

Trappe Borough Zoning Ordinance - Appendix 'A' - Use Table

**Key**  
**P - Permitted Use**  
**CU - Conditional Use**  
**SE - Special Exception Use**  
**N - Not Permitted**

Uses	R-1 Low-Density Resid.	R-2 Medium-Density Resid.	R-3 High-Density Residential	VC Village Commercial	CC Community Commercial	LI Limited Industrial	AG Agricultural	Notes
<b>Residential</b>								
1 Single family detached	P	P	P	P	N	N	P	
2 Single family attached (twin, duplex)	N	N	P	CU	N	N	N	
3 Townhomes (row homes)	N	N	CU	N	N	N	N	
4 Age-restricted	N	CU	N	N	N	N	N	
5 Apartments	N	N	CU	CU	N	N	N	
6 Boarding/Rooming/Co-Living	N	N	CU	CU	N	N	N	
7 Cluster Development	CU	CU	N	N	N	N	N	
8 Condominium	N	N	CU	CU	N	N	N	
9 Group Homes	N	N	N	CU	N	N	N	
10 Mobile Home Park	N	N	N	N	N	CU	N	
11 Residential Club (fraternity, sorority, student)	N	N	N	CU	N	N	N	
12 Residential Use Not Otherwise Listed	N	N	N	N	N	CU	N	
13 Chickens (accessory)	P	N	N	N	N	N	P	(a)
14 Garage/Carport (accessory)	P	P	P	P	N	N	N	
15 Geothermal system (accessory)	P	N	N	N	N	N	N	
16 Solar Energy System, ground mounted (accessory)	N	N	N	N	N	N	N	
17 Solar Energy System, roof mounted (accessory)	CU	CU	CU	N	N	N	N	
18 Wind Energy System (accessory)	CU	N	N	N	N	N	N	
<b>Commercial</b>								
1 Adult Uses	N	N	N	N	N	CU	N	
2 Amusement/recreation, indoor	N	N	N	N	P	P	N	
3 Arcade	N	N	N	N	P	N	N	
4 Artistic Display	N	N	N	N	N	CU	N	
5 Automobile Sales, Service, Storage	N	N	N	CU	CU	CU	N	(b)
6 Bakery, confectionery	N	N	N	P	P	P	N	(b)
7 Bank, financial institution	N	N	N	P	P	N	N	
8 Banquet Hall	N	N	N	CU	CU	N	N	
9 Bed and Breakfast Inn	N	N	N	P	N	N	N	
10 Betting Parlor	N	N	N	N	N	CU	N	
11 Beverage Distributor	N	N	N	P	P	P	N	(b)
12 Billboard	N	N	N	N	N	CU	N	
13 Body Art Establishment	N	N	N	P	P	N	N	
14 Bookstore/Coffee Shop	N	N	N	P	N	N	N	
15 Bookstore/Coffee Shop (Drive-Thru)	N	N	N	N	P	N	N	
16 Business offices	N	N	N	P	N	P	N	(c)
17 Building Supply/Bulk Storage	N	N	N	N	N	CU	N	
18 BYOB Establishment	N	N	N	CU	CU	N	N	
19 Campground	N	N	N	N	N	CU	N	
20 Car Detailing	N	N	N	P	N	P	N	
21 Car wash	N	N	N	CU	N	CU	N	(c)

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22 Carpentry	N	N	N	N	P	CU	N	
23 Casino	N	N	N	N	N	CU	N	
24 Catering	N	N	N	P	P	P	N	
25 Check Cashing Establishment	N	N	N	N	CU	N	N	
26 Child Care Center	N	N	N	P	P	P	N	
27 Club or lodge	N	N	N	N	N	CU	N	
28 Communications Facility on Exist. Structure	P	P	P	P	P	P	N	
29 Communications Tower (in ROW)	CU	CU	CU	CU	P	P	N	
30 Communications Tower (> ROW, 40' max.)	N	N	N	CU	P	P	N	
31 Communications Tower (> ROW, > 40')	N	N	N	CU	P	P	N	
32 Convenience food store	N	N	N	CU	CU	N	N	(d)
33 Custom Shops	N	N	N	P	P	CU	N	
34 Crematorium	N	N	N	N	N	CU	N	
35 Drive-Thru Service	N	N	N	N	P	N	N	
36 Dry Cleaning	N	N	N	P	P	N	N	(b)
37 Dwelling/Combination Use (Live/Work)	N	N	N	CU	N	N	N	
38 Electric Vehicle Charging Station	N	N	N	N	P	P	N	
39 Exercise Club	N	N	N	N	P	P	N	
40 Exhibition Center	N	N	N	CU	N	N	N	
41 Family day-care home	N	N	N	N	N	N	N	
42 Freight Depot	N	N	N	N	N	CU	N	
43 Firing Range	N	N	N	N	N	CU	N	
44 Funeral homes	N	N	N	CU	N	N	N	
45 Garage/Carport (accessory)	N	N	N	P	P	P	N	
46 Gas station	N	N	N	CU	CU	N	N	(b)
47 Gas station w/convenience store	N	N	N	CU	CU	N	N	(b)
48 Golf, excluding driving range & mini	CU	CU	N	N	N	CU	N	
49 Golf, including driving range & mini	N	N	N	N	N	CU	N	
50 Greenhouse	N	N	N	N	N	P	P	
51 Gym, fitness, studio (dance, exercise, MA)	N	N	N	N	P	P	N	
52 Heliport	N	N	N	N	N	CU	N	
53 Home based business (no-impact, accessory)	P	P	P	P	N	N	N	
54 Home occupation	N	N	N	CU	N	N	N	
55 Hotel or inn	N	N	N	CU	N	CU	N	(b)
56 Hotel, short-term, air b&b	N	N	N	CU	N	CU	N	(b)
57 Laundry	N	N	N	N	P	CU	N	(b)
58 Massage Establishment	N	N	N	CU	N	N	N	(e)
59 Medical clinic	N	N	N	P	P	P	N	(b)
60 Medical office	N	N	N	P	P	P	N	
61 Millinery repair	N	N	N	N	P	CU	N	
62 Motel	N	N	N	N	N	CU	N	
63 Night Club	N	N	N	N	N	CU	N	

