

ZONING

27 Attachment 2

Borough of Emmaus

Table of Permitted Uses

Business Districts

[Amended by Ord. 1111, 9/2/2014; by Ord. 1128, 7/27/2015; and by Ord. 1153, 2/6/2017; 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)	Business Districts			
	B-L	B-H	I-L	B-C
AGRICULTURAL USES				
Crop farming	P	P	P	N
Crop storage, commercial as principal use	N	N	SE	N
Commercial forestry (§ 27-402)	P	P	P	P
Raising of livestock as a principal use (§ 27-402)	N	N	SE	N
RESIDENTIAL USES				
Single-family detached dwelling (including manufactured homes (§ 27-402))	P	N	N	P
Single-family semidetached dwelling (1/2 of twin)	P	N	N	P
Townhouse (§ 27-402)	N	N	N	P
Low-rise apartments (§ 27-402)	N	N	N	SE
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

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Types Of Uses (See Definitions in Part 2)	Business Districts			
	B-L	B-H	I-L	B-C
Manufactured home park	N	N	N	SE
Boardinghouse (§ 27-402)	N	SE	N	N
Group home within a lawful dwelling unit, not including a treatment center (§ 27-402)	P	P	P	N
Conversion of an existing dwelling to an increased number of apartments (§ 27-402)	N	N	N	N
Conversion of an existing nonresidential principal building into dwelling units (§ 27-402)	N	N	SE ¹	SE
COMMERCIAL AND INDUSTRIAL USES				
Adult bookstore, adult movie theater, adult live entertainment use or massage parlor (§ 27-402)	N	N	SE	N
Amusement arcade (§ 27-402)	SE	SE	N	SE
Auditorium, commercial or nightclub (§ 27-402)	N	N	SE	SE
Auto repair garage (§ 27-402)	N	SE	N	N
Auto service station (§ 27-402)	SE	SE	N	N
Auto, boat or manufactured homes sales (§ 27-402)	N	SE	N	N
Bakery	P	P	P	P
Bed-and-breakfast use (§ 27-402)	P	P	P	P
Betting use	N	SE	N	N
Beverage distributor	P	P	P	SE
Billboard (see ¹ off-premises signs in § 27-708)	N	SE	N	N
Business services	P	P	P	P
Bus terminal, intercity, as a principal use (§ 27-402)	N	N	P	N
Car wash (§ 27-402)	P	P	P	N
Check cashing business	P	P		N

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Types Of Uses (See Definitions in Part 2)	Business Districts			
	B-L	B-H	I-L	B-C
Commercial outdoor recreation (includes miniature golf course, golf driving range)	P	P	P	N
Commercial indoor recreation (includes bowling alley, roller or ice skating, batting practice and closely similar uses, but not including an “amusement arcade”)	P	P	P	P
Construction company headquarters/storage	P	P	P	P
Convenience store	P	P	N	N
Communications antennas, commercial (§ 27-402)	N	SE	SE	N
Craft beverage production facility	N	C	C	C
Craft beverage restaurant	N	C	C	C
Custom crafts or artisan’s studio	P	P	P	P
Exercise club	P	P	P	SE
Financial institution (§ 27-402), which may include drive-through service	P	P	P	SE
Flea market	P	P	P	P
Funeral home with 30,000 square feet minimum lot area	P	P	P	P
Heliport (except as provided under accessory uses in this table)	N	N	N	N
Kennel (§ 27-402)	N	N	P	N
Laundry/laundromat, commercial or industrial	P	P	P	N
Lumberyard	P	P	P	N
Medical marijuana dispensaries	P	P	P	SE
Medical marijuana transport office	N	N	P	N
Medical office or clinic	P	P	P	SE
Motel or hotel (§ 27-402)	P	P	N	SE
Office	P	P	P	P
Parking lot as a principal use	P	P	P	SE

