

**ORDINANCE NO. 2025-01**

**AN ORDINANCE OF THE PLUMSTEAD TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA BOARD OF SUPERVISORS AMENDING CHAPTER 27 OF THE PLUMSTEAD TOWNSHIP CODE OF ORDINANCES SECTION 27-1402.1 TO ADD D7 COMMERCIAL SWIMMING POOLS AS A USE PERMITTED BY RIGHT IN THE C-2 COMMERCIAL DISTRICT; SECTION 27-1502.1 TO ADD D7 COMMERCIAL SWIMMING POOLS AS A USE PERMITTED BY RIGHT IN THE C-3 PLANNED SHOPPING CENTER DISTRICT; SECTION 27-1702.1 TO ADD D7 COMMERCIAL SWIMMING POOLS AS A USE PERMITTED BY RIGHT IN THE LI LIGHT INDUSTRIAL DISTRICT; AND ATTACHMENT A, THE TABLE OF USES, TO INCLUDE D7 COMMERCIAL SWIMMING POOLS USE AS A USE PERMITTED BY RIGHT IN THE C-2 COMMERCIAL DISTRICT, C-3 PLANNED SHOPPING CENTER DISTRICT, AND LI LIGHT INDUSTRIAL DISTRICT.**

*The Board of Supervisors of Plumstead Township, upon recommendation of the Township Planning Commission and the Bucks County Planning Commission, hereby enacts and ordains the following Ordinance:*

**ARTICLE I**

Chapter 27, Part 14, Section 27-1402 “Permitted Uses” is hereby amended by the addition to subsection .1 to read as follows:

**Chapter 27, Part 14, Section 27-1402. Permitted Uses.**

**27-1402.1 Uses Permitted by Right:**

D7 Commercial Swimming Pools

**ARTICLE II**

Chapter 27, Part 15, Section 27-1502 “Permitted Uses” is hereby amended by the addition to subsection .1 to read as follows:

**Chapter 27, Part 15, Section 27-1502. Permitted Uses.**

**27-1502.1 Uses Permitted by Right:**

D7 Commercial Swimming Pools

### **ARTICLE III**

Chapter 27, Part 17, Section 27-1702 "Permitted Uses" is hereby amended by the addition to subsection .1 to read as follows:

#### **Chapter 27, Part 17, Section 27-1702. Permitted Uses.**

##### **27-1702.1 Uses Permitted by Right:**

D7 Commercial Swimming Pools

### **ARTICLE IV**

Chapter 27, Zoning attachment 1 Appendix A is hereby amended and revised to read as attached hereto.

### **ARTICLE V        REPEALER**

All Ordinances or parts of Ordinances which are inconsistent herewith are hereby repealed.

### **ARTICLE VI        SEVERABILITY**

If any sentence, clause, section or part of this Ordinance is for any reason found to be unconstitutional, illegal, or invalid, such unconstitutionality, illegality, or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts of this Ordinance. It is hereby declared as the intent of the Board of Supervisors of Plumstead Township, that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause or section or part thereof not been included therein.

### **ARTICLE VII        EFFECTIVE DATE**


This Ordinance shall become effective five (5) days after enactment.

**ENACTED AND ORDAINED** this 8<sup>th</sup> day of Jun., A.D., 2025.

**PLUMSTEAD TOWNSHIP  
BOARD OF SUPERVISORS**

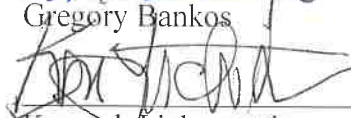
  
James McComb, Chair

ATTEST:

  
\_\_\_\_\_  
Stacey Mulholland, Township Manager  
Plumstead Township

  
\_\_\_\_\_  
Daniel Hilferty, Vice Chair

  
\_\_\_\_\_  
Gregory Bankos

  
\_\_\_\_\_  
Kenneth Lichtenstein

  
\_\_\_\_\_  
Matthew Given

LIST OF USES		ZONING DISTRICTS														
		RP	RO	R-1	R-2	R-3	R-4	R-5	MHP	VR	VC	C-1	C-2	C-3	LI	Q
A.	AGRICULTURAL USES															
A1	General Farming	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
A2	Agricultural Retail	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
A3	Intensive Agriculture		C													
A4	Forestry	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
A5	Accessory Farm Business		C	Y												
A6	Farm Support Facility		S													
A7	Commercial Kennel		S													
A8	Riding Stable and Horse Boarding	Y	Y													
B.	RESIDENTIAL USES															
B1	Single Family Detached Dwelling	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y					
B2	Land Preservation Subdivision			C	C											
B3	Land Preservation Subdivision/TDR			C	C					C	C					
B4	Two-Family Dwelling - Twin/Duplex							Y		Y	Y					
B5	Multi-Family - Apartments						Y	Y		Y	Y					
B6	Multi-Family - Townhouse						Y	Y		Y	Y					
B7	Mobile Home Park								Y							
B8	Flexible Lot Size Subdivision			Y	Y											
B9	Life Care/Full Care Facility	Y				Y								S		
B10	Residential Conversion									S	S					
B11	Accessory Dwelling	Y	Y	Y	Y	Y				Y	Y					
B12	Accessory Home Occupations	Y	Y	Y	Y	Y	Y	Y	Y***	Y	Y					
B13	Bed and Breakfast	S	C	S						S	S					
B14	Residential Accessory Building etc.	Y	Y	Y	Y	Y	Y	Y**	Y****	Y	Y					
B15	Mixed Residential Development					Y										
B16	Village Preservation Development							Y								
B17	Short-Term Transient Rentals	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y					
C.	INSTITUTIONAL USES															
C1	Place of Worship	C	S	C*	C*	C				Y	Y					

