

ZONING

490 Attachment 2

Township of Harborcreek

Appendix A - Use Table

P = Permitted by right, C = Conditional use, SE = Special exception Note: If a use is not listed, it is a SE in the I/MU District	AG	R-1	R-2	R-3	R-4	PU	V	LF	B-1	B-2	I/MU	Definitions	Supplemental Regulations
Agricultural Uses:													
Agricultural Use (including horticulture, orchards, vineyards, plant nurseries and support facilities)	P	P										The science and art of farming including cultivating the soil, producing crops and raising livestock and poultry. Agricultural activities include normal farming operations, as well as orchards and vineyards, dairy farms, forestry, greenhouses, horticultural operations, nurseries, and agricultural storage and/or processing activities.	
Stables and Riding Academy	P	C										Any establishment where horses are boarded and cared for and where instruction on riding, jumping, and/or showing is offered and where horses may be hired for riding.	§ 490-87RR
Residential Uses:													
Dormitory						P						A building, whether public or private, associated with a school, college or university designed for, used and arranged with rooms providing sleeping, studying, and living accommodations for students. Not to be considered a multifamily dwelling.	
Dwelling, Multifamily			C	P	P	SE						A building containing 3 or more dwelling units and designed to be used or occupied as a residence by 3 or more families living independently of each other and each unit having its own exterior door or entrance door from an interior hall.	§ 490-87K
Dwelling, Multifamily (55+)							C					A multifamily building that houses residents over the age of 55.	§ 490-87L
Dwelling, Single-Family	P	P	P	P	P	P	P	P				A dwelling unit on a single lot/parcel for the exclusive use of a single-family household unit with a minimum of 1,200 sq. ft. of liveable space.	
Dwelling, Townhome							C					3 or more dwelling units accommodating 3 or more families which are attached side by side through the use of common party walls and which may have side yards adjacent to each end unit. Each dwelling unit is generally 2 stories in height, but may be either 1 story or 3 stories in height	§ 490-87M
Dwelling, Two-Family			P	P								A building with 2 dwelling units each with its own exterior entrance and containing 2 families. The dwelling units may be either semi-detached with 1 family living on each side of a common party wall or stacked with 1 family living over the other.	
Dwelling, Two-Family (provided no such dwelling abuts another)			P										
Fraternity/Sorority				C	C							Group of college students that are members of an organization associated with the school for social purposes. Organization members may live together.	§ 490-87U

HARBORCREEK CODE

P = Permitted by right, C = Conditional use, SE = Special exception Note: If a use is not listed, it is a SE in the I/MU District	AG	R-1	R-2	R-3	R-4	PU	V	LF	B-1	B-2	I/MU	Definitions	Supplemental Regulations
Group Residence Facility	C	C	C	C	C	C	C	C				A residential facility (typically single-family dwelling) licensed by the Pennsylvania Department of Human Services to provide room, board and supervised care, but not continuous nursing care, for children under the age of 18, individuals aged 62 or older and/or persons with 1 or more disabilities. This definition shall not include a facility housing persons released from or under the jurisdiction of a government bureau of corrections or similar institution. See definition of “disabilities.” In addition, the term does not include current legal use of or addiction to a controlled substance as defined in Section 102 of the Controlled Substances Act (21 U.S.C. § 802).	§ 490-87W
Mobile Home Parks											P	A parcel of land under single ownership which has been planned and improved for the placement of mobile homes for non-transient use, consisting of 2 or more mobile home lots.	
Planned Residential Development		C	C		C			C				An area of land, controlled by a landowner, to be developed as a single entity for a number of dwelling units, the development plan for which does not correspond in lot size, bulk or type of dwelling, density, lot coverage and required open space to the regulations established in any one residential district created, from time to time, under the provisions of this chapter. Such developments usually include a more compact arrangement of individual and/or multifamily dwelling units, grouped in or around common open spaces or green areas. Also, they may include such uses as public and semi-public uses and recreational facilities (noncommercial) provided they are functionally integrated into the development and that the character of the development conforms to the purpose and intent of the ordinance. In general, such development projects shall include the necessary covenants or other legal provisions and financial programs to meet the requirements of the proposed development plan.	
Rooming House					P							A building arranged or used for sheltering more than 3 but not more than 20 individuals who are not members of the resident manager’s family. Shelter is provided in return for compensation and meals may or may not be provided. A rooming house shall also include a boarding or lodging house.	
Commercial Uses:													
Adult Entertainment Establishment and Associated Facilities											C	Includes all uses regulated under 68 Pa.C.S.A. § 5501 et seq., as amended, as well as the following uses: adult novelty store, adult drive-in movie theaters, adult motels, massage parlors, bath houses, and such other uses housing similar adult sexually oriented activities. Such definitions in 68 Pa.C.S.A. § 5502 are hereby included by reference, including but not limited to the definitions for “Adult Bookstore,” “Adult Entertainment,” “Adult Mini-Motion Picture Theater,” “Adult-Oriented Establishment,” “Sexual Activities,” “Specified Anatomical Areas” and “Specified Sexual Activities.”	§ 490-87B
Airports and Private Airstrips	C	C	C									Any area of land or water designed and set aside for the landing and taking-off of aircraft and used or to be used in the interest of the public for such purposes. Such areas are usually equipped with hangars, facilities for refueling and/or repair, and various accommodations for commercial and/or private passengers. This use includes heliports and helistops.	§ 490-87D

