

# ZONING

## 450 Attachment 1

### Township of Lower Townamensing

Table of Use Regulations<sup>1</sup>  
[Amended 12-7-2021; 6-1-2021 by Ord. No. 2021-2]

Type of Use by District	R-R Resort and Recreation District	R-C Rural Conservation	R-1 Low Density Residential (1 acre lots; no MHPs)	R-2 Medium/High Density Residential (1 acre lots; MHPs)	V-C Village Center	I Industrial
<b>A. Residential Uses</b>						
Agricultural (§§ 450-32, 450-33, 450-46 and 450-56)	P	P	P	P	P	P
Single-family detached dwelling (any manufactured home shall also meet § 450-51) (PD, see § 450-53)	As PD	P	P	P	As PD	N
Twin dwelling, side-by-side, each dwelling unit shall be on its own lot (PD, see § 450-53)	As PD	N	N	P	As PD	N
Townhouse/row house (§ 450-60) (PD, see § 450-53)	As PD	N	N	P	As PD	N
Apartments (§ 450-35) or two-family detached dwellings (not including conversion of a one-family dwelling into additional numbers of dwelling units) (§ 450-53) (PD, see § 450-53)	As PD	N	N	P	As PD	N
Mobile home park (§ 450-51)	N	N	N	SE	N	N
Boarding- or rooming house (§ 450-37)	SE	N	N	N	SE	N
Group home facility (§ 450-47)	N	SE	SE	SE	SE	N
Conversion of an existing building into one or more dwelling units (§ 450-55)	SE	SE	SE	SE	SE	N

<sup>1</sup> Note: See Appendix B for SIC classifications.

## § 450-18. Definitions.

Other terms or words used herein shall be interpreted or defined as follows:

**ABUT** — Occurs when areas of lots share a common lot line, but not when lots are entirely separated by a street, alley or railroad. See also "contiguous."

**ACCESS DRIVE** — An improved travel way designed and constructed to provide for vehicular movement between a street and a tract or tracts of land containing any use other than one single-family dwelling unit or farm.

**ACCESSORY BUILDING, STRUCTURE OR USE** — See "building, accessory"; "structure, accessory"; or "use, accessory."

**ACCESSORY DWELLING UNIT** — A temporary, secondary dwelling unit located on the same lot as the primary dwelling and designed to house no more than two persons, who are related family members, or employees of the owner of the primary dwelling. This shall include elder cottage housing opportunity (ECHO), granny flats, farm employee/tenant farm housing, or similar terms.

**ACCESSORY FARM DWELLING** — An accessory farm dwelling is a second dwelling having as its occupant(s) an owner or one or more full-time laborers (or any family member thereof) on the farm.

**ADULT-RELATED FACILITIES AND USES** — A business or establishment which offers its patrons services or entertainment characterized by an emphasis on matter depicting, describing or relating to specified anatomical areas, including, but not limited to, an adult bathhouse, adult body painting studio, adult bookstore, adult cabaret, adult drive-in theater, adult massage establishment, adult mini motion-picture theater, adult model studio, adult motel, adult motion-picture arcade, adult motion-picture theater, adult newsrack, adult outcall service activity, adult sexual encounter center, adult theater, adult video rentals and sales, or any other adult activity. **[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I)]**

**AGRICULTURAL OPERATION** — An enterprise that is actively engaged in the commercial production and preparation for market of crops, livestock and livestock products and in the production, harvesting and preparation for market or use of agricultural, agronomic, horticultural, silvicultural and aquacultural crops and commodities. The term includes an enterprise that implements changes in production practices and procedures or types of crops, livestock, livestock products or commodities produced consistent with practices and procedures that are normally engaged by farmers or are consistent with technological development within the agricultural industry.

**AGRICULTURE** — The tilling of the soil, the raising of crops, forestry, horticulture and gardening, including animal husbandry, poultry farming and dairy farming, but excluding kennels.

**AGRICULTURE, INTENSIVE** — Specialized agricultural activities, including but not limited to mushroom, poultry and drylot livestock production, which, due to the intensity of production or raw materials storage needs, necessitate special control of operation, raw material storage and processing, and the disposal of liquid and solid wastes.

**AG-TOURISM (AGRICULTURAL TOURISM)** — An activity, business, or use typically or reasonably associated with or related to agriculture, farming, horticulture, silviculture, or similar



practice, including, but not limited to, an animal or livestock show, barn dances, Christmas tree farm, community-supported agriculture/co-ops, cider mill, corn maze, educational or recreation center, farm museum, fishing pond, game or hunting preserve, greenhouse or nursery, hayrides or sleigh rides, riding trail, maple syrup, orchard, pumpkin patch, animal petting farm/zoo, on-farm bakery or butcher, retail dairy, U-pick farm, winery, wool or wood shops.

**ALL-WEATHER SURFACE** — A surface consisting of bituminous pavement, concrete or other nonerodible material. See also "impervious surface."

**ALTERATION, STRUCTURAL** — Any enlargement of a building or structure; the moving of a building or structure from one location to another; any change in or addition to the structural parts of a building or structure; any change in the means of egress from or access to a building or structure.

**ALTERNATIVE ENERGY FACILITIES** — Energy-producing equipment used as an alternative to traditional power and or heating sources, including but not limited to solar, wind, wood, and hydro.

**AMUSEMENT PARK** — A tract or area used principally as a location for permanent amusement structures or rides.

**AMUSEMENT/VIDEO ARCADE/POOL/BILLIARD HALL** — A commercial establishment that provides as a principal use two or more amusement devices and/or games of skill or chance (e.g., pinball machines, video games, Skee-Ball, electronic or water firing ranges, pool and billiards tables and other similar devices). This definition also includes the use of such devices as an accessory use.

**ANIMAL** —

- A. **ANIMAL, ADULT** — An adult animal shall be any over the age of six months.
- B. **ANIMALS/PETS, DOMESTIC** — Domesticated animals and pets, which are normally kept in conjunction with a dwelling, or those animals commonly available in retail pet stores. Such domestic pets shall not include farm animals, horses, or any exotic wildlife for which a permit is required under federal law or the State Game and Wildlife Code, 34 Pa.C.S.A. § 101 et seq., or the regulations of the Pennsylvania Game Commission.  
**[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I)]**
- C. **ANIMAL, EXOTIC** — Members of the family Felidae, except those species commonly called house cats, and members of the family Canidae, except those licensed by the Pennsylvania Department of Agriculture. Exotic animals shall also include all non-native animals, excepting small animals and birds customarily kept as house pets.
- D. **ANIMAL, FARM** — Any member of the avian, bovine, equine, porcine, ovine, and piscine species, including but not limited to poultry, fowl, cows, steers, horses, ponies, pigs, sheep, goats and fish. "Animal, farm" is defined to specifically exclude dogs. (See definition of "livestock.")
- E. **ANIMAL, WILD** — All animals falling into one of the following categories as defined by Title 34, Pennsylvania Game and Wildlife Code:
  - (1) **BIG GAME** — Elk, deer, bear and wild turkey.