

ZONING

280 Attachment 2

**Borough of Catasauqua
Table of Permitted Uses by District
Primarily Nonresidential Districts**

[Amended 6-1-2009 by Ord. No. 1238; 4-5-2010 by Ord. No. 1250; 6-6-2016 by Ord. No. 1332; 8-1-2016 by Ord. No. 1335; 8-7-2017 by Ord. No. 1354; 2-5-2018 by Ord. No. 1364; 2-6-2023 by Ord. No. 1423]

Types of Uses (See definitions in Article II)	Zoning Districts							
	DC	CG	TC	IO & A	O	INS-1	INS-2	W
Residential Uses								
Single-family detached dwelling (including manufactured/mobile home [§ 280-29A(20)])	N	P	P	N	N	P	P	N
Twin dwelling, side-by-side, with each dwelling unit on its own fee-simple or condominium lot	P	P	N	N	N	N	N	N
Townhouse/rowhouse [§ 280-29A(34)]	P	N	N	N	N	N	N	N
Apartments [§ 280-29A(34)]	N ¹	N	N ²	N	N	N ²	P	N
Boardinghouse or rooming house [§ 280-29A(9)]	N	SE	N	N	N	SE	SE	N
Manufactured/mobile home park [§ 280-29A(20)]	N	SE	N	N	N	N	N	N
Dormitory housing only full-time students and staff of an accredited college or university	N	SE	N	N	N	SE	SE	N
Dormitories of schools							P	N
Group home within a lawful preexisting dwelling unit [§ 280-29A(14)], not including a treatment center	N	P	P	P	P	P	P	N
Planned multifamily residential community			P			P	P	N
Commercial Uses								
Mixed-Use Development	N	N	N	N	N	N	N	P
Adult use [§ 280-29A(1)]	N	N	N	N in IO; SE in A	N	N	N	N
After hours club (Note: This use is effectively prohibited by State Act 219 of 1990)	N	N	N	N	N	N	N	N
Amusement arcade	P	P	P	N	N	N	N	N
Auto repair garage or auto service station [§ 280-29A(6) and (7)] which may occur in combination with a convenience store	N	SE	N	SE	N	N	N	N
Auto, boat or mobile/manufactured home sales [§ 280-29A(5)]	N	P	N	N	N	N	N	N
Bakery, retail	P	P	P	P	N	N	N	N
Bed-and-breakfast inn [§ 280-29A(8)]	P	P	P	P	P	N	N	N
Car wash [§ 280-29A(10)]	N	P	P	P	N	N	N	N
Catering, custom, for off-site consumption	P	P	P	P	P	N	N	N

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Types of Uses (See definitions in Article II)	Zoning Districts							
	DC	CG	TC	IO & A	O	INS-1	INS-2	W
Conference center/hotel/banquet hall	P	P	P	P	P	P	P	
Construction company or tradesperson's headquarters (including but not limited to landscaping, janitorial or pest control contractor; see also as home occupation). Accessory outdoor storage shall be permitted provided it meets the plant screening requirements of §§ 280-56 and 280-57	N	P	P	P	N	N	N	N
Crafts or artisan's studio (see also as home occupation)	P	P	P	P	P	P	P	N
Custom printing, photocopying, faxing, mailing, courier service and similar business services	P	P	P	P	P	N	N	N
Exercise club/fitness center/gymnasium	P	P	P	P	P	N	P	N
Financial institution (includes banks), with any drive-through facilities meeting § 280-30D(4)	P ³	P ³	P ³	P ³	P ³	N	N	N
Funeral home (see crematorium as a separate use)	P	P	P	P	P	N	N	N
Gas station: see auto repair or auto service station								
Greenhouse, garden center or plant nursery	N	P	P	P	P	N	N	N
Kennel [§ 280-29A(17)]	N	N	N	SE	N	N	N	N
Laundromat	P	P	P	P	N	N	N	N
Laundry, commercial or industrial	N	N	P	P	N	N	N	N
Massage therapy, certified: allowed under "personal services"								
Motel or hotel [§ 280-29A(15)], which may include an accessory restaurant	P	P	P	P	P	N	N	N
Non-tower wireless communications facilities	P	P	P	P	P	P	P	N
Office	P	P	P	P	P	P	P	N
Pawn shop	SE	P	N	N	N	N	N	N
Personal services (includes tailoring, custom dressmaking, haircutting/styling, dry cleaning, shoe repair, "massage therapy, certified" and closely similar uses); (see also home occupation)	P	P	P	P	P	N	P	N
Recreation, indoor (includes bowling alley, roller or ice skating, batting practice and closely similar uses; other than uses listed separately in this § 280-25)	P	P	P	P	N	N	P	N
Recreation, outdoor (including miniature golf course, golf driving range, amusement park, private picnic groves and closely similar uses; other than uses listed separately in this § 280-25)	SE	P	P	P	P	N	N	N
Repair service, household appliance	P	P	P	P	N	N	N	N