ZONING

P = Permitted by right, C = Conditional use, SE = Special exception Note: If a use is not listed, it is a SE in the I/MU District	AG	R-1	R-2	R-3	R-4	PU	V	LF	B-1	B-2	I/MU	Definitions	Supplemental Regulations
Automobile Service Facility									P	P	P	A facility for the servicing and repair of motor vehicles, including engine, transmission, and suspension overhaul, the repair and replacement of parts, body work including painting and frame repair, tire service, lubrication, and the changing of automotive fluids, but not including the scrapping, salvaging, or storage of junk vehicles.	
Bed-and-Breakfast Establishment					C		C					A single-family residence, typically historic in nature, which is owner occupied and managed; having no more than 3 guest rooms; and wherein food service shall be limited to breakfast and light fare for guests. Term does not include short-term rental or hotel/motel.	§ 490-87F
Building Material and Supply									P	P	P	An area or facility storing or offering for sale building supplies, metal supplies, lumber, stone, coal, equipment, feed and grain, sand and gravel, and similar goods. This term shall not include the wrecking, salvaging, dismantling, scrapping, or storage of junk vehicles.	§ 490-87H
Car Wash Facility									P	P		A building or structure where automobiles are cleaned manually or mechanically, using a conveyor, sprayer, blower, steam-cleaning equipment, or other device. This use may include wash tunnels, pay stations, vacuums, drying facilities, and associated paved accessways and parking stalls. As an accessory use to a gasoline service station, a vehicle washing facility may include no more than a single bay, for one vehicle to be washed at a time.	
Day Care Facility					P				P			A premises in which child day care, defined as the supervised care of children under age 16 outside of the children’s own home for periods of less than 18 hours during the average day, is provided at any time for seven or more children unrelated to the operator. A child day care center must be licensed by the Pennsylvania Department of Human Services and shall follow all applicable provisions for child day care centers in the Title 55, Part V, Subpart D, Article I, Chapter 3270 of the Pennsylvania Code, as amended.	
Eating and Drinking Establishment, Small (5,000 square feet and less)					P	P	P	P	P	P		An establishment where meals are served to customers. Intended for customer to dine in, but can include take out and outdoor seating.	§ 490-87N
Eating and Drinking Establishment, Large (greater than 5,000 sq.)					P	P			P	P			§ 490-87O
Event Venue								C	P	P		A publicly or privately owned structure or area used for the purposes of public performances, sporting events, private receptions or parties, or similar attractions that may generate heavy traffic and provides no overnight accommodations.	§ 490-87S
Flea Market											C	A business which leases outdoor space to persons who wish to vend a variety of new and used goods for sale to the general public by displaying those goods on tables, in or on motor vehicles, or on the ground. This definition does not include farmers markets, which are restricted to only the sale of produce, flowers, and similar agricultural products.	§ 490-87T
Funeral Home							P		P			A building or part thereof used for human funeral services. Such building may contain space and facilities for (a) embalming, and the performance of other services used in the preparation of the dead for burial; (b) the performance of autopsies and other surgical procedures; (c) the storage of caskets, funeral urns, and other related funeral supplies; (d) the storage of funeral vehicles; and (e) facilities for cremation.	