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Types Of Uses (See Definitions in Part 2)	Business Districts			
	B-L	B-H	I-L	B-C
Personal services (includes tailoring, custom dressmaking, haircutting/styling, dry-cleaning, shoe repair and closely similar uses)	P	P	N	P
Plant nursery (which may include retail sales)	P	P	P	SE
Repair of household Items	P	P	P	P
Restaurant, fast-food (including a use primarily involving delivery of ready-to-eat food) (§ 27-402)	P ³	P ³	N	N
Restaurant, standard	P ³	P ³	N	P ⁴
Retail sales, temporary or seasonal - see § 27-807 "Temporary Structure or Use"				
Retail store (not including uses listed individually in this table) ²	P	P	N	P
Small wireless facilities (SWF)	P	P	P	P
Stable, nonhousehold (§27-402)	N	P	P	N
Target range, firearm, not completely indoor and enclosed (§ 27-402) (indoor enclosed target ranges are a type of commercial indoor recreation)	N	N	N	N
Tavern	N	SE	N	N
Theater as a principal use	P	P	N	P
Trade school	P	P	P	N
Veterinarian office	P	P	P	P
INDUSTRIAL USES				
Assembly of materials manufactured elsewhere	N	N	P	N
Asphalt plant	N	N	N	N
Beverage bottling	P	N	P	P
Building supplies, wholesale sales of	P	P	P	N

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Types Of Uses (See Definitions in Part 2)	Business Districts			
	B-L	B-H	I-L	B-C
Distribution as a principal use (other than trucking company terminal)	N	N	P	N
Finishing of previously prepared resin, vinyl, polymer or rubber products	N	N	P	N
Industrial equipment sales, rental and service, other than vehicles primarily intended to be operated on public streets	N	P	P	N
Junk - outdoor storage, display or processing of, other than within an approved junkyard or solid waste disposal area	N	N	N	N
Junkyard (§ 27-402)	N	N	SE	N
Liquid fuel storage, bulk	N	N	N	N
Manufacture and/or bulk processing of the following provided manufacturing occurs only indoors:				
Agricultural chemicals, fertilizers or pesticides	N	N	SE	N
Apparel, textiles, shoes and apparel accessories	N	N	P	SE
Cement, actual manufacture of	N	N	N	N
Cement, gypsum, concrete or plaster products, other than actual manufacture of cement	N	N	SE	N
Ceramics products	P	P	P	N
Chemicals, bulk manufacture or bulk storage of highly hazardous or toxic chemicals	N	N	N	N
Chemical products that are not highly hazardous or toxic, other than fertilizers or pesticides	N	N	SE	N
Coke or potash work, including coke oven	N	N	N	N
Creosote, including treatment with	N	N	N	N

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Types Of Uses (See Definitions in Part 2)	Business Districts			
	B-L	B-H	I-L	B-C
Electrical and electronic machines, supplies and equipment	P	P	P	SE
Explosives, fireworks, ammunition or gunpowder or bulk storage of (except government owned facility)	N	N	N	N
Fabricated metal products (except ammunition or explosives)	N	N	P	N
Food products (not including uses listed individually in this table)	P	P	P	SE
Furniture and wood products (not including raw paper pulp)	P	P	P	SE
Glass and glass products	N	P	P	SE
Incineration, reduction, distillation, storage or dumping of slaughterhouse refuse, rancid fats, garbage, bones dead animals or offal	N	N	N	N
Manufacture and/or bulk processing of the following, provided that manufacturing occurs only indoors:				
Jewelry and optical goods	P	P	P	P
Leather, clay and pottery products	P	P	P	P
Manufactured or modular housing	N	N	P	N
Medical marijuana grower/processor	N	N	P	N
Metal products, primary	N	N	SE	N
Microelectronic components	P	P	P	SE
Paper and cardboard products (not including manufacture of paper pulp)	N	N	P	N
Paper, raw or paper pulp	N	N	SE	N
Paving or roofing materials, other than bulk manufacture or asphalt	N	N	SE	N
Petroleum or kerosene refining or distillation	N	N	N	N
Pharmaceutical	N	N	N	N

