

ZONING

27 Attachment 2

Borough of Fountain Hill

Table of Permitted Uses by District Part 2

Primarily Mixed-Use and Nonresidential Districts

[Ord. 736, 9/8/2008; as amended by Ord. 758, 6/16/2000; by Ord. 788, 5/6/2013; by Ord. 841, 5/7/2018; and by Ord. No. 862, 4/21/2021]

Types Of Uses	Zoning Districts					
	(RO = Residential Office; RC = Residential Commercial; TC = Town Center; GC = General Commercial; INST = Institutional)					
(See definitions in Part 2)	RO	RC	TC	GC	I	INST
A. RESIDENTIAL USES						
Single-family detached dwelling (including manufactured/mobile home [§402A(23)])	P	P	P	N	N	N
Twin dwelling, side-by-side, with each dwelling unit on its own fee-simple or condominium lot	P	P	P	N	N	N
Townhouse/row house [§402A(39)]	P	P	P	N	N	N
Apartments [§402A(39)]	P**	P**	P**	N	N	N
Boardinghouse or rooming house [§402A(9)]	N	N	SE	N	N	N
Manufactured/mobile home park [§402A(22)]	N	N	N	N	N	N
Dormitory housing only full-time students and staff of an accredited college or university	SE	N	SE	N	N	SE
Group home within a lawful preexisting dwelling unit [§402A(15)], not including a treatment center	P	P	P	P	P	P
B. COMMERCIAL USES						
Adult use [§402A(1)]	N	N	N	N	SE	N
After-hours club (Note: This use is effectively prohibited by State Act 219 of 1990)	N	N	N	SE	N	N
Amusement arcade	N	N	P	P	N	N
Auto repair garage or auto service station [§402A(6) and (7)], which may occur in combination with a convenience store	N	N	N	SE	N	N
Auto, boat or mobile/manufactured home sales [§402A(5)]	N	N	N	P	N	N
Bakery, retail	N	P	P	P	N	N
Bed-and-breakfast inn [§402A(8)]	SE	SE	P	P	N	N
Car wash [§402A(10)]	N	N	N	SE	N	N
Catering, custom, for off-site consumption	P	P	P	P	P	N
Check-cashing business [§402A(11)]	N	N	SE	N	N	N
Co-located WCF [§402A(13)]	SE	SE	SE	SE	SE	SE
Conference center	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 §§803 and 804.	SE	SE	N	P	P	P
Crafts or artisan's studio (see also as home occupation)	P	P	P	P	P	N
Custom printing, photocopying, faxing, mailing; courier service and similar business services	P	P	P	P	P	N
Exercise club	P	P	P	P	P	N
Financial institution (includes banks), with any drive-through facilities meeting §403D(4)	P‡	P‡	P‡	P‡	N	N
Funeral home (see crematorium as a separate use)	P	P	P	P	P	P
Gas station: see auto repair or auto service station						
Greenhouse, garden center or plant nursery	N	P	P	P	P	P
Kennel [§402A(18)]	N	N	N	SE	N	N
Laundromat	N	P	P	P	P	N
Laundry, commercial or industrial	N	P	N	N	P	N
Licensed gaming facility [§402A(19)]	N	N	N	N	SE	N
Massage therapy, certified - allowed under "personal services"						
Medical marijuana dispensaries	N	N	N	N	SE	N