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Types of Uses (See definitions in Article II)	Zoning Districts							
	DC	CG	TC	IO & A	O	INS-1	INS-2	W
Restaurant [§ 280-29A(29)] with drive-through service [§ 280-30D(4)]	SE	P	N	N	N	N	N	N
Restaurant [§ 280-29A(29)], without drive-through service	P	P	P	N	N	N	SE	N
Retail store (other than uses listed separately in this § 280-25). Sales of gasoline are only allowed if an auto service station is also allowed in the district. A retail store may also include an auction house	P ⁴	P	P	N	N	N	SE	N
Self-storage development: see under industrial uses								
Small wireless communications facilities (inside ROW)	P	P	P	P	P	P	P	P
Small wireless communications facilities (outside ROW – collocated or replacement structure)	P	P	P	P	P	P	P	P
Small wireless communications facilities (outside ROW – new wireless support structure)	N	N	N	P	N	N	N	N
Target range, firearms [§ 280-29A(33)] Completely indoor and enclosed Other than above	P N	P N	P N	P N in IO; SE in A	N N	N N	N N	N N
Tattoo or body piercing establishment (other than temporary tattoos or ear piercing, which are personal service uses)	N	P	N	N	N	N	N	N
Tavern or nightclub	SE	SE	SE	N	N	N	N	N
Theater, indoor, other than an adult use	P	P	P	N	N	N	N	N
Tower-based wireless communications facilities	N	N	N	SE	N	N	N	N
Trade/hobby school	P	P	P	P	P	N	P	N
Veterinarian office [§ 280-29A(36)]	P	P	P	P	P	N	N	N
Wholesale sales: see under industrial uses								
Industrial Uses								
Assembly or finishing of products using materials produced elsewhere (such as products from plastics manufactured off-site)	N	N	P	P	N	N	N	N
Building supplies and building materials, wholesale sales of	N	P	P	P	N	N	N	N
Distribution as a principal use (other than trucking company terminal)	N	N	SE	P	N	N	N	N
Electricity generating plant (other than waste-to-energy)	N	N	N	SE	N	N	N	N
Industrial equipment sales, rental and service, other than vehicles primarily intended to be operated on public streets	N	P	P	P	N	N	N	N

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Types of Uses (See definitions in Article II)	Zoning Districts							
	DC	CG	TC	IO & A	O	INS-1	INS-2	W
Junk, outdoor storage, display or processing of, other than within an approved junkyard or solid waste disposal area	N	N	N	N	N	N	N	N
Junkyard [§ 280-29A(16)]	N	N	N	SE in A; N in IO	N	N	N	N
Liquid fuel storage, bulk, for off-site distribution, other than auto service station, retail propane distributor, prepackaged sales or fuel tanks for company vehicles	N	N	N	SE	N	N	N	N
Manufacture and/or bulk processing of the following, provided manufacturing occurs only indoors:								
Agricultural chemicals, fertilizers or pesticides	N	N	N	N in IO; SE in A	N	N	N	N
Asphalt	N	N	N	N in IO; SE in A	N	N	N	N
Apparel, textiles, shoes and apparel accessories (see also crafts studio)	N	P	P	P	N	N	N	N
Ceramics products (other than crafts studio)	N	N	P	P	N	N	N	N
Chemicals, bulk manufacture, bulk processing, bulk mixing or bulk recycling of highly hazardous substances above the EPA reportable threshold limits	N	N	N	N in IO; SE in A	N	N	N	N
Chemical products, other than above and other than pharmaceuticals	N	N	N	SE	N	N	N	N
Craft beverage production facility	SE	SE	SE	N	N	N	N	N
Clay, brick, tile and refractory products	N	N	P	P	N	N	N	N
Computers and electronic and microelectronic products (assembly of premanufactured products may occur as accessory to a retail store)	N	N	P	P	N	N	N	N
Concrete, cement, lime and gypsum products	N	N	N	SE	N	N	N	N
Electrical equipment, appliances and components	N	N	P	P	N	N	N	N
Explosives, fireworks or ammunition	N	N	N	N	N	N	N	N
Fabricated metal products (except ammunition, fireworks or explosives)	N	N	P	P	N	N	N	N
Food (human) and beverage products, at an industrial scale as opposed to a clearly retail scale (other than uses listed individually in this § 280-25)	N	SE	P	P	N	N	N	N

