

ZONING

425 Attachment 1

Borough of Paxtang

**Table 3-2
Permitted Uses - Residential Districts
[Amended 5-6-2017 by Ord. No. 658]**

KEY:

- P Permitted by Right (zoning decision by Zoning Officer)
- SE Special Exception Use (zoning decision by Zoning Hearing Board)
- C Conditional Use (zoning decision by Paxtang Borough Council)
- N Not Permitted

Types of Uses	Article XVI, Specific Use Regulations	Residential Districts SR - Suburban Residential Zoning District
A. Residential Uses		
Group home		P
Mobile/manufactured home park	§ 425-108	SE
Single-family detached dwelling		P
B. Nonresidential Uses		
Academic clinical research center	§ 425-109	P
Agricultural operation	§ 425-109	P - crops only SE - all other operations
Community garden	§ 425-109	P
Forestry	§ 425-109	P
Medical marijuana dispensary	§ 425-109	P
Medical marijuana grower/processor	§ 425-109	P
Medical marijuana transport vehicle office	§ 425-109	P
Municipal-owned use		P
Park, playground, and other noncommercial outdoor recreational use	§ 425-109	P
Place of worship		SE
Public/private utility facility	§ 425-109	SE
School, public or private		SE
C. Accessory Uses		
Accessory structures and uses customarily incidental and subordinate to the principal uses permitted in the applicable Zoning District, other than specified elsewhere in this chapter, including but not limited to Articles XII and XVI of this chapter.		P
Community garden	§ 425-110	P
Day care, accessory		P
Day care, family	§ 425-110	P
Home occupation	§ 425-110	SE
No-impact home occupation	§ 425-110	P
D. Other Uses		
Multiple permitted principal uses on a lot	§ 425-69	P

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Table 3-3

**Permitted Uses-Mixed Use Districts
[Amended 5-19-2020 by Ord. No. 670]**

KEY:

- P Permitted by Right (zoning decision by Zoning Officer)
- SE Special Exception Use (zoning decision by Zoning Hearing Board)
- C Conditional Use (zoning decision by Paxtang Borough Council)
- N Not Permitted

Types of Uses	Article XVI, Specific Use Regulations	Mixed Use Districts			
		PAC - Paxtang Avenue Conservation Zoning District	TN - Traditional Neighborhood Zoning District	MNB - Mixed Neighborhood Zoning District	DT - Downtown Zoning District
A. Residential Uses					
Apartment conversion	§ 425-108	N	N	SE	P - upper floors and/or rear 1/2 of building on ground floor
Bed-and-breakfast	§ 425-108	SE	SE	P	P - upper floors and/or rear 1/2 of building on ground floor
Continuing care retirement facility	§ 425-108	N	SE	P	P - upper floors and/or rear 1/2 of building on ground floor
Group care	§ 425-108	N	N	P	P - upper floors and/or rear 1/2 of building on ground floor
Group home		P	P	P	P - upper floors and/or rear 1/2 of building on ground floor
Lodging and/or boarding home	§ 425-108	N	N	SE	P - upper floors and/or rear 1/2 of building on ground floor
Long-term-care nursing facility or personal care facility	§ 425-108	N	SE	P	P - upper floors and/or rear 1/2 of building on ground floor
Multifamily dwelling	§ 425-108	N	P	P	P - upper floors and/or rear 1/2 of building on ground floor
Single-family attached dwelling	§ 425-108	N	P	P	N
Single-family detached dwelling		P	P	P	N
Single-family semidetached dwelling		P	P	P	N
Two-family detached dwelling	§ 425-108	SE	P	P	N
B. Nonresidential Uses					
Agricultural operation	§ 425-109	P - crops only SE - all other operations	P - crops only/ SE- all other operations	P - crops only/ SE - all other operations	P - crops only/ SE - all other operations
Bank		N	N	P	P
B.Y.O.B. club	§ 425-109	N	N	N	C
Clinic, medical	§ 425-109	N	N	P	P
Clubhouse or lodge, private	§ 425-109	N	N	P	P
Commercial recreation, indoor	§ 425-109	N	N	N	P
Communications antenna and equipment building transmitting and receiving facility	§ 425-109	N	N	SE - antenna only	SE - antenna only
Community garden	§ 425-109	N	P	P	P
Copy shop/business service		N	N	P	P
Craftsman/artisan studio		N	N	P	P