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Uses	Low-Density Resid. R-1	Medium-Density Resid. R-2	High-Density Residential R-3	Village Commercial VC	Community Commercial CC	Limited Industrial LI	Agricultural AG	Notes
64 Nursing home, convalescent, retirement	N	P	N	CU	N	CU	N	
65 Office Building	N	N	N	CU	N	CU	N	
66 Outdoor Display, Sales or Storage	N	N	N	N	N	CU	N	
67 Parking, Off-Street (principal)	N	N	N	N	N	CU	N	
68 Pawn Shop	N	N	N	N	CU	N	N	
69 Personal Service Shops	N	N	N	P	P	N	N	
70 Pharmacy	N	N	N	CU	P	N	N	
71 Professional office	N	N	N	P	N	CU	N	
72 Restaurant, café, tavern	N	N	N	P	P	N	N	
73 Restaurant (Fast food)	N	N	N	CU	P	N	N	(c)
74 Retail Shops	N	N	N	CU	P	N	N	
75 Retail outlet	N	N	N	P	P	N	N	
76 Repair shop (carry-in)	N	N	N	CU	P	N	N	(b)
77 Self-Storage Facility	N	N	N	N	N	CU	N	
78 Shopping center	N	N	N	N	P	CU	N	(f)
79 Stables	CU	N	N	N	N	N	P	
80 Studio	N	N	N	P	P	N	N	
81 Tailor, dressmaking, repair	N	N	N	P	P	N	N	(d)
82 Theater or Civic and/or Cultural	N	N	N	CU	P	CU	N	(c)
83 Theater, Motion Picture, Outdoor	N	N	N	N	P	CU	N	
84 Trade Businesses	N	N	N	N	P	CU	N	(b)
85 Upholstering	N	N	N	N	P	CU	N	(b)
86 Veterinary Office	N	N	N	P	N	N	N	
87 Veterinary Office (with Outdoor Kennel)	N	N	N	N	N	CU	N	
88 Wholesale Sales	N	N	N	N	N	CU	N	
89 Commercial Use Not Otherwise Listed	N	N	N	N	N	CU	N	
90 Electric Vehicle Charging Station (accessory)	N	N	N	P	P	P	N	
91 Garage/Carport (accessory)	P	P	P	P	P	P	N	
92 Geothermal system (accessory)	N	N	N	N	N	P	N	
93 Solar Energy System, ground or roof (accessory)	N	N	N	N	CU	CU	N	
94 Wind Energy System (accessory)	N	N	N	N	N	CU	N	
<b>Industrial</b>								
1 Academic Clinical Research Center	N	N	N	N	N	CU	N	
2 Agricultural operation	P	P	N	N	N	P	P	
3 Dispensary	N	N	N	N	N	P	N	
4 Forestry	P	P	P	P	P	P	P	(g)
5 Hog Farm	N	N	N	N	N	N	SE	
6 Incinerator	N	N	N	N	N	SE	N	
7 Junk or Scrap Yard	N	N	N	N	N	SE	N	
8 Kennel	N	N	N	N	N	CU	CU	
9 Landfill	N	N	N	N	N	SE	N	
10 Manufacturing, NAICS Codes 3116-311710	N	N	N	N	N	CU	N	