HARBORCREEK CODE

P = Permitted by right, C = Conditional use, SE = Special exception Note: If a use is not listed, it is a SE in the I/MU District	AG	R-1	R-2	R-3	R-4	PU	V	LF	B-1	B-2	I/MU	Definitions	Supplemental Regulations
Gasoline Service Station/Convenience Store									P	P		A facility supplying and selling gasoline, diesel, natural gas, or other fuel for motor vehicles directly from pumps and storage tanks and/or electric vehicle charging stations, which may include a convenience store and accessory facilities for additional services, such as a 1-bay car wash or a minor vehicle repair and service shop for repairs and services not to include body work or engine, transmission, or suspension overhaul.	
Golf Course (private or public)	C				P							A tract of land laid out with at least nine holes for playing a game of golf and improved with tees, greens, fairways, and hazards.	§ 490-87V
Hospital/Clinic									P	C		An institution providing medical and surgical treatment and nursing care for sick or injured people as an inpatient or outpatient.	§ 490-87Y
Hotel/Motel/Motor Inn					P				P	P		A facility offering transient lodging accommodations to the general public which may provide additional services, such as restaurants, meeting rooms and recreational facilities. The structure(s) may have an interior hall and lobby with access to each room from such or may be accessed from an outside door.	§ 490-87Z
Kennel	C										C	An establishment, abiding in accordance with the regulations of the Commonwealth of Pennsylvania, in which dogs or domesticated animals are housed, boarded, or trained. A nonprofit animal shelter is considered a type of kennel, but a pet grooming establishment is not intended to be a kennel.	§ 490-87BB
Laundromat					P	P	C		P			A business premises equipped with individual clothes washing machines for the use of retail customers, or providing a clothes cleaning service through dry cleaning or other methods, exclusive of laundry facilities provided as an accessory use.	§ 490-87DD
Marina (commercial)								C				Designated areas of land or waterfront specifically intended for commercial activities related to boating, watercraft storage, and related services. These may include facilities such as docks, piers, moorings, boat ramps, fueling stations, boat repair and maintenance facilities, marine supply stores, restaurants, and other commercial establishments catering to boaters and waterfront visitors.	§ 490-87FF
Medical Marijuana Dispensary											C	A person, including a natural person, corporation, partnership, association, trust or other entity, or any combination thereof, which holds a permit issued by the PA Department of Health to dispense medical marijuana in accordance with the Medical Marijuana Act of 2016.	§ 490-87GG
Mixed Residential/Commercial Building					P				P			A single development that may contain more than one building and use, where the different types of land uses, excluding single-family dwellings, are in close proximity, planned as a unified complementary whole, and functionally integrated to the use of shared vehicular and pedestrian access and parking areas.	
Outdoor Commercial Display Establishment									P	P		The use of any building or land area for the display and sale of one or more of the following in operable condition: new and used automobiles, mobile/manufactured homes (in liveable condition), recreation vehicles, trailers, farm machinery, equipment, motorcycles, construction vehicles, other motorized vehicles, and boats.	

