

APPENDIX A: USES BY ZONING DISTRICT SUMMARY

This table is provided for general summary purposes only, and is not officially part of the Zoning Ordinance. See the actual provisions of the Zoning Ordinance to determine whether a use is allowed in a particular zoning ordinance, and to understand the additional requirements and limitations upon that use. If a particular field is blank, that means that the use is prohibited in that zoning district.

- P** = Permitted by Right
S = Special exception, requiring zoning approval by the Zoning Hearing Board
C = Conditional use, requiring zoning approval by the Board of Supervisors
H = Permitted as adaptive reuse of Historic Resource (see Section 514); not permitted otherwise
CH = Permitted as adaptive reuse of Historic Resource on grant of Conditional Use (see Section 514); no permitted otherwise
N = Not permitted

| USE | ZONING DISTRICTS | | | | | | | | |
|---|------------------|----|----|----|----|----|----|----|----|
| | WS | AD | RP | RR | DD | VC | VR | HC | PI |
| A-1 Agriculture | P | P | P | P | P | P | P | P | P |
| A-2 Accessory agricultural sales | P | P | P | P | P | P | P | P | P |
| A-3 Forestry | P | P | P | P | P | P | P | P | P |
| A-4 Greenhouse | N | P | P | P | P | P | P | P | P |
| A-5 Concentrated Animal Feeding Operation | N | S | N | N | N | N | N | N | N |
| A-6 Kennel | S | S | S | N | N | N | N | N | N |
| A-7 Nursery | P | P | P | P | P | P | P | P | P |
| A-8 Riding academy/boarding stable | N | P | P | P | C | P | P | P | P |
| A-9 Accessory farm business. Note—certain uses are permitted by right, while others are special exception | P | P | P | P | P | N | N | P | P |
| RESIDENTIAL | | | | | | | | | |
| B-1 Boarding house | N | N | N | N | N | CH | CH | CH | S |
| B-2a Group home within a lawful dwelling | P | P | P | P | P | P | P | P | P |
| B-2b Halfway house | N | N | N | N | N | N | N | S | S |
| B-2c Group home as land development | N | N | N | N | S | N | N | N | N |

Springfield Township - Land Usage

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|--|------------------|----|----|----|----|----|----|----|-----|
| | WS | AD | RP | RR | DD | VC | VR | HC | PI |
| B-5 Mobile (manufactured) home park | N | N | N | N | C | N | N | C | N |
| B-6 Apartments outside of a Performance Subdivision | N | N | N | N | N | P | CH | N | N |
| B-7 Performance subdivision | N | N | N | N | C | P | P | N | N |
| B-8 Private camp/cottage development | N | N | C | N | N | N | N | N | N |
| B-9 Residential conversion | H | H | H | H | H | N | S | N | N |
| B-11 Single-family detached dwelling | P | P | P | P | P | P | P | P | N |
| B-12 Single-family detached cluster | P | P | P | P | P | P | P | N | N |
| B-13 Subdivision creating large lots | N | P | P | P | N | N | N | N | N |
| B-15 Twin dwellings | N | N | N | N | N | P | P | N | N |
| B-16 Village house | N | N | N | N | N | P | P | N | N |
| INSTITUTIONAL & RECREATIONAL USES | | | | | | | | | |
| C-1 Cemetery, with a crematorium limited to the PI District and needing special exception approval | N | P | P | P | N | N | P | N | P/S |
| C-2 Commercial school | CH | CH | CH | N | CH | P | N | P | P |
| C-3 Day care center | CH | CH | CH | N | CH | P | P | P | P |
| C-4 Golf course | N | C | N | C | N | N | N | P | C |
| C-5 Hospital | N | N | N | N | N | N | N | P | P |
| C-6 Library or museum | H | H | H | H | P | P | P | P | P |
| C-7 Municipal facility | S | S | S | S | P | P | P | P | P |
| C-8 Nursing home | N | N | N | N | S | S | S | S | N |
| C-9 Personal care facility | N | N | N | N | C | S | S | S | N |
| C-10 Place of worship | N | S | S | S | S | P | P | P | P |
| C-11 Private organization/club | H | H | H | H | S | S | S | P | C |
| C-12 Recreational facility/community center | S | N | S | S | P | P | P | P | P |