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Medical marijuana transport/vehicle office	N	N	SE	SE	N	N
Motel or hotel [§402A(16)], which may include an accessory restaurant	N	N	P	P	P	N
Office	P	P	P	P	P	P
Pawnshop [§402A(26)]	N	N	N	SE	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)	N	P	P	P	P	N
Recreation, indoor (includes bowling alley, roller or ice skating, batting practice and closely similar uses; other than uses listed separately in this §306)	P	P	P	P	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 §306)	N	SE	SE	P	P	P
Repair service, household appliance	N	P	P	P	P	P
Restaurant [§402A(33)] with drive-through service [§403D(4)]	N	SE	SE	P	N	N
Restaurant [§402A(33)] without drive-through service	N	P	P	P	N	P
Retail store (other than uses listed separately in this §306). 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. Self-storage development: see under industrial uses	N	P ^{††}	P ^{††}	P	N	N
Small wireless communications facility [§402A(13)]	P	P	P	P	P	P
Target range, firearms [§402A(37)]	N	N	P	P	P	N
- Completely indoor and enclosed	N	N	N	N	SE	N
- Other than above	N	N	N	P	N	N
Tattoo or body-piercing establishment (other than temporary tattoos or ear piercing, which are personal service uses)	N	N	N	P	N	N
Tavern or nightclub	N	N	SE	SE	N	N
Theater, indoor, other than an adult use	N	N	P	P	N	N
Tower-based WCF [§402A(13)]	N	N	N	N	SE	SE
Trade/hobby school	SE	SE	P	P	P	P
Veterinarian office [§402A(41)]	SE	N	P	P	P	P
Wholesale sales: see under industrial uses						
C. INDUSTRIAL USES						
Assembly or finishing of products using materials produced elsewhere (such as products from plastics manufactured off-site)	N	N	N	N	P	N
Building supplies and building materials, wholesale sales of	N	N	N	N	P	N
Distribution as a principal use (other than trucking company terminal)	N	N	N	N	P	N
Electricity-generating plant (other than waste-to-energy)	N	N	N	N	SE	N
Industrial equipment sales, rental and service, other than vehicles primarily intended to be operated on public streets	N	N	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	N	N
Junkyard [§402A(17)]	N	N	N	N	SE	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	N	SE	N
Manufacture and/or bulk processing of the following, provided that manufacturing occurs only indoors:						
- Agricultural chemicals, fertilizers or pesticides	N	N	N	N	SE	N
- Asphalt	N	N	N	N	SE	N
- Apparel, textiles, shoes and apparel accessories (see also crafts studio)	N	N	N	P	P	N
- Ceramics products (other than crafts studio)	N	N	N	N	P	N

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- Chemicals, bulk manufacture, bulk processing, bulk mixing or bulk recycling of highly hazardous substances above the EPA reportable threshold limits	N	N	N	N	SE	N
- Chemical products, other than above and other than pharmaceuticals	N	N	N	N	SE	N
- Clay, brick, tile and refractory products	N	N	N	N	P	N
- Computers and electronic and microelectronic products (assembly of premanufactured products may occur as accessory to a retail store)	N	N	N	N	P	N
- Concrete, cement, lime and gypsum products	N	N	N	N	SE	N
- Electrical equipment, appliances and components	N	N	N	N	SE	N
- Explosives, fireworks or ammunition	N	N	N	N	N	N
- Fabricated metal products (except ammunition, fireworks or explosives)	N	N	N	N	P	N
- Food (human) and beverage products, at an industrial scale as opposed to a clearly retail scale (other than uses listed individually in this §306)	N	N	N	N	P	N
- Food products, meat packing (other than slaughterhouse, which is listed separately)	N	N	N	N	SE	N
- Food products for animals	N	N	N	N	SE	N
- Gaskets	N	N	N	N	P	N
- Glass and glass products (other than crafts studio)	N	N	N	N	P	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
- Leather and allied products (other than crafts studio or tannery)	N	N	N	N	P	N
- Machinery	N	N	N	N	P	N
- Manufactured or modular housing	N	N	N	N	P	N
- Medical equipment and supplies	N	N	N	N	P	N
- Metal products, primary	N	N	N	N	SE	N
- Mineral products, nonmetallic (other than mineral extraction)	N	N	N	N	SE	N
- Paper and paper products (including recycling, but not including manufacture of raw paper pulp)	N	N	N	N	P	N
- Paper: raw pulp	N	N	N	N	N	N
- Paving materials, other than bulk manufacture of asphalt	N	N	N	N	SE	N
- Petroleum refining	N	N	N	N	N	N
- Pharmaceuticals and medicines	N	N	N	N	P	N
- Plastics, polymers, resins, vinyl, coatings; adhesives or sealants, printing ink or photographic film	N	N	N	N	SE	N
- Products from previously manufactured materials, such as glass, leather, plastics; cellophane, textiles, rubber or synthetic rubber	N	N	N	N	P	N
- Roofing materials and asphalt-saturated materials	N	N	N	N	P	N
- Rubber, natural or synthetic	N	N	N	N	SE	N
- Scientific, electronic and other precision instruments	N	N	N	N	P	N
- Soaps and cleaning compounds	N	N	N	N	P	N
- Sporting goods, toys, games, musical instruments or signs	N	N	N	N	P	N
- Transportation equipment	N	N	N	N	P	N
- Wood products and furniture (not including raw paper pulp)	N	N	N	N	P	N
- See §105 for uses that are not listed						
Medical marijuana grower/processor	N	N	N	N	SE	N
Mineral extraction [§402A(21)] and related processing, stockpiling and storage	N	N	N	N	SE	N
Packaging	N	N	N	N	P	N
Package delivery services distribution center	N	N	N	N	P	N
Photo processing, bulk	N	N	N	P	P	N
Printing or bookbinding	N	N	N	N	P	N
Recycling collection center [§402A(30)], not involving operations of an industrial scale (see also Borough-owned use)	N	N	N	N	P	N

