

ZONING

27 Attachment 1

Borough of Emmaus

Table of Permitted Uses

Residential Districts

[Amended by Ord. No. 1202, 8/17/2020]

KEY:

- P = Permitted by right (zoning decision by Zoning Officer)
- C = Conditional use (zoning decision by Borough Council with review by Planning Commission)
- SE = Special exception use (zoning decision by Zoning Hearing Board)
- N = Not Permitted
- (§ 27-402) = See additional requirements in § 27-402
- (§ 27-403) = See additional requirements in § 27-403

Types of Uses (See Definitions in Part 2)	Residential Districts				
	C-R	R-L	R-M	R-HO	R-P
AGRICULTURAL USES					
Crop farming	P	P	P	P	P
Commercial forestry (§ 27-402)	P	P	P	P	P
Raising of livestock as a principal use (§ 27-402)	N	N	N	N	N
RESIDENTIAL USES					
Single-family detached dwelling (including manufactured homes [§ 27-402])	P	P	P	P	P
Single-family cluster development - within the requirements of § 27-308	C	C	C	N	N
Single-family semi-detached dwelling (twin)	N	N	P	P	P
Two-family detached dwelling	N	N	N	P	N
Low-rise apartments (§ 27-402)	N	N	SE	P	P
Mid-rise apartments with a maximum of 6 stories - permanently restricted to persons age 55 or over and/or the physically handicapped and their spouses	N	N	N	SE	N
Townhouse (§ 27-402)	N	N	SE	P	P
Manufactured home park	N	N	N	N	N
Boarding house or dormitory (§ 27-402)	N	N	N	N	N
Group home within a permitted dwelling unit,	P	P	P	P	P

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	C-R	R-L	R-M	R-HO	R-P
not including a treatment center (§ 27-402)					
Conversion of an existing dwelling to an increased number of dwelling units (§ 27-402)	N	N	N	N ¹	N
COMMERCIAL AND INDUSTRIAL USES					
Bed-and-breakfast use (§ 27-402)	SE	N	N	P	N
Funeral home, with a 30,000 square feet minimum lot area	N	N	N	SE	N
Golf course (§ 27-402) with a minimum lot area of 25 acres, not including miniature golf	P	P	P	N	P
Office, personal services use, custom craftmaking or artisan's studio - limited to a total maximum of 4,000 square feet of floor area of all such uses per lot	N	N	N	P ²	N
Parking lot as a principal use (§ 27-402)	SE	SE	SE	SE	SE
Plant nursery not including retail sale of items not primarily grown on the premises (§ 27-402) and with a 5% maximum building coverage	P	P	P	P	P
Small wireless facilities	P	P	P	P	P
Stable, nonhousehold (§ 27-402)	SE	N	N	N	N
Target range, firearm, not completely indoor and enclosed (§ 27-402)	SE	N	N	N	N
INSTITUTIONAL					
Cemetery without crematorium	P	P	P	P	P
Community center, noncommercial or library	P	P	P	P	P
Cultural center or museum	SE	SE	SE	SE	SE
Day-care center, adult (§ 27-402) (See also as accessory use)	N	N	N	P	P
Day-care center, child as a principal use (§ 27-402) (See also as accessory use)	N	N	SE	P	P
Membership club (§ 27-402)	SE	N	N	SE	N
Treatment center (§ 27-402)	N	N	N	N	N
Nursing home or personal care center (§ 27-402)	N	N	SE	SE	N

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Types of Uses (See Definitions in Part 2)	Residential Districts				
	C-R	R-L	R-M	R-HO	R-P
Place of worship (§ 27-402) with a 30,000 square foot minimum lot area	P	P	P	P	P
School, public or private - primary or secondary (§ 27-402)	P	P	P	P	P
Parking Lot (§ 27-402)	SE	SE	SE	SE	SE
PUBLIC/SEMIPUBLIC					
Emergency services station	C	C	C	C	C
Nature preserve	P	P	P	P	P
Publicly owned recreation	P	P	P	P	P
Public utility facility, other than facilities exempted by § 27-103 or permitted as “Essential Services” in § 27-306 and other than uses owned by the Borough or a Borough authority	N	N	N	N	N
Swimming pool, nonhousehold (§ 27-402)	P	P	P	P	P
Uses owned by the Borough or a Borough Authority for a legitimate governmental, public health or safety stormwater control, recycling or public utility purpose	P	P	P	P	P
Any principal use not specifically listed in this table except as permitted by § 27-105	N	N	N	N	N
ACCESSORY USES					
Commercial high-speed internet antenna (§ 27-402)	N	N	N	SE	N
Day-care center accessory to a place of worship, with a minimum lot area of 30,000 square feet	P	P	P	P	P
Home occupation, general (§ 27-403)	SE	SE	SE	SE	SE
Home occupation, light (§ 27-403)	P	P	P	P	P
Unit for care of relative (§ 27-403) as accessory to a lawful dwelling unit	P	P	P	P	P

NOTES:

¹ Except SE if the dwelling unit that existed at the time of adoption of this chapter includes over 3,000 square feet of floor area, then one dwelling unit may be on the lot for every 1,000 square feet of such floor area that is not used for nonresidential uses, provided the off-street parking and other requirements of this chapter are complied with.

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² Provided the lot is adjacent to an arterial or collector street.