[illegible]

		ZONING DISTRICTS														
LIST OF USES		RP	RO	R-1	R-2	R-3	R-4	R-5	MHP	VR	VC	C-1	C-2	C-3	LI	Q
G.	COMMERCIAL USES															
G1	Commercial or Trade School										S		Y		Y	
G2	Day Care Center			C	C						Y	Y			Y	
G3	Retail Store											Y	Y	Y		
G3a	Hookah Lounge/Vape Store														Y	
G3b	Consumer Fireworks Sales												C	C		
G4	Adult Commercial														S	
G5	Village Oriented Shop										Y	Y				
G6	Service Business										Y	Y	Y	Y		
G7	Financial Establishment										Y	Y	Y	Y		
G8	Funeral Home			C*	C*						Y	Y	Y			
G9	Eating Place										C	Y	Y			
G10	Eating Place with Drive-Throughs												C			
G11	Tavern/Bar										S	Y	S			
G12	Repair Shop										S		Y		Y	
G13	Garden/Horticultural Center			C*									Y			
G14	Theater												S	Y		
G15	Indoor Athletic Club												Y	Y	Y	
G16	Amusement Halls and Arcade											C	C	C		
G17	Convenience Store												Y			
G18	Laundry												S		Y	
G19	Hotel or Inn										S		S		S	
G20	Motor Vehicle Sales												Y			
G21	Large Retail Store												C			
G22	Motor Vehicle Gasoline Station												Y			
G23	Automotive Service Center/Repair												Y		Y	
G24	Car Wash												Y			
G25	Shopping Center												C	Y		
G26	Miniwarehouse														S	
G27	Dwelling in Combination			C*	C*						Y					

LIST OF USES		ZONING DISTRICTS														
		RP	RO	R-1	R-2	R-3	R-4	R-5	MHP	VR	VC	C-1	C-2	C-3	LI	Q
G28	Small Wireless Communications Facility- Collocated	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
G28	Small Wireless Communications Facility- Requiring Installation of New Wireless Support Structure	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
G28	Tower-Based Wireless Communications Facility														C	
G28	Non-Tower Based Wireless Communications Facility	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
G29	Motor Vehicle Rental												Y		Y	
H.	INDUSTRIAL USES															
H1	Manufacturing														Y	
H2	Reserch														Y	
H3	Warehousing and Distribution												S		Y	
H4	Contracting												S		Y	
H5	Truck Terminal												C		C	
H6	Crafts														Y	
H7	Lumber Yard/Improvement Center														Y	
H8	Fuel Storage and Distribution														C	
H9	Junk Yard or Auto Salvage Yard														C	
H10	Extractive Operations															Y
H11	Asphalt Plant														Y	
H12	Ready Mix Concrete Plant														Y	
H13	Industrial Park														Y	
H14	Resource Recovery Facility														S	C
H15	Solid Waste Landfill															C
H16	Flex Space														Y	
H17	School Bus Depot														Y	
H18	Solar Energy System- Off Site Usage	S													S	S
H19	Wind Energy System- Off Site Usage	S													S	S
I.	OTHER USES															
I1	Nonresidential Accessory Building										Y	Y	Y	Y	Y	
I2	Accessory Outside Storage/Display											Y	Y	S	Y	

LIST OF USES		ZONING DISTRICTS														
		RP	RO	R-1	R-2	R-3	R-4	R-5	MHP	VR	VC	C-1	C-2	C-3	LI	Q
I3	Temporary Structure													S	S	
I4	Accessory Drive-Through Facility										C	C	C			
I5	Vending Machines										Y	Y	Y	Y	Y	
I6	Accessory Uses	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Y - Permitted by right							*Must have frontage on U.S. Route 611 (Easton Road)									
C- Permitted by conditional use							** Accessory to Single Family Detached Dwellings only									
S. - Permitted by special exception							*** No-impact home-based business only									
BLANK SPACE - Not permitted							**** Storage sheds only									
							***** New tower/pole overlay zone strip of land 400 ft. in width measured from right-of-way line of Rt. 313 or 611; overlay zone in industrial district (I); & overlay zone where telecommunications facility attached to a tower or tall structure existing at the date of this Chapter and any zoning district									