

ZONING

210 Attachment 2

Borough of Clarion

Table of Uses

Permitted Uses, Conditional Uses, Special Exceptions by District*
[Amended 11-3-2015 by Ord. No. 2015-810]

*Natural gas-related uses are identified and classified in § 210-51, Natural gas uses.

R-1 Single-Family Residential District

Permitted Uses:

No-impact home-based business
Public and private accredited elementary or secondary schools
Public parks and playgrounds
Single-family dwellings

Conditional Uses:

Bed-and-breakfast
Churches
Mobile home
Townhouse dwellings

Special Exceptions:

Utilities not regulated by the Pennsylvania Public Utility Commission

R-2 Medium-Density Residential District

Permitted Uses:

Family day-care homes
Group day-care homes
Home occupations
No-impact home-based business
Public and private accredited elementary or secondary schools
Public parks and playgrounds
Single-family dwellings
Two-family dwellings

Conditional Uses:

Bed-and-breakfast
Churches
Mobile home
Single-family – high-density occupancy

Special Exceptions:

Utilities not regulated by the Pennsylvania Public Utility Commission

R-3 High-Density Residential District

Permitted Uses:

Family day-care homes
Group day-care homes
Home occupations
Multifamily dwellings
No-impact home-based business
Nursing homes
Professional services and offices
Public and private accredited elementary or secondary schools
Public parks and playgrounds
Single-family dwellings
Two-family dwellings

Special Exceptions:

Utilities not regulated by the Pennsylvania Public Utility Commission
Fraternities and sororities

Conditional Uses:

Bed-and-breakfast
Churches
Funeral parlors
Medical clinics
Mobile home
Mobile home clusters
Rooming houses
Townhouse dwellings

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MU Mixed Use

Permitted Uses:

Churches
Family day-care homes
Group day-care homes
Home occupations
No-impact home-based business
Professional services and offices
Public and private accredited elementary or secondary schools
Public parks and playgrounds
Retail
Single-family dwellings
Two-family dwellings

Conditional Uses:

Bed-and-breakfast
Medical clinics
Mobile home
Townhouse dwellings
Senior housing
Multifamily dwellings

Special Exceptions:

Utilities not regulated by the Pennsylvania Public Utility Commission

C-1 Commercial District

Permitted Uses:

Art studio
Corporate offices
Eating and drinking places
Government offices
Personal services
Professional services and offices
Retail
Theaters

Conditional Uses:

Parking lot, commercial
Upper-story dwellings

C-2 Commercial District

Permitted Uses:

Art studio
Automotive sales and service
Bed-and-breakfast
Civic/cultural buildings
Corporate offices
Day-care centers
Dry cleaning and commercial laundry
Eating and drinking places
Government offices
Hotels and motels
Light warehousing
Massage therapist
Medical clinics
Personal services
Professional services and offices
Public utilities regulated by the Pennsylvania Public Utility Commission
Rental storage buildings
Retail
Theaters

Conditional Uses:

Multifamily dwellings
Parking lot, commercial
Single-family dwellings
Two-family dwellings
Upper-story dwellings

Special Exceptions:

Convenience stores
Funeral parlors
Gasoline service stations

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CI Commercial and Industrial District

Permitted Uses:

Automotive sales and services
Bed-and-breakfast
Commercial bakeries
Contractors' yards
Corporate offices
Day-care centers
Dry cleaning and commercial laundry
Gasoline service stations
Hospitals
Hotels and motels
Laboratory and research facilities
Light manufacturing
Light warehousing
Medical clinics
Mini storage facilities
Motor vehicle repair facilities
Professional services and offices
Public utilities regulated by the Pennsylvania
Public Utility Commission
Recycling facilities
Rental service and equipment
Rental storage buildings
Retail
Truck terminals
Utilities not regulated by the Pennsylvania Public
Utility Commission
Warehousing
Wholesale sales and storage

Conditional Uses:

Adult uses
Billboards
Colleges and universities
Convenience stores
Heavy manufacturing
Kennels
Parking lot, commercial
Supply yards
Wireless support structures
Wireless telecommunications facilities, subject to
preemption

E Educational District

Permitted Uses:

Civic/cultural buildings
Colleges and universities
Day-care centers
Fraternities and sororities
Gymnasiums
Indoor recreational facilities associated with
educational use
No-impact home-based business
Public and private accredited elementary or
secondary schools
Public parks and playgrounds
Single-family dwellings

Conditional Uses:

Stadiums and outdoor fields allied with
educational use