ZONING

P = Permitted by right, C = Conditional use, SE = Special exception Note: If a use is not listed, it is a SE in the I/MU District	AG	R-1	R-2	R-3	R-4	PU	V	LF	B-1	B-2	I/MU	Definitions	Supplemental Regulations
Personal Service Establishment							P	P	P			An establishment that provides a service oriented to the personal needs of the general public and which does not involve retail or wholesale sales or services to businesses. "Personal services" include, but are not limited to, barber- and beauty shops, health/day spas, tanning salons, yoga studios or small fitness studios, optometrists' offices and accessory eyeglass shops, photography studios, travel agencies, retail tax preparation services, shoe repair shops, household appliance repair shops, physical therapy, and other similar establishments, but shall not include any adult-oriented establishments.	
Pet Grooming Establishment									P			A business activity that is operated and conducted within an enclosed building and includes grooming and/or washing of pets (domestic animals) and may include pet training.	
Planned Research and Business Park					P	P						A structure or complex of structures designed or used primarily for research development functions related to industry and similar fields of endeavor. Such use shall be categorized as light industrial dependent upon the specific nature of its operations.	
Professional Office/Service			SE	SE	P		P	P	P			The office of a member of a recognized profession. When conducted in a residential district, a professional office shall be incidental to the residential use, shall be conducted entirely within a residential building, and shall include only the offices of doctors or physicians, physical therapists, dentists, optometrists, ministers, architects, professional engineers, lawyers, artists, authors, musicians and such other professional occupants which may be designated by the Zoning Hearing Board upon finding by the Board that such occupation is truly professional in character and that the practice of such occupation shall in no way adversely affect the safe enjoyment of surrounding property rights to a greater extent than for the professional activities listed herein. The issuance of a state or local license for regulations of any gainful occupation need not be deemed indicative of professional standing.	§ 490-87JJ
Recreation Facility (indoor commercial)							P	P	P	P	P	An establishment where the principal enterprise or activity involves the provision of indoor recreational, amusement, and leisure activities, such as, but not limited to: fitness training, athletic courts, ice rinks, roller skating rinks, indoor playing fields, indoor swimming pools, bowling alleys, arcade games, indoor mazes, indoor play structures and ball pits, escape rooms, indoor riflery or archery, indoor batting cages, and indoor golf.	
Recreation Facility (outdoor commercial)						C			C	C	C	An establishment where the principal enterprise or activity involves the provision of outdoor recreational, amusement, and leisure activities, such as, but not limited to: tennis courts, sand volleyball courts, miniature golf courses, driving ranges, outdoor riflery or archery, outdoor batting cages, playing fields, outdoor swimming pools, beaches, and bumper car tracks, but not to include "golf courses" as defined herein. The total building coverage for a commercial outdoor recreational use shall be less than 15%.	§ 490-87KK
Rental Service Facility									P	P	P	A business establishment that rents vehicles, equipment, and tools, party supplies, tents, bicycles, or similar items for a limited period of time to final users.	
Retail (greater than 5,000 sq. ft.)									P	P		A commercial use involving the sale of commodities and services directly to	

HARBORCREEK CODE

P = Permitted by right, C = Conditional use, SE = Special exception Note: If a use is not listed, it is a SE in the I/MU District	AG	R-1	R-2	R-3	R-4	PU	V	LF	B-1	B-2	I/MU	Definitions	Supplemental Regulations
Retail (5,000 sq. ft. and smaller)					P	P	C	C	P	P		customers. This term is intended to encompass all uses involving retail sales that are not specifically provided for or are not general equivalents to uses that are specifically provided for. Where a use is specifically provided for, that specific provision shall control. This term does not include medical marijuana dispensaries.	§ 490-87MM
Self Storage Facility										P	P	A building or group of buildings divided into individual separate access units which are rented or leased for the storage of personal and small business property.	
Veterinary Clinic/Hospital	C	C							P			A building used for the treatment, housing or boarding of small domestic animals such as dogs, cats, rabbits and birds or fowl by a veterinarian.	§ 490-87TT
Winery	P	P										A premises or plant where any alcohol or liquor is produced by the process by which wine is produced, or premises and plants wherein liquid such as wine is produced; and shall include the manufacture by distillation of alcohol from the by-products of wine fermentation when the alcohol so derived is used solely to fortify the fermented products, under such regulations as are or may be promulgated by the proper agency of the United States Government, and such alcohol, for that purpose only, may be sold or exchanged between wineries holding permits in this commonwealth, without restriction.	
Industrial Uses:													
Automobile Impound/Towing										C	P	A parcel of land or a building that is used for the storage of wrecked or motor vehicles usually awaiting insurance adjustment or transport to a repair shop where motor vehicles are kept for a period of time, not exceeding seven days.	§ 490-87E
Brewery	C									P		An establishment which produces malt or brewed beverages for on- or off-site sale and distribution and which may include on the premises a brewpub or tasting room. The alcohol is manufactured, made, and fermented from raw materials, blended, rectified, or otherwise produced by any suitable method for their production and which holds a license issued by the PA Liquor Control Board to engage in the manufacture, transportation, and sale of such beverages as regulated by the PA Liquor Code (Title 47 of the PA Consolidated Statutes, as amended). Breweries may also produce and sell mead.	§ 490-87G
Distillery										P		A premises or plant wherein distilled spirits are manufactured, made, and distilled from raw materials, blended, rectified, or otherwise produced by any suitable method for their production. Establishment may include on the premises a tasting room. The term shall not include winery where alcohol is derived from by-products of wine production by distillation for the sole purpose of adding to the fermented products to fortify the same.	
Industrial (light)										P	P	The process of manufacturing small finished goods, by which less potential exists for air, water, soil, noise, and light pollution than with heavy industry. Light industry includes, but is not limited to, the manufacture or processing of: food and beverage products, pharmaceuticals, electronic devices, precision instruments, household appliances, machine tools, optical goods, personal care products, wood and paper products, home and office furnishings, printed materials, ceramics, glass products, jewelry and personal accessories, apparel, lightweight non-ferrous metal casts and dies, light sheet metal products, film, games and toys, plastic goods.	

