

51A USES	Subarea A		Subarea B		Subarea C		Subarea D	
	Current	Proposed	Current	Proposed	Current	Proposed	Current	Proposed
Agricultural uses								
Animal Production								
Commercial Stable								
Crop production								
private stable								
Commercial and business service uses								
Building repair and maintenance shop								
Bus or rail transit vehicle maintenance or storage facility								
Catering service	√		√		√			
Commercial cleaning or laundry plant								
Funeral	√		√		√			
Custom woodworking, furniture construction, or repair								
Electronics service center.	√		√		√			
Job or lithographic printing								
Labor hall	SUP		SUP		SUP			
Machine or welding shop								
Machinery, heavy equipment, or truck sale and service								
Medical or scientific laboratory.	√		√		√			
Technical school								
Tool or equipment rental.	√		√		√			
Vehicle or engine repair or maintenance								
Industrial uses								
Alcoholic beverage manufacturing								
Industrial (inside) not potentially compatible								
Industrial (inside) potentially compatible								
Industrial (inside) light manufacturing								
Industrial (outside) not potentially compatible								
Industrial (outside) potentially compatible								
Medical/infectious waste incinerator		?		?		?		?
Metal salvage facility								
mining								
Gas drilling and production								
Gas pipeline compressor station								
Municipal waste incinerator								
Organic compost recycling facility								
Outside salvage or reclamation								
Pathological waste incinerator								

√	permitted
	None permitted
√*	Additional requirements

51A USES	Subarea A		Subarea B		Subarea C		Subarea D	
Temporary concrete or asphalt batching plant	SUP (By special authorization of the building official)		SUP (By special authorization of the building official)		SUP (By special authorization of the building official)			
Institutional and Community Service Uses								
Adult day care facility	√		√		√			
Cemetery or mausoleum								
Child-care facility	√		√		√			
Church	√		√		√			
College, university, or seminary	√		√		√			
Community service center	SUP		SUP		SUP			
Convalescent and nursing homes, hospice care, and related institutions	√		√		√			
Convent or monastery	√		√		√			
Foster home	√		√		√			
Halfway house								
Hospital	√		√		√			
Library, art gallery, or museum	√		√		√			
Public school								
Private school or open enrollment charter school								
Lodging Uses								
Hotel or motel	SUP (By SUP if 60 or fewer guest rooms)		SUP (By SUP if 60 or fewer guest rooms)		SUP (By SUP if 60 or fewer guest rooms)			
Extended stay hotel or motel								
Lodging or boarding house								
Overnight general purpose shelter								
Miscellaneous Uses								
Attached non-premise sign								
Carnival or circus (temporary)								
Detached non-premise sign								
Hazardous waste management facility								
Placement of fill material								
Temporary construction or sales office	√		√		√			

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√*	Additional requirements

51A USES	Subarea A	Subarea B	Subarea C	Subarea D
Office Uses				
Alternative financial establishment				
Financial institution without drive-in window	√	√	√	
Financial institution with drive-in window	√ (DIR)	√ (DIR)	√ (DIR)	
Medical clinic or ambulatory surgical center	√	√	√	
Office	√	√	√	
Recreation Uses				
Country club with private membership	√	√	√	
Private recreation center, club, or area	√	√	√	√
Public park, playground, or golf course	√	√	√	√
Residential Uses				
College dormitory, fraternity, or sorority house				
Duplex				√
Group residential facility	SUP (if spacing component of Section 51 A-4.209 (b)(3) is not met)	SUP (if spacing component of Section 51 A-4.209 (b)(3) is not met)	SUP (if spacing component of Section 51 A-4.209 (b)(3) is not met)	SUP (if spacing component of Section 51 A-4.209 (b)(3) is not met)
Handicapped group dwelling unit	SUP (if spacing component of Section 51 A-4.209 (b)(3.1) is not met)	SUP (if spacing component of Section 51 A-4.209 (b)(3.1) is not met)	SUP (if spacing component of Section 51 A-4.209 (b)(3.1) is not met)	SUP (if spacing component of Section 51 A-4.209 (b)(3.1) is not met)
Manufactured home park, manufactured home subdivision, and campground				
Multiple family	√	√	√	√
Residential hotel	√	√	√	√
Retirement housing	√	√	√	√
Single family	√	√	√	√
RETAIL AND PERSONAL SERVICE USES				
Ambulance service				