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Types of Uses (See definitions in Article II)	Zoning Districts							
	DC	CG	TC	IO & A	O	INS-1	INS-2	W
Food products - meat packing (other than slaughterhouse, which is listed separately)	N	N	N	N in IO; SE in A	N	N	N	N
Food products for animals	N	N	N	N in IO; SE in A	N	N	N	N
Gaskets	N	N	P	P	N	N	N	N
Glass and glass products (other than crafts studio)	N	N	P	P	N	N	N	N
Incineration, reduction, distillation, storage or dumping of slaughterhouse refuse, rancid fats, garbage, dead animals or offal (other than within an approved solid waste facility)	N	N	N	N	N	N	N	N
Leather and allied products (other than crafts studio or tannery)	N	N	SE	P	N	N	N	N
Machinery	N	N	P	P	N	N	N	N
Manufactured or modular housing	N	N	P	P	N	N	N	N
Medical equipment and supplies	N	N	P	P	N	N	N	N
Metal products, primary	N	N	N	SE	N	N	N	N
Mineral products, nonmetallic (other than mineral extraction)	N	N	N	SE	N	N	N	N
Paper and paper products (including recycling, but not including manufacture of raw paper pulp)	N	N	P	P	N	N	N	N
Paper - raw pulp	N	N	N	N	N	N	N	N
Paving materials, other than bulk manufacture of asphalt	N	N	N	SE in A; N in IO	N	N	N	N
Petroleum refining	N	N	N	N	N	N	N	N
Pharmaceuticals and medicines	N	N	P	P	N	N	N	N
Plastics, polymers, resins, vinyl, coatings, adhesives or sealants, printing ink or photographic film	N	N	N	SE	N	N	N	N
Products from previously manufactured materials, such as glass, leather, plastics, cellophane, textiles, rubber or synthetic rubber	N	N	P	P	N	N	N	N
Roofing materials and asphalt saturated materials	N	N	P	P	N	N	N	N
Rubber, natural or synthetic	N	N	N	SE	N	N	N	N
Scientific, electronic and other precision instruments	N	N	P	P	N	N	N	N
Soaps and cleaning compounds	N	N	N	P	N	N	N	N
Sporting goods, toys, games, musical instruments or signs	N	N	P	P	N	N	N	N
Transportation equipment	N	N	P	P	N	N	N	N
Wood products and furniture (not including raw paper pulp)	N	N	P	P	N	N	N	N
See § 280-5 for uses that are not listed.								

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Types of Uses (See definitions in Article II)	Zoning Districts							
	DC	CG	TC	IO & A	O	INS-1	INS-2	W
Mineral extraction [§ 280-29A(19)] and related processing, stockpiling and storage	N	N	N	SE	N	N	N	N
Packaging	N	N	P	P	N	N	N	N
Package delivery services distribution center	N	N	P	P	N	N	N	N
Photo processing, bulk	N	P	P	P	N	N	N	N
Printing or bookbinding	N	N	P	P	N	N	N	N
Recycling collection center [§ 280-29A(27)], not involving operations of an industrial scale (see also Borough-owned use)	N	P	P	P	N	N	N	N
Recycling center, bulk processing, provided all operations of an industrial scale occur within an enclosed building (this use shall not include a solid waste disposal or transfer facility nor a junkyard)	N	N	N	SE	N	N	N	N
Research and development, engineering or testing facility or laboratory	N	N	P	P	N	N	N	N
Sawmill/planing mill	N	N	P	P	N	N	N	N
Self-storage development [§ 280-29A(31)]	N	P	N	P	N	N	N	N
Slaughterhouse, stockyard or tannery	N	N	N	N in IO; SE in A	N	N	N	N
Solid waste transfer facility or waste to energy facility	N	N	N	N in IO; SE in A	N	N	N	N
Trucking company terminal	N	N	N	SE	N	N	N	N
Warehousing or storage as a principal use	N	N	N	P	N	N	N	N
Warehousing or storage as an accessory use to a permitted principal use on the same lot or an adjacent lot or located in the same zoning district	N	P	P	P	N	N	N	N
Welding	N	N	P	P	N	N	N	N
Wholesale sales (other than motor vehicles)	N	P	P	P	N	N	N	N
Institutional Uses								
Cemetery (see crematorium listed separately)	N	P	P	P	P	P	P	N
College or university (other than dormitory, which is listed separately)	P	P	P	P	P	P	P	N
Community center or library	P	P	P	P	P	P	P	N
Crematorium	N	N	N	SE	N	N	N	N
Cultural center or museum	P	P	P	P	P	P	P	N
Day care center, adult [§ 280-29A(2)]	P	P	P	P	P	P	P	N
Day care center, child [§ 280-29A(13)]; (see also as an accessory use)	P	P	P	P	P	P	P	N
Hospital or surgery center	P	P	P	P	P	N	SE	N