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Types of Uses	Article XVI, Specific Use Regulations	Mixed Use Districts			
		PAC - Paxtang Avenue Conservation Zoning District	TN - Traditional Neighborhood Zoning District	MNB - Mixed Neighborhood Zoning District	DT - Downtown Zoning District
Day care, commercial	§ 425-109	N	N	P	P
Food service		N	N	P	P
Forestry	§ 425-109	P	P	P	P
Funeral home	§ 425-109	N	N	P	N
Home improvement center, lumber sales, and building materials sales	§ 425-109	N	N	N	P
Hospital	§ 425-109	N	N	P	N
Hotel		N	N	P	P
Industrial use, light		N	N	N	P
Laundry and dry cleaning, personal		N	N	P	P
Library		N	SE	P	P
Municipal-owned use		P	P	P	P
Museum		N	SE	P	P
Nightclub	§ 425-109	N	N	N	C
Office, business and professional		N	P - corner lots or lots abutting corner lots only	P	P
Office, medical		N	P - corner lots or lots abutting corner lots only	P	P
Park, playground, and other no-commercial outdoor recreational use	§ 425-109	P	P	P	P
Parking lot	§ 425-109	N	N	N	SE
Parking structure	§ 425-109	N	N	SE	SE
Personal service		N	P - corner lots or lots abutting corner lots only	P	P
Place of worship		SE	SE	SE	SE
Post office		N	N	P	P
Public/private utility facility	§ 425-109	SE	SE	SE	SE
Restaurant		N	N	P	P
Retail business		N	N	P	P
School, commercial		N	N	P	P
School, public or private		SE	SE	SE	SE
Tavern/bar	§ 425-109	N	N	SE	C
Theater, indoor - excluding sexually oriented business and/or related use		N	N	SE	C
Therapeutic massage facility		N	N	SE	P
Treatment center	§ 425-109	N	N	N	C - upper floors and/or rear 1/2 of building on ground floor only

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Types of Uses	Article XVI, Specific Use Regulations	Mixed Use Districts			
		PAC - Paxtang Avenue Conservation Zoning District	TN - Traditional Neighborhood Zoning District	MNB - Mixed Neighborhood Zoning District	DT - Downtown Zoning District
Vape shop		N	N	N	N
C. Accessory Uses					
Accessory structures and uses customarily incidental and subordinate to the principal uses permitted in the applicable Zoning District, other than specified elsewhere in this chapter, including but not limited to Article XII and XVI of this chapter.		P	P	P	P
Accessory apartment	§ 425-110	N	N	P	P - upper floors and/or rear 1/2 of building on ground floor only
Automated banking facility	§ 425-110	N	N	P (no drive-through/drive-up)	P (no drive-through/drive-up)
Community garden	§ 425-110	N	P	P	P
Day care, accessory		P	P	P	P - upper floors and/or rear 1/2 of building on ground floor only
Day care, family	§ 425-110	SE	P	P	P - upper floors and/or rear 1/2 of building on ground floor only
Home occupation	§ 425-110	SE	P - corner lots or lots abutting corner lots only SE - all other instances	P	N
No-impact home occupation	§ 425-110	P	P	P	P
Outdoor cafe/dining	§ 425-110	N	N	P	P
Outside display and sales	§ 425-110	N	N	P	P
D. Other Uses					
Multiple permitted principal uses on a lot	§ 425-69	P	P	P	P

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Table 3-4
Permitted Uses - Commercial/Industrial Districts
[Amended 5-19-2020 by Ord. No. 670]

KEY:

- P Permitted by Right (zoning decision by Zoning Officer)
- SE Special Exception Use (zoning decision by Zoning Hearing Board)
- C Conditional Use (zoning decision by Paxtang Borough Council)
- N Not Permitted

