

ZONING

27 Attachment 1

Borough of Fountain Hill

Table of Permitted Uses by District Part 1 Primarily Residential Districts [Amended by Ord. 841, 5/7/2018; and by Ord. No. 862, 4/21/2021]

Types of Uses	Zoning Districts					
	LD-R	MD-R	MHD-R	HD-R	TC	GC
(See definitions in Part 2)						
A. RESIDENTIAL USES						
Single-family detached dwelling [Manufactured/mobile homes shall meet the additional requirements of §402A(23)]	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	P		
Townhouse/row house [§402A(39)], with each new dwelling on its own fee-simple or condominium lot	N	P	P	P		
Apartments [§402A(39)], other than conversions of an existing building into an increased number of dwelling units	N	N	P**	P**		
Boardinghouse (includes rooming house)	N	N	N	N		
Group home within a lawful existing dwelling unit [§402A(15)], not including a treatment center	P	P	P	N		
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	N*	N*		
Manufactured/mobile home park [§402A(23)]	N	N	SE	N		
B. COMMERCIAL USES						
Bed-and-breakfast inn [§402A(8)]	N	N	N	N		
Co-located WCF [§402A(13)]	SE	SE	SE	SE	SE	SE
Funeral home	N	N	SE	N		
Office	N	N	SE	N		
Medical marijuana dispensaries	N	N	N	N	SE	N
Medical marijuana transport/vehicle office	N	N	N	N	SE	
Museum	N	N	N	N		
Picnic grove, commercial [§402A(27)]	N	N	N	N		
Small wireless communications facility [§402A(13)]	P	P	P	P	P	P
Stable, horse, with a minimum lot area of 2 acres for the first horse and 1 acre for each additional horse	N	N	N	N		
Tower-based WCF [§402A(13)]	N	N	N	N	N	N
C. INDUSTRIAL USES						
Medical marijuana grower/processor	N	N	N	N	N	N
D. INSTITUTIONAL USES						
Academic clinical research center	N	N	N	N	P	P
Cemetery, which shall not include a crematorium	N	P	P	N		
Community center, youth recreation center or library	N	SE	SE	SE		
Day-care center, child [§402A(14)] [See also as an accessory use in this table and §403D(3)]	N	N	N	SE		
Membership club	N	N	SE	SE		
Nursing home or assisted-living facility/personal-care home [§402A(24)]	N	N	N	SE		
Place of worship [§402A(28)]	SE	SE	SE	SE		
School, public or private, primary or secondary [§402A(34)]	N	SE	SE	SE		
E. PUBLIC/SEMIPUBLIC USES						
Borough-owned uses	P	P	P	P		

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Types of Uses	Zoning Districts					
	(LD-R = Low-Density Residential; MD-R = Medium-Density Residential; MHD = Medium-High-Density Residential; HD-R = High-Density Residential; TC = Town Center; GC = General Commercial)					
(See definitions in Part 2)	LD-R	MD-R	MHD-R	HD-R	TC	GC
Government facility, other than uses listed separately in this §306	N	SE	SE	SE		
Emergency services station, which may include a supporting social club facility	N	SE	SE	SE		
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 §114) (other than uses listed separately in this §306)	N	SE	SE	SE		
Swimming pool, nonhousehold [§402A(36)]	SE	SE	SE	SE		
F. ACCESSORY USES						
See list of additional permitted uses in §306C, such as "residential accessory structure or use"						
See additional requirements in §403 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 [§403D(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	SE		
- Group day-care home	N	N	N	SE		
Home occupation [§403D(7)]	SE	SE	SE	SE		
No-impact home-based business [§403D(8)]	P	P	P	P		
Unit for care of relative [§403D(13)]	SE	SE	SE	SE		
Wind turbine [§403D(14)]	P	P	P	P		
G. 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 Part 5.	N	N	N	N		

NOTES:

- * = 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 §801.
- ** = Compliance is required with the minimum tract area provided in §307.
- P = Permitted-by-right use (zoning decision by Zoning Officer).
- SE = Special exception use (zoning decision by Zoning Hearing Board).
- N = Not permitted.
- [§402] = See additional requirements in §402.
- [§403] = See additional requirements in §403.