ZONING

P = Permitted by right, C = Conditional use, SE = Special exception Note: If a use is not listed, it is a SE in the I/MU District	AG	R-1	R-2	R-3	R-4	PU	V	LF	B-1	B-2	I/MU	Definitions	Supplemental Regulations
Industrial (heavy)											P	The production, by mechanical or chemical transformation, of raw materials into refined materials or new products, manufacturing processes that do not meet the definition of light industry. Heavy industry includes, but is not limited to, steel production, coke production, oil and gas production and refining, ethylene production, cracking of ethane or propane, incineration, motor vehicle assembly, aerospace manufacturing, and shipbuilding.	
Industrial Park											P	A planned, coordinated development of a tract of land designed to contain 2 or more separate industrial buildings. Such development is planned, designed, constructed, and managed on an integrated and coordinated basis.	
Junkyard											C	An area of land where junk as defined herein is stored (primarily outdoors), collected, dismantled, scrapped, and/or processed for sale, salvage, or disposal. The outdoor storage of unlicensed, uninspected, wrecked, or inoperable vehicles on a lot, other than that used for “auto, boat and/or mobile/manufactured home sales or rental” or an “auto repair or garage,” or any inoperable appliance, shall be considered a junkyard.	§ 490-87AA
Landfill											C	A place to dispose of refuse and other waste material by burying it and covering it over with soil, especially as a method of filling in or extending usable land.	§ 490-87CC
Micro-Brewery	C								P	P	C	An establishment similar to a brewery with the exception of a maximum output of 1,500 barrels of malt or brewed beverages per year.	§ 490-87G
Medical Marijuana Growing/Processing											C	A person, including a natural person, corporation, partnership, association, trust or other entity, or any combination thereof, which holds a permit from the Pennsylvania Department of Health to grow and process medical marijuana. “Medical marijuana”: Marijuana for certified medical use as set forth in the Medical Marijuana Act of 2016.	§ 490-87GG
Research Laboratory					P	P		C	C		P	A structure or complex of structures used primarily for research development functions related to industry and similar fields of endeavor. Such use shall be categorized as light industrial or heavy industrial dependent upon the specific nature of its operations.	§ 490-87LL
Sand and Gravel Pit/Mineral Extraction Facility	C	C										All activity which removes from the surface or beneath the surface of the land some material mineral resource, natural resource or other element of economic value, by means of mechanical excavation necessary to separate the desired material from an undesirable one; or to remove the strata or material which overlies or is above the desired material in its natural condition and position. Open pit mining includes, but is not limited to, the excavation necessary to the extraction of: sand, gravel, topsoil, limestone, sandstone, coal, clay, shale and iron ore.	§ 490-87NN
Truck and Heavy Equipment Sales, Service and Repair Facility										P	P	An establishment, located on a lot no smaller than 10 acres, designed to serve the needs of professional drivers and the traveling public, which may include vehicle fuel and repair services, convenience and retail stores, and restaurants, and which may also include related services such as communication and delivery services, financial services, personal services, and amusement game establishments, but does not include a hotel or motel. The components of a truck stop may be freestanding or combined in a single building.	

