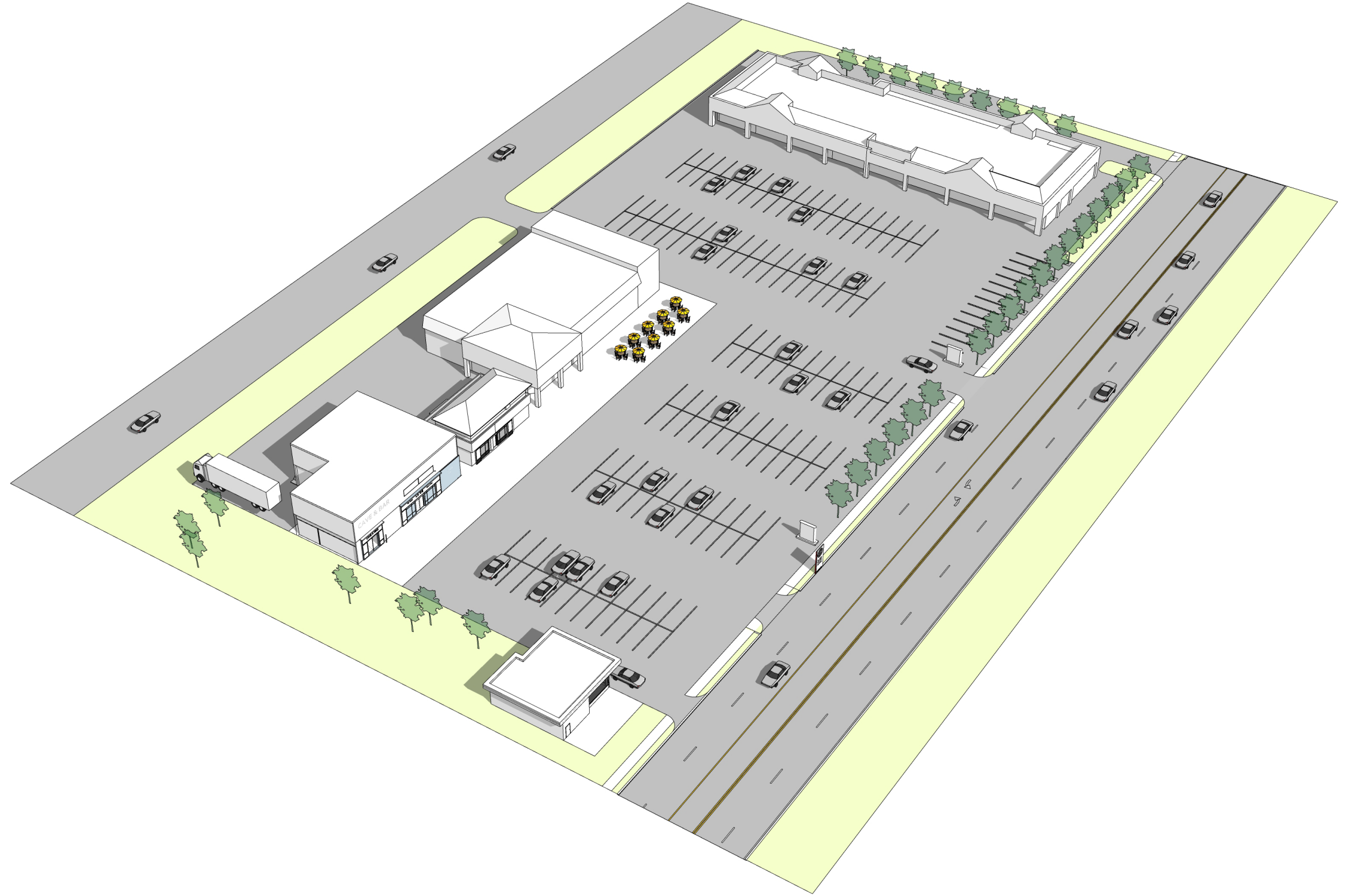
LOT DIMENSIONS STANDARDS

MIN. LOT SIZE	21,780 sf	MIN. YARD SETBACK		
MIN. LOT WIDTH		PRINCIPAL STRUCTURE	A Front Yard, on Local/Collector Street	30 ft
at Building Setback Line	100 ft		A Front Yard, on Arterial Street	30 ft
at Street Line			B Side Yard	10 ft
MAX. BUILDING HEIGHT		C Rear Yard	10 ft	
Principal Structure	50 ft			
Accessory Structure				
MAX. LOT COVERAGE				
Impervious Surface	70%			