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| C-13 Primary or secondary school or college | N | C | N | C | C | C | C | P | P |
| C-14 Municipal passive recreation park [Ord. 176] | P | P | P | P | P | P | P | P | P |
| C-15 Detention facility [Ord. 176] | N | N | N | N | N | N | N | C | C |
| C-16 Continuing Care Retirement Community | N | N | N | N | C | N | C | N | N |
| OFFICES | | | | | | | | | |
| D-1 Medical office or D-2 Office | N | H | H | H | N | P | H | P | P |
| D-3 Veterinary office or clinic | CH | C | CH | N | CH | P | N | P | P |
| D-4 Office park/corporate center | N | N | N | N | N | N | N | P | P |
| RETAIL & CONSUMER SERVICES | | | | | | | | | |
| E-1 Adult entertainment | N | N | N | N | N | N | N | N | C |
| E-2 Vehicle sales | N | N | N | N | N | N | N | P | N |
| E-3 Vehicle repair, body/paint services or vehicle accessory sales | N | N | N | N | N | N | N | P | C |
| E-4 Car wash | N | N | N | N | N | N | N | P | N |
| E-5 Convenience store, not involving sale of fuel | N | N | N | N | N | P | N | P | N |
| E-6 Restaurant without drive-thru service | CH | CH | CH | N | CH | P | N | P | C |
| E-7 Restaurant with drive-thru service | N | N | N | N | N | N | N | C | N |
| E-8 Entertainment | N | N | N | N | N | P | N | P | P |
| E-9 Financial institution, may include drive-thru | N | N | N | N | N | P | N | P | P |
| E-10 Funeral home | N | N | N | N | N | P | N | P | P |
| E-11 Bed and breakfast if approved under § 514 | N | CH | CH | CH | CH | P | C | P | P |
| E-12 Retail store—with a maximum building floor area of 15,000 square feet in the VC District | N | N | N | N | N | P | N | C | N |
| E-13 Mini-warehouse | N | N | N | N | N | N | N | P | P |
| E-14 Motel or hotel | N | N | N | N | N | N | N | P | C |
| E-16 Recreational campsites | N | C | C | C | N | N | N | P | N |
| E-17 Repair shop | N | N | N | N | N | N | N | P | C |
| E-18 Retail trade and service | N | CH | CH | CH | N | P | CH | P | P |
| E-19 Gas station | N | N | N | N | N | N | N | C | N |
| E-20 Shopping center | N | N | N | N | N | N | N | C | N |

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| | WS | AD | RP | RR | DD | VC | VR | HC | PI |
| E-21 Parking lot or garage | N | N | N | N | N | P | N | P | P |
| E-22 Mobile home and accessory sales | N | N | N | N | N | N | N | S | N |
| E-23 Tavern | N | N | N | N | N | C | N | C | N |
| E-24 Treatment center | N | N | N | N | N | N | N | S | S |
| E-25 Betting use | N | N | N | N | N | N | N | C | N |
| E-26 Motor Vehicle Racetrack | N | N | N | N | N | N | N | N | C |
| E-27 Firearms Target Range | N | N | N | N | N | N | N | N | C |
| UTILITIES | | | | | | | | | |
| F-1 Utility operating facility | S | S | S | S | S | S | S | S | P |
| F-2 Emergency services | N | N | N | N | C | P | P | P | P |
| F-3 Passenger terminal | N | N | N | N | N | N | N | N | P |
| F-4 Essential services | P | P | P | P | P | P | P | P | P |
| F-5 Commercial communications antenna/tower, except prohibited within scenic overlay district | N | S | N | N | N | N | N | C | C |
| F-6 Airport or heliport | N | N | N | N | N | N | N | N | C |
| F-7 Commercial solar-powered generating facility <i>[Ord. 173]</i> | N | N | N | N | N | N | N | N | C |
| F-8 Commercial wind-powered generating facility <i>[Ord. 173]</i> | N | N | N | N | N | N | N | N | C |
| INDUSTRIAL USES | | | | | | | | | |
| G-1 Salvage facility | N | N | N | N | N | N | N | N | C |
| G-2 Building materials sales/equipment storage | N | N | N | N | N | N | N | N | P |
| G-3 Contractor service | N | N | N | N | N | N | N | N | P |
| G-4 Food processing | N | N | N | N | N | N | N | N | P |
| G-5 Fuel storage and distribution | N | N | N | N | N | N | N | N | C |
| G-6 Manufacturing, other than types of manufacturing that are listed as by right uses | N | N | N | N | N | N | N | N | C |
| G-6 Manufacturing, including only the following: | | | | | | | | | |
| a. Food and beverage products for humans | N | N | N | N | N | N | N | N | P |
| b. Apparel and textile products | N | N | N | N | N | N | N | N | P |