HARBORCREEK CODE

P = Permitted by right, C = Conditional use, SE = Special exception Note: If a use is not listed, it is a SE in the I/MU District	AG	R-1	R-2	R-3	R-4	PU	V	LF	B-1	B-2	I/MU	Definitions	Supplemental Regulations
Truck Terminal										P		Any premises used by a motor freight company regulated by the public utility commission and/or the Interstate Commerce Commission as a carrier of goods, which is the origin and/or destination point of goods being transported, for the purpose of storing, transferring, loading, and unloading goods.	
Warehouse, Wholesale Facility										P	P	An enclosed structure used for the storage of merchandise or commodities for an extended period of time, typically over 30 days and may include retail sales typically to retailers, business users, other wholesalers, or their agents or brokers.	
Institutional Uses:													
Campground and Recreational Vehicle Park	SE											A lot or tract of land where tents, campers, recreational vehicles, motor homes, travel trailers, or manufactured homes, which do not exceed 320 sq. ft. in floor area may be placed. Persons or families may occupy these areas on a temporary basis for no more than 180 days per calendar year.	§ 490-87I
Cemetery	SE											Land used or intended to be used for the burial of the dead and dedicated to cemetery purposes, including columbariums, crematories, mausoleums, and mortuaries, when operated in conjunction with and within the boundary of such cemetery.	§ 490-87J
College and University Supported Buildings					P	P						The grounds and buildings of a public or private college, university, school, hospital, or other institution.	
Emergency Response Facility	P	P	P	P	P	P	P	P	P	P	P	An area or facility used to house emergency response equipment and transport vehicles. Such equipment shall include firefighting trucks, ambulances, helicopters and any other equipment of similar purpose. Such facilities shall include what is commonly referred to as fire stations, police, emergency medical, emergency management agency and ambulance heliports and may include communication towers and equipment.	§ 490-87P
Energy Facility System, Commercial	C					C						A variety of equipment or facilities that are used to produce, store, transmit, or distribute energy. This includes facilities that are involved in the exploration, development, conversion, processing, or transportation of energy resources. It also includes facilities that manufacture, produce, or assemble equipment, machinery, products, or devices that are involved in these activities.	§ 490-87Q
Essential Service (public utility)	P	P	P	P	P	P	P	P	P	P	P	The erection, construction, alteration or maintenance by public utilities or municipal departments, authorities, or commissions of: underground gas, underground or aboveground electrical, telephone, cable television transmission or distribution systems; and public water, public sanitary sewer and public storm sewer facilities including wires, mains, drains, sewers, pipes, conduits, cables, fire alarm boxes, traffic signals, hydrants, and similar equipment of maintenance depots.	
Essential Service Structure	C	C	C	C	C	C	C	C	C	C	C	The erection, construction, alteration or maintenance by public utilities or municipal departments, authorities, or commissions of building or structures necessary for the furnishing of adequate services for public health, safety, and general welfare such as water and sewer pump stations, water storage towers, electrical substations, natural gas regulator stations, telephone substations or similar type structures, but excluding office buildings, the outside storage of equipment or maintenance depots, communication towers and communication antennae.	§ 490-87R