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11 Manufacturing, NAICS Codes 3241-325199	N	N	N	N	N	CU	N	
12 Manufacturing, NAICS Codes 3253-325320	N	N	N	N	N	CU	N	
13 Manufacturing, NAICS Codes 31-33 not otherwise listed	N	N	N	N	N	P	N	
14 Medical Marijuana Dispensary, Grower/Processor	N	N	N	N	N	CU	N	
15 Medical Marijuana Transport Vehicle Service	N	N	N	N	N	CU	N	
16 Mining	N	N	N	N	N	SE	N	(h)
17 Outdoor storage	N	N	N	N	N	CU	N	
18 Recreation, commercial	N	N	N	N	N	CU	N	
19 Recycling Collection or Processing	N	N	N	N	N	CU	N	
20 Solar Energy Collection	N	N	N	N	N	SE	N	
21 Solid Waste Transfer/Energy	N	N	N	N	N	SE	N	
22 Waste to energy facility	N	N	N	N	N	SE	N	
23 Waste treatment facility	N	N	N	N	N	SE	N	
24 Wind Turbine(s)	N	N	N	N	N	SE	N	
25 Wholesale Trade, NAICS Code 42	N	N	N	N	N	P	N	
26 Industrial Use Not Otherwise Listed	N	N	N	N	N	SE	N	
27 Artistic Display (accessory)	N	N	N	N	N	CU	N	
28 Dwelling qtrs., industrial caretakers (accessory)	N	N	N	N	N	P	N	
29 Garage/Carport (accessory)	P	P	P	P	P	P	P	
30 Geothermal system (accessory)	N	N	N	N	N	P	P	
31 Solar Energy System, ground or roof (accessory)	N	N	N	N	CU	CU	P	
32 Wind Turbine (accessory)	N	N	N	N	N	CU	P	
<b>Public</b>								
1 Airports and Related Uses	N	N	N	N	N	CU	N	
2 Boat Dock, Wharf or Marina	N	N	N	N	N	SE	N	
3 Bus or Train Station	N	N	N	N	P	CU	N	
4 Cemetery	N	N	N	CU	N	N	N	
5 Community Center	N	N	N	CU	P	CU	N	
6 College or University	N	N	N	N	N	CU	N	
7 Correctional (jail, work release)	N	N	N	N	N	CU	N	
8 Drug/Alcohol Rehab. or Halfway House	N	N	N	N	N	CU	N	
9 Educational, school, pre-K to 12	P	P	N	CU	N	CU	N	
10 Fire Station	N	N	N	P	N	N	N	
11 Garage/Carport (accessory)	N	N	N	P	P	P	N	
12 Historic Resource	P	P	P	P	P	P	N	
13 Hospital	N	N	N	N	N	CU	N	
14 Institution for Children or Disabled	N	N	N	N	N	CU	N	
15 Library	N	N	N	P	N	N	N	
16 Municipal	P	P	N	P	N	N	N	(c)
17 Museum or Visitor Center	N	N	N	P	N	N	N	
18 Park, playground	N	P	P	P	N	N	N	

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19 Places of Worship	P	P	N	CU	N	N	N	
20 Philanthropic	P	P	N	P	N	N	N	
21 Pool (principal use)	N	N	N	CU	N	N	N	
22 Public Utility, In-Borough Service	P	P	N	N	N	CU	N	
23 Public Utility, Beyond Borough Service	N	N	N	N	N	CU	N	
24 Government office	N	N	N	CU	N	CU	N	(b)
25 Residential Institution	N	N	N	CU	N	CU	N	
26 Recreation, non-commercial, non-profit	N	P	P	CU	N	CU	N	
27 Recreation, commercial, for-profit	N	N	P	CU	N	CU	N	
28 Sanitarium	N	N	N	N	N	CU	N	
29 Shelter, Community	N	N	N	N	N	CU	N	
30 Stormwater Management Facility	P	P	P	P	P	P	P	
31 Substation (electric)	N	N	N	N	P	CU	N	
32 Trade School	N	N	N	N	N	CU	N	
33 Treatment Center, Veteran's	N	N	N	N	N	CU	N	
34 Zoo	N	N	N	N	N	SE	N	
35 Public Use Not Otherwise Listed	N	N	N	N	N	CU	N	
36 Garage/Carport (accessory)	P	P	P	P	P	P	N	
37 Geothermal system (accessory)	N	N	N	N	N	P	N	
38 Solar Energy System, ground or roof (accessory)	N	N	N	CU	CU	CU	N	
39 Wind Energy System (accessory)	N	N	N	N	N	CU	N	

General Notes:

- G1 Public water & sewer hookups required in R-1, R-2, R-3, VC & CC.
- G2 R-3-specific Development, CU, General regulations not listed above
- G3 VC "Maximum intensity" regulations not listed above
- G4 CC specific design requirements, & development requirements not listed above
- G5 An Accessory use on the lot with & customarily incidental to a permitted Primary Use is also permitted.

Use Table Notes:

- (a) Hens only, subject to Article 17A regulations
- (b) < 5,000 SF in VC; larger size in LI
- (c) To be consistent with existing uses
- (d) < 5,000 SF in VC; larger size in CC
- (e) Licensed operator required
- (f) Shopping Cntrs w/o feasible public water/sewer require SE. Max. (1) strux. 50 KSF, all strux 100 KSF
- (g) Per MPC 603(f)
- (h) Per MPC 603(i)