

ZONING

280 Attachment 1

Borough of Catasauqua Table of Permitted Uses by District Primarily Residential Districts [Amended 8-7-2017 by Ord. No. 1354; 2-6-2023 by Ord. No. 1423]

Types of Uses (See definitions in Article II)	Zoning Districts			
	R-1	R-2	R-3	CN
Residential Uses				
Single-family detached dwelling [manufactured/mobile homes shall meet the additional requirements of § 280-29A(20)]	P	P	P	P
Twin dwelling, side-by-side, with each new dwelling unit on its own fee-simple or condominium lot	N	P	P	N
Townhouse/rowhouse [§ 280-29A(34)], with each new dwelling on its own fee-simple or condominium lot	N	P	P	N
Apartments [§ 280-29A(34)], other than conversions of an existing building into an increased number of dwelling units	N	SE ²	SE	N
Boardinghouse (includes rooming house)	N	N	N	N
Group home within a lawful existing dwelling unit [§ 280-29A(14)], not including a treatment center	P	P	P	P
Conversion of an existing building to result in an increased number of dwelling units (see also "unit for care of relative" under accessory uses)	N	N ¹	N ¹	N
Manufactured/mobile home park [§ 280-29A(21)]	N	N	SE	N
Commercial Uses				
Bed-and-breakfast inn [§ 280-29A(8)], limited to buildings built before 1940	N	SE	N	N
Museum	N	N	N	SE
Non-tower wireless communications facilities	P	P	P	P
Picnic grove, commercial [§ 280-29A(24)]	N	N	N	SE
Small wireless communications facilities (inside ROW)	P	P	P	P
Small wireless communications facilities (outside ROW – collocated or replacement structure)	P	P	P	P
Small wireless communications facilities (outside ROW – new wireless support structure)	N	N	N	N
Stable, horse, with a minimum lot area of 2 acres for the first horse and 1 acre for each additional horse	N	N	N	SE
Tower-based wireless communications facilities	N	N	N	N
Institutional Uses				
Cemetery, which shall not include a crematorium	P	P	P	P
Community center, youth recreation center or library	N	SE	SE	SE
Day care center, child [§ 280-29A(13)]; [see also as an accessory use in this table and § 280-30D(3)]	N	N	N	SE
Membership club	N	N	N	N
Nursing home or assisted living facility/personal care home [§ 280-29A(22)]	N	N	N	N
Place of worship [§ 280-29A(25)]	SE	SE	SE	SE
School, public or private, primary or secondary [§ 280-29A(30)]	SE	SE	SE	SE
Public/Semipublic Uses				
Borough-owned uses	P	P	P	P
Government facility, other than uses listed	N	N	SE	SE

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Emergency services station, which may include a supporting social club facility	N	SE	SE	SE
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Borough of Catasauqua Table of Permitted Uses by District Primarily Residential Districts (Cont'd)

Types of Uses (See definitions in Article II)	Zoning Districts			
	R-1	R-2	R-3	CN
Public/Semipublic Uses (cont'd)				
Publicly owned or publicly operated recreation or closely similar park open for public recreation use without charge	P	P	P	P
Public utility facility (see also § 280-14) (other than uses listed separately in this § 280-25)	N	N	N	SE
Swimming pool, nonhousehold [§ 280-29A(32)]	SE	SE	SE	P
Accessory Uses				
See list of additional permitted uses in § 280-25C, such as "residential accessory structure or use"				
See additional requirements in § 280-30 for specific accessory uses				
Day care center accessory to and on the same lot as an existing lawful place of worship, with a minimum lot area of 5,000 square feet	P	P	P	P
Day care [§ 280-30D(3)] as accessory to a dwelling: Day care of a maximum of 3 persons, in addition to relatives of the caregiver. Day care of adults shall meet the definition of "adult day care. "	P	P	P	P
Family day care home	N	SE	SE	P
Group day care home	N	N	N	P
Home occupation, general [§ 280-30D(7)]	SE	SE	SE	SE
Home occupation, light [§ 280-30D(7)]	P	P	P	P
Unit for care of relative [§ 280-30D(12)]	SE	SE	SE	SE
Miscellaneous Uses				
Nature preserve	P	P	P	P
Parking lot as the principal use of a lot	N	SE	SE	SE
Crop farming or forestry	P	P	P	P
All uses that will be unable to comply with the performance standards of this chapter. See the "environmental protection" requirements of Article V.	N	N	N	N

NOTES:

- ¹ Except apartment conversions shall be permitted as a special exception use if limited to within a building that existed with a minimum indoor heated living floor area of 3,000 square feet at the time of adoption of this chapter. No building shall be expanded or newly constructed under this conversion, except for additions necessary for emergency or handicapped access. Each dwelling unit shall meet the minimum floor area requirements of § 280-54.
- ² Compliance is required with the minimum tract area provided in § 280-26.

- P = Permitted by right (zoning decision by Zoning Officer).
- SE = Special exception use (zoning decision by Zoning Hearing Board).
- N = Not permitted.
- (§ 280-29) = See additional requirements in § 280-29.
- (§ 280-30) = See additional requirements in § 280-30.