√	permitted
	None permitted
√*	Additional requirements

51A USES	Subarea A		Subarea B		Subarea C		Subarea D	
Animal shelter or clinic without outside run	√		√		√			
Animal shelter or clinic with outside run								
Auto service center								
Alcoholic beverage establishment	√*		√*		√*			
Business school	√		√		√			
Car wash								
Commercial amusement (inside)	√*		√*		√*			
Commercial amusement (outside)	SUP		SUP		SUP			
Commercial motor vehicle parking								
Commercial parking lot or garage	√		√		√			
Convenience store with drive-through								
Drive-in theater								
Dry cleaning or laundry store	√		√		√			
Entertainment Facility*	√		√		√			
Furniture store	√		√		√			
General merchandise or food store 3,500 square feet or less	√		√		√			
General merchandise or food store greater than 3,500 square feet	√		√		√			
General merchandise or food store 100,000 square feet or more								
Home improvement center, lumber, brick or building materials sales yard	√		√		√			
Household equipment and appliance repair	√		√		√			
Liquefied natural gas fueling station								
Liquor store	√		√		√			
Mortuary, funeral home, or commercial wedding chapel	√	?	√	?	√	?		
Motor vehicle fueling station	√		√		√			
Nursery, garden shop, or plant sales	√		√		√			
Outside sales								
Paraphernalia shop								
Pawn shop								
Personal service uses	√		√		√			
Restaurant without drive-in or drive-through service	√		√		√			
Restaurant with drive-in or drive-through service	√ (DIR)		√ (DIR)		√ (DIR)			
Surface parking	√		√		√			
Swap or buy shop								
Taxidermist								
Temporary retail use	√		√		√			
Theater	√		√		√			
Truck stop								
Vehicle display, sales, or service								
Transportation Uses								
Airport or landing field								
Commercial bus station and terminal								
Heliport								
Helistop								
Private street or alley	√		√		√			

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51A USES	Subarea A		Subarea B		Subarea C		Subarea D	
Railroad passenger station								
Railroad yard, roundhouse, or shops								
STOL (short take off or landing) port								
Transit passenger shelter	√		√		√			
Transit passenger station or transfer center	SUP*		SUP*		SUP*			
Utility and public service uses								
Commercial radio or television transmitting station	√	?	√	?	√	?		
Electrical generating plant								
Electrical substation								
Local utilities	√		√		√			
Police or fire station	√		√		√			
Post office	√		√		√			
Radio, television, or microwave tower	SUP	?	SUP	?	SUP	?		
Refuse transfer station								
Sanitary landfill								
Sewage treatment plant								
Tower/antenna for cellular communication	SUP*	?	SUP*	?	SUP*	?		
Utility or government installation other than listed	SUP		SUP		SUP			
Water treatment plant								
Wholesale, distribution, and storage uses								
Auto auction								
Building movers temporary storage yard								
Contractor's maintenance yard								
Freight terminal								
Livestock auction pens or sheds								
Manufactured building sales lot								
Mini-warehouse	SUP	?	SUP	?	SUP	?		
Office showroom/warehouse	√		√		√			
Outside Storage (with visual screening)								
Outside Storage (without visual screening)								
Petroleum storage and wholesale								
Recycling buy-back center	√*	?	√*	?	√*	?		
Recycling collection center	√*	?	√*	?	√*	?		
Recycling drop-off container	√*	?	√*	?	√*	?		
Recycling drop-off for special occasion collection	SUP*	?	SUP*	?	SUP*	?		
Sand and gravel or earth sales & storage								
Trade Center								
Vehicle storage lot								
Warehouse		?		?		?		
ACCESSORY USES								
Accessory community center (private)	√		√		√			
Accessory electric vehicle charging station	√		√		√			
Accessory game court (private)	√		√		√			
Accessory helistop	√		√		√			

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51A USES	Subarea A		Subarea B		Subarea C		Subarea D	
Accessory medical / infectious waste incinerator	SUP		SUP		SUP		SUP	
Accessory outside display of merchandise	√		√		√			
Accessory outside sales	√		√		√			
Accessory outside storage	√		√		√			
Accessory pathological waste incinerator	SUP		SUP		SUP		SUP	
Amateur communication tower	√		√		√			
Day home	√		√		√			
General waste incinerator	√		√		√			
Home occupation	√		√		√			
Occasional sales (garage sales)	√		√		√			
Private stable								
Swimming pool (private)	√		√		√			
Pedestrian skybridges	SUP		SUP		SUP		SUP	
SETBACKS	A		B		C		D	
Front yard								
Minimum	6ft		6 ft min, no mim along Walnut Hill		6ft		8 ft	
Maximum	20ft (no max along Skillman street or Walnut Hill)		20ft (no max along Walnut Hill)		20ft (no max along Skillman street or Walnut Hill)			
Side yard								
Minimum	o minimum		No minimum		No minimum		No minimum	
Maximum								
Rear yard								
Minimum	6 ft		6 ft		6 ft		6 ft	
Maximum								

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	None permitted
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51A USES	Subarea A		Subarea B		Subarea C		Subarea D	
Height	75 feet; chimney may project 12 ft		105 feet; chimney 12 ft		75 feet; chimney 12 ft ; a turret, spire, or clock tower may exceed height by 24 ft *		75 feet; chimney may project 12 ft	
FAR	4		4		2.85			
floor area								
non-residential use	Max: 155,000		Max: 35,000		Max: 300,000			
Residential	No max		No max		No max		175	
Home improvement center, lumber, brick or building materials sales yard	Max: 15,000		Max: 15,000		Max: 15,000			
Density - Maximum number of units	280 units		850 units		900 units		single family and handicap group dwelling units 60 units	
lot coverage	90%		90%		90%		90%	
Stories	5		7		5		4	

√	permitted
	None permitted
√*	Additional requirements