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Types of Uses (See definitions in Article II)	Zoning Districts							
	DC	CG	TC	IO & A	O	INS-1	INS-2	W
Membership club meeting and recreational facility, but with any “after hours club” or “tavern” having to meet the requirements for such use	P	P	P	P	N	N	N	N
Nursing home	P	P	P	P	N	P	P	N
Personal care home/assisted living facility [§ 280-29A(22)]	N	P	P	P	N	P	SE	N
Place of worship [§ 280-29A(25)]	P	P	P	P	P	P	P	N
School, public or private, primary or secondary [§ 280-29A(30)], and any other school	P	P	P	N	P	P	P	N
Treatment center [§ 280-29A(35)]	N	N	N	SE in A; N in IO	N	N	N	N
Adaptive reuse of building(s)	P	P	P	P	P	P	P	N
Live-work units	P	P	P	P	N	N	P	N
Green area: pedestrian plaza/park	P	P	P	P	P	P	P	N
Public parking garage	P	P	P	P	P	P	P	N
Municipal use	P	P	P	P	P	P	P	N
Public/Semipublic Uses								
Borough-owned uses	P	P	P	P	P	P	P	N
Government facility, other than uses separately in this § 280-25	SE	SE	SE	SE	SE	SE	SE	N
Emergency services station, which may include a supporting social club building or facility	P	P	P	P	P	SE	SE	N
Publicly owned or publicly operated recreation, or closely similar primarily outdoor park open for public recreation use without admission charge	N	P	P	P	P	P	P	N
Public utility facility (see also § 280-14) (other than uses listed separately in this § 280-25)	SE	SE	SE	P	SE	SE	SE	N
Swimming pool, nonhousehold [§ 280-29A(32)]	N	P	P	P	P	P	P	N
U.S. postal service facility, which may include a leased facility	P	P	P	P	P	P	P	N
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 a lawful place of worship	N	P	P	P	P	P	P	N
Day-care, child [see § 280-30D(3)] accessory to a lawful dwelling unit:								
Group day-care home	N	P	P	P	P	P	P	N
Family day-care home	N	P	P	P	P	P	P	N
Heliport	N	N	N	SE	P	P	P	N
Home occupation accessory to a lawful dwelling unit:								

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	DC	CG	TC	IO & A	O	INS-1	INS-2	W
General home occupation [§ 280-30D(7)]	P	P	P	N	P	P	P	N
Light home occupation [§ 280-30D(7)]	P	P	P	N	P	P	P	N
Uses accessory to Mixed-Use Development (§ 280-70A)	N	N	N	N	N	N	N	P
Miscellaneous Uses								
Airport	N	N	N	P	P	N	N	N
Forestry	N	P	P	P	P	P	P	N
Nature preserve or environmental education center	P	P	P	P	P	P	P	N
Parking lot as the principal use of a lot	N	P	P	P	P	P	P	N
Crop farming	N	P	P	P	P	P	P	N
Raising of livestock or poultry	N	N	N	SE	N	N	N	N
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	N	N	N	N

NOTES:

- 1 Apartments shall only be permitted by right in building floor area that existed at the time of adoption of this chapter, provided the building also includes an allowed principal nonresidential use.
- 2 Apartments shall only be permitted by right if they are each permanently restricted by deed and by any lease to occupancy by at least one person age 55 and older or the physically disabled, with no resident under age 18. These dwellings shall be known as “age-restricted apartments.” In the INS District, a maximum of 5% of the building floor area may be occupied by retail sales, office or personal service uses.
- 3 The applicant shall prove that the entrances and exits for the drive-through service have been designed to minimize conflicts with pedestrian travel along streets. To the maximum extent feasible, drive-through service entrances and exits should use alleys and side streets, as opposed to crossing major pedestrian routes along main streets.
- 4 Limited to indoor sales and display, except for clearly customarily accessory activities, such as sidewalk sales. Such use shall not include the sale of gasoline or propane, nor drive-through service.

P = Permitted-by-right use.

SE = Special exception use (decision by Zoning Hearing Board).

N = Not permitted.

(§ 280-29) = See additional requirements in § 280-29.

(§ 280-30) = See additional requirements in § 280-30.