

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	SE	
Recycling Drop-off Site							
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					

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Schedule of Uses

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	Principal Structure Front: 15 feet Side: 8 feet Rear: 10 feet	Minimum lot area: 1 acre	All Buildings Front: 35 feet Side: 10 feet Rear: 10 feet	Minimum lot area: 1 acre	All Buildings Front: 35 feet Side: 35 feet Rear: 35 feet
Minimum lot width	Accessory Structure	Minimum lot width: 150 feet		Minimum lot width: 150 feet	
150 feet (on-lot sewer/water)	Front: not authorized in front yard of the principal structure	A larger minimum lot may be required based on DEP requirements for on-lot systems		A larger minimum lot may be required based on DEP requirements for on-lot systems	
100 feet (sewer or water)*	Side: 8 feet				
60 feet (sewer & water)*	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		Maximum Building Height
	Principal Structures: Maximum Height: 35 ft (see §5.5 for exceptions)		Maximum Building Height: 35 ft (see §5.5 for exceptions)		Maximum Building 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 Lot Coverages:		Cumulative Maximum Lot Coverages:
	on-lot sewer/water: 25% sewer or water: 25% sewer & water: 50%		Maximum building coverage: 40% Maximum impervious coverage: 60%		Maximum building coverage: 40% Maximum impervious coverage: 60%
*public or community system					