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Types Of Uses (See Definitions in Part 2)	Business Districts			
	B-L	B-H	I-L	B-C
Plastics, polymers, resins or vinyl	N	N	SE	N
Products from previously manufactured materials, such as glass, leather, plastics, cellophane, textiles, rubber or synthetic rubber	N	N	P	N
Rubber, natural or synthetic	N	N	SE	N
Scientific, electronic and other precision instruments	N	N	SE	N
Soaps, detergents, paints, varnishes or enamels	N	N	SE	N
Tar, including tar distillation	N	N	N	N
Tire retreading	N	N	SE	N
Transportation equipment	N	N	P	N
Mineral extraction (§ 27-402)	N	N	N	N
Packaging as a principal industrial use	N	N	P	N
Package delivery services distribution center	N	N	SE	N
Photo processing, bulk	P	P	P	N
Printing and bookbinding	P	P	P	P
Recycling collection center (§ 27-402)	P	P	P	SE
Recycling center, bulk industrial (other than a solid waste disposal or transfer facility)	N	N	SE	N
Research and development, engineering or testing facility or laboratory, not involving manufacture of toxic substances	N	N	P	N
Sanitary landfill	N	N	N	N
Sawmill/planing mill	N	N	P	N
Self-storage development (§ 27-402)	N	N	SE	N
Slaughterhouse or stockyard	N	N	N	N
Solid waste to energy plant	N	N	N	N
Solid waste transfer facility (§ 27-402)	N	N	SE	N

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Types Of Uses (See Definitions in Part 2)	Business Districts			
	B-L	B-H	I-L	B-C
Trucking company terminal (see also “distribution” use)	N	N	N	N
Warehousing as a principal use (other than trucking company terminal (§ 27-402))	N	N	P	N
Welding shop	N	N	P	N
Wholesale sales	P	P	P	SE
Other uses not specifically listed in this table (except as provided for in § 27-105 for similar uses)	N	N	N	N
All uses that would have a serious threat of being unable to comply with the performance standards of this Chapter, especially including the “Environmental Protection” requirements of Part 5	N	N	N	N
INSTITUTIONAL				
Cemetery without crematorium (§ 27-402)	P	P	P	P
Crematorium (§ 27-402)	N	N	SE	N
College or university; education and support uses	P	P	P	P
Community center or library	P	P	P	P
Cultural center or museum	P	P	P	P
Day care center, adult (§ 27-402)	P	P	P	SE
Day care center as a principal use (§ 27-402) (see also as accessory use)	P	P	P	SE
Golf course (§ 27-402)	N	P	P	N
Hospital (§ 27-402)	N	P	P	N
Medical marijuana academic clinical research center	N	N	P	N
Membership club	P	P	P	P
Nursing home or personal care center (§ 27-402)	P	P	P	N
Place of worship (§ 27-402)	P	P	P	P

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Types Of Uses (See Definitions in Part 2)	Business Districts			
	B-L	B-H	I-L	B-C
Picnic grove, private (§ 27-402)	P	P	P	N
School, public or private, primary or secondary (§ 27-402)	P	P	P	SE
Treatment center (§ 27-402)	N	N	SE	N
PUBLIC/SEMIPUBLIC				
Emergency services station	C	C	C	C
Nature preserve	P	P	P	P
Publicly-owned recreation	P	P	P	P
Public utility facility, other than facilities exempted by § 27-103 or that are “essential services” and other than uses owned by the Borough or the Borough Authority	SE	SE	SE	SE
Swimming pool, nonhousehold (§ 27-402)	P	P	P	N
U.S. postal service facility	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
ACCESSORY USES				
Commercial high-speed internet antenna (§ 27-402)	SE	SE	SE	SE
Day-care center accessory to a place of worship, provided there is a minimum lot area of 1 acre	P	P	P	SE
Heliport (§27-402)	N	N	SE	N
Home occupation (§ 27-403)	P	P	P	P
Home occupation, light (§ 27-403)	P	P	P	P
Unit for care of relative (§ 27-403) within a lawful existing dwelling unit	P	P	P	P
See list of additional accessory uses in the following sections				

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NOTES:	
1.	Restricted to lots “adjacent” (see definition) to residential districts
2.	Shopping center.
3.	Drive-through service by special exception.
4.	Drive-through service prohibited.