PREFERRED LOT CONFIGURATIONS

PUBLIC REALM CHARACTER





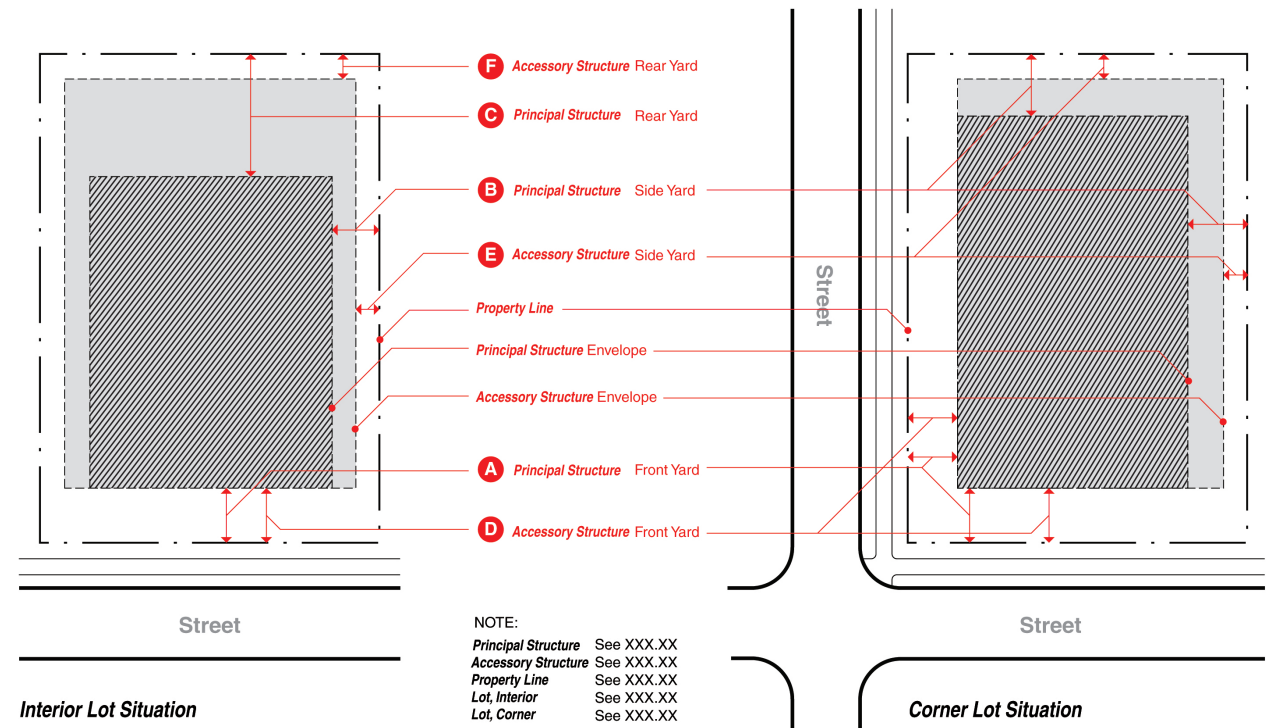
PERMITTED USES

PRINCIPAL USES		ACCESSORY USES	
Billboard, on its own lot	SE	Crop storage, as an accessory use to farming	P
Brewery	P	Essential services	P
Building, contracting, or related business	P	General Storage to include Boats and RVs	P
Commercial recreation facility, indoor	SE	Other accessory uses customarily incidental to principal use	P
Commercial recreation facility, large-scale/intensive	SE	Satellite dish/antenna	P
Craftsman-artisan manufacturing	P	Solar energy device	P
Craftsman-artisan workshop	P		
Office, business or professional	P		
Self-storage facility	P		
Truck stop	P		
Vehicle or equipment sales	P		
Distribution center	P		
Industrial park	P		
Manufacturing, light	P		
Oil and gas extraction	P		
Outdoor storage of goods	SE		
Mobile storage units	SE		
Recycling, small scale	SE		
Research and development facility	P		
Warehouse	P		
Wholesale establishment	P		
Agricultural processing artisan	P		
Agricultural products processing	SE		
Essential services	P		
Truck/freight terminal	P		
Wireless communications tower	SE		
Forestry	P		

P = Permitted Use by Right C = Conditional Use SE = Use by Special Exception

LOT DIMENSIONS STANDARDS

MIN. LOT SIZE	15,000 sf	MIN. YARD SETBACK		
MIN. LOT WIDTH		PRINCIPAL STRUCTURE	A Front Yard, on Local/Collector Street	35 ft
at Building Setback Line	100 ft		A Front Yard, on Arterial Street	35 ft
at Street Line		B Side Yard	0 ft	
MAX. BUILDING HEIGHT		C Rear Yard	50 ft	
Principal Structure	50 ft			
Accessory Structure				
MAX. LOT COVERAGE				
Impervious Surface	70%			



PREFERRED LOT CONFIGURATIONS

PUBLIC REALM CHARACTER