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| c. Paper, furniture and wood products, other than paper pulp mill | N | N | N | N | N | N | N | N | N | P |
| d. Assembly, packaging or finishing of products manufactured elsewhere | N | N | N | N | N | N | N | N | N | P |
| e. Computers, electronics and electrical equipment | N | N | N | N | N | N | N | N | N | P |
| f. Transportation vehicles and equipment | N | N | N | N | N | N | N | N | N | P |
| g. Sporting goods, toys, games, jewelry, silverware, musical instruments or signs | N | N | N | N | N | N | N | N | N | P |
| h. Medical and scientific equipment, supplies and instruments | N | N | N | N | N | N | N | N | N | P |
| i. Pharmaceuticals and medicines | N | N | N | N | N | N | N | N | N | P |
| j. Gaskets | N | N | N | N | N | N | N | N | N | P |
| G-7 Quarry [Ord. 144] | N | N | N | N | N | N | N | N | C | C |
| G-8 Recycling facility | N | N | N | N | N | N | N | N | N | P |
| G-9 Research | N | N | N | N | N | N | N | N | N | P |
| G-10 Solid waste facility | N | N | N | N | N | N | N | N | N | C |
| G-11 Truck terminal | N | N | N | N | N | N | N | N | N | C |
| G-12 Wholesale | N | N | N | N | N | N | N | N | N | P |
| G-13 Warehouse | N | N | N | N | N | N | N | N | N | P |
| G-14 Printing | N | N | N | N | N | N | N | N | N | P |
| G-15 Planing Mill | N | N | N | N | N | N | N | N | N | P |
| ACCESSORY USES | | | | | | | | | | |
| H-1 Accessory apartment | P | P | P | P | P | P | P | P | P | N |
| H-2 One dwelling in combination with a business | N | N | N | N | C | P | N | P | N | N |
| H-3 Family day care | P | P | P | P | P | P | P | P | P | N |
| H-4 Home occupations other than permitted by right | S | S | S | S | S | P | S | P | P | P |
| H-4a Home occupation, light | P | P | P | N | P | N | P | N | N | P |

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| | WS | AD | RP | RR | DD | VC | VR | HC | PI |
| H-5 Livestock & horses as an accessory use | P | P | P | P | P | N | P | P | P |
| H-6 Outside storage | N | N | N | N | N | P | N | P | C |
| H-7 Recreational vehicles | P | P | P | P | P | P | P | P | P |
| H-8 Residential accessory structure or use | P | P | P | P | P | P | P | P | P |
| H-9 Spa/hot tubs | P | P | P | P | P | P | P | P | P |
| H-10 Swimming pool | P | P | P | P | P | P | P | P | P |
| H-11 Temporary structures and vehicles | P | P | P | P | P | P | P | P | P |
| H-12 Outdoor Wood Fired Boilers | P | P | P | P | N | N | N | N | N |
| H-13 Customarily accessory use or structure | P | P | P | P | P | P | P | P | P |
| H-14 Accessory solar-powered generating facility <i>[Ord. 173]</i> | P | P | P | P | P | P | P | P | P |
| H-15 Accessory wind-powered generating facility <i>[Ord. 173]</i> | P | P | P | P | P | P | P | P | P |

(Ord. passed 10-2-2007; Ord. 144, passed 10-11-2007, § 04; Ord. 173, passed 1-5-2015, § 02; Ord. 176, passed 1-5-2015, § 18; Ord. 191, passed 1-8-2019)