ZONING

P = Permitted by right, C = Conditional use, SE = Special exception Note: If a use is not listed, it is a SE in the I/MU District	AG	R-1	R-2	R-3	R-4	PU	V	LF	B-1	B-2	I/MU	Definitions	Supplemental Regulations
Library					P	P						A facility that is used for the collection of literary, artistic, musical or similar materials in the form of books, recordings, displays and films for public use.	
Nursing, Convalescent, Assisted Living, and Retirement Home			C	C				C				A proprietary or a non-profit facility licensed by the State of Pennsylvania for the accommodation of convalescents of chronically ill persons, in which nursing care and medical services are prescribed by, or are performed under the general direction of, persons licensed to provide such care or services in accordance with state laws.	§ 490-87II
Park, Public	P	P	P	P	P		P	P				An area of land for the enjoyment of the public, having facilities for rest and/or recreation.	
Place of Worship, greater than 20,000 sq. ft.					P	P			P	P		A public or private lot of land, building or structure that is designed for the assembly or collection of persons, for civic, political, religious, educational, social purposes and where recreation, amusement or dining occur as accessory activities.	
Place of Worship, less than 20,000 sq. ft.	P	P	P	P			P	P					
School (primary/secondary)			P	P	P							A facility offering educational instruction at one or more levels from pre-kindergarten through grade 12, that is licensed or otherwise sanctioned by the PA State Board of Education.	
Social and Fraternal Club									P	P		Any establishment, other than an outdoor recreation facility operated by a private organization for recreational, educational, fraternal, or social purposes, but only open to members and their guests and not to the general public.	
Sportsman’s Club	C											An entity that provides its members with opportunities for hunting, fishing, or shooting.	§ 490-87QQ
Treatment Center/Pre-Release Detention Facility											SE	A use, other than a prison, providing housing facilities for persons who need specialized housing, treatment, and/or counseling and who need such facilities because of: criminal rehabilitation, such as a criminal half-way house, criminal transitional living facility or a treatment/housing center for persons convicted of driving under the influence of alcohol; chronic abuse of or addiction to alcohol and/or a controlled substance; or a type of mental illness or other behavior that can reasonably be expected to cause a person to be a threat to the physical safety of others.	§ 490-87SS
Wireless Communication Facility										P	P	Any equipment used for the purpose of transmitting, receiving, distributing, providing, or accommodating wireless communications services and towers.	§ 490-87UU
Accessory Uses:													
Accessory Solar Energy System	P	P	P	P	P	P	P	P	P	P	P	An energy conversion system, including appurtenances, which is accessory to a principal use, and converts solar to a usable form of energy to meet all or part of the energy requirements of the on-site user. This definition does not include solar farms and is not intended for commercial establishments.	§ 490-87A
Agritourism	C											A farm-related tourism, a farm-related entertainment activity that takes place on agricultural land and allows members of general public, whether or not for a fee, to tour, explore, observe, learn about, participate in or to be entertained by an aspect of agricultural production harvesting or rural lifestyle that occurs on the farm.	§ 490-87C
Home Occupation	C	C	C	C	C	C	C	C	C	C	C	An accessory use to a portion of a dwelling unit for gainful employment involving the manufacture, provision or sale of goods and/or services. The use (home occupation) is clearly incidental and secondary to the use of the dwelling for residential purposes and does not change the character thereof or adversely affect the uses permitted in the zoning district of which it is a part.	§ 490-87X

HARBORCREEK CODE

P = Permitted by right, C = Conditional use, SE = Special exception Note: If a use is not listed, it is a SE in the I/MU District	AG	R-1	R-2	R-3	R-4	PU	V	LF	B-1	B-2	I/MU	Definitions	Supplemental Regulations
No-Impact Home-Based Business	P	P	P	P	P	P	P	P	P	P	P	A business or commercial activity administered or conducted as an accessory use which is clearly secondary to the use as a residential dwelling and which involves no customer, client or patient traffic, whether vehicular or pedestrian, pickup, delivery or removal junctions to or from the premises, in excess of those normally associated with residential use. The business or commercial activity must satisfy the following requirements: 1. The business activity shall be compatible with the residential use of the property and surrounding uses. 2. The business shall employ no employees other than family members residing in the dwelling. 3. There shall be no display or sale of retail goods and no stockpiling or inventory of a substantial nature. 4. There shall be no outside appearance of a business use, including, but not limited to, parking, signs or lights. 5. The business activity may not use any equipment or process which creates noise, vibration, glare, fumes, odors or electrical or electronic interference, including interference with radio or television reception, which is detectable in the neighborhood. 6. The business activity may not generate any solid waste or sewage discharge, in volume or type, which is not normally associated with residential use in the neighborhood. 7. The business activity shall be conducted only within the dwelling and may not occupy more than 25% of the habitable floor space. 8. The business may not in involve any illegal activity.	
Small Wind Turbine	P	P	P	P	P	P	P	P	P	P	P	Intended for personal use and is accessory to a principal residential or commercial use to solely be used to generate power (without regard to any excess power generated going to a power grid). The development (includes all structures and turbines) shall not exceed the maximum lot coverage of the zoning district in which it is located.	§ 490-87PP
Wireless Communication, Co-Location	P	P	P	P	P	P	P	P	P	P	P	Wireless antennas placed on existing poles, structures, or buildings that include aboveground mounted equipment; not intended for wireless communication towers.	