Types of Uses	Article XVI, Specific Use Regulations	Commercial/Industrial Districts GB – General Business Zoning District
A. Nonresidential Uses		
Agricultural operation	§ 425-109	P
Animal hospital	§ 425-109	P
Automobile, boat, heavy equipment, mobile/manufactured home, recreational vehicle and other similar motor vehicle rental/sales, repair/service, washing and/or fuel/gas sales	§ 425-109	P
Automobile wrecking, junk and scrap storage and sales	§ 425-109	SE
Bank		P
Billboard	§ 425-89	C
B.Y.O.B. club	§ 425-109	C
Clinic, medical		P
Clubhouse or lodge, private	§ 425-109	P
Commercial recreation, indoor		P
Commercial recreation, outdoor	§ 425-109	P
Communications antenna and equipment building transmitting and receiving facility	§ 425-109	SE
Community garden	§ 425-109	P
Convenience store	§ 425-109	P
Copy shop/business service		P
Craftsman/artisan studio		P
Day care, commercial	§ 425-109	P
Farmers/flea market, outdoor	§ 425-109	P
Financial service, other		P
Food service		P
Forestry	§ 425-109	P
Funeral home	§ 425-109	P
Home improvement center, lumber sales, and building materials sales	§ 425-109	P
Hospital	§ 425-109	P
Hotel		P
Industrial use, general		SE
Industrial use, light		P
Kennel, commercial	§ 425-109	P
Laundry and dry-cleaning facility, industrial		SE
Laundry and dry cleaning, personal		P
Liquor store		P
Mini storage warehouse	§ 425-109	P
Motel		P

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Types of Uses	Article XVI, Specific Use Regulations	Commercial/Industrial Districts GB – General Business Zoning District
Municipal-owned use		P
Nightclub	§ 425-109	C
Office, business and professional		P
Office, medical		P
Parking lot	§ 425-109	P
Parking structure	§ 425-109	P
Personal service		P
Place of worship		SE
Plant nursery		P
Post office		P
Public/private utility facility	§ 425-109	P
Research and development facility		P
Restaurant		P
Retail business		P
Sawmill	§ 425-109	SE
School, commercial		P
School, public or private		P
School, vocational		P
Sexually oriented business and/or related use	§ 425-109	C
Tavern/bar	§ 425-109	C
Theater, indoor - excluding sexually oriented business and/or related use		P
Therapeutic massage facility		P
Treatment center	§ 425-109	C
University/college		P
Vape shop		C
Warehousing, distribution and wholesaling		SE
B. Accessory Uses		
Accessory structures and uses customarily incidental and subordinate to the principal uses permitted in the applicable zoning district, other than specified elsewhere in this chapter, including but not limited to Article XII and XVI of this chapter		P
Automated banking facility	§ 425-110	P
Drive-through facilities for permitted use	§ 425-110	P
Outdoor cafe/dining	§ 425-110	P
Outside display and sales	§ 425-110	P
C. Other Uses		
Multiple permitted principal uses on a lot	§ 425-69	P

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Table 3-5
Permitted Uses - Other Districts

KEY:

- P Permitted by Right (zoning decision by Zoning Officer)
- SE Special Exception Use (zoning decision by Zoning Hearing Board)
- C Conditional Use (zoning decision by Paxtang Borough Council)
- N Not Permitted

Types of Uses	Article XVI, Specific Use Regulations	Other Districts CHC - Community Heritage Conservation Zoning District
A. Residential Uses		
Bed-and-breakfast	§ 425-108	SE
B. Nonresidential Uses		
Agricultural operation	§ 425-109	P - Crops only SE - All other operations
Cemetery	§ 425-109	P
Communications antenna and equipment building transmitting and receiving facility	§ 425-109	SE
Community garden	§ 425-109	P
Forestry	§ 425-109	P
Funeral home	§ 425-109	P
Library		P
Municipal-owned use		P
Museum		P
Park, playground, and other noncommercial outdoor recreational use	§ 425-109	P
Place of worship		SE
Public/private utility facility	§ 425-109	SE
School, public or private		SE
C. Accessory Uses		
Accessory structures and uses customarily incidental and subordinate to the principal uses permitted in the applicable zoning district, other than specified elsewhere in this chapter, including but not limited to Articles XII and XVI of this chapter		P
Community garden	§ 425-110	P
D. Other Uses		
Multiple permitted principal uses on a lot	§ 425-69	P