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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	N	SE	N
Research and development, engineering or testing facility or laboratory	N	N	N	N	SE	N
Sawmill/planing mill	N	N	N	N	P	N
Self-storage development [§402A(35)]	N	N	N	P	P	N
Slaughterhouse, stockyard or tannery	N	N	N	N	SE	N
Solid waste transfer facility [§402A(38)] or waste-to-energy facility	N	N	N	N	SE	N
Trucking company terminal [§402A(38)]	N	N	N	N	SE	N
Warehousing or storage as a principal use [§402A(42)]	N	N	N	N	P	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	N	N	P	P	N
Welding	N	N	N	P	P	N
Wholesale sales (other than motor vehicles)	N	N	N	P	P	N
D. INSTITUTIONAL USES						
Academic clinical research center	N	N	N	SE	SE	N
Cemetery (see crematorium listed separately)	P	P	P	P	P	N
College or university (other than dormitory, which is listed separately)	N	N	N	N	N	P
Community center or library	P	P	P	P	P	P
Crematorium	N	N	N	N	SE	N
Cultural center or museum	P	P	P	P	P	P
Day-care center, adult [§402A(2)]	P	P	P	P	P	P
Day-care center, child [§402A(14)] (see also as an accessory use)	P	P	P	P	P	P
Hospital or surgery center	N	N	N	N	N	SE
Medical school	SE	N	N	N	N	SE
Membership club meeting and recreational facility, but with any after-hours club or tavern having to meet the requirements for such use	SE	SE	SE	P	P	N
Nursing home or personal-care home/assisted-living facility [§402A(24)]	N	P	N	P	P	P
Place of worship [§402A(28)]	P	P	P	P	P	P
School, public or private, primary or secondary [§402A(34)]	P	P	P	P	N	P
Treatment center [§402A(40)]	N	N	N	N	SE	SE
E. PUBLIC/SEMIPUBLIC USES						
Borough-owned uses	P	P	P	P	P	P
Correctional facility	N	N	N	N	SE	SE
Government facility, other than uses listed separately in this §306	SE	SE	SE	SE	SE	SE
Emergency services station, which may include a supporting social club building or facility	P	P	P	P	P	P
Publicly owned or publicly operated recreation, or closely similar primarily outdoor park open for public recreation use without admission charge	P	P	P	P	P	P
Public utility facility (see also §114) (other than uses listed separately in this §306)	SE	SE	SE	SE	P	P
Swimming pool, nonhousehold [§402A(36)]	SE	SE	P	P	P	P
United States Postal Service facility, which may include a leased facility	P	P	P	P	P	P
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 a lawful place of worship	P	P	P	P	P	P
Day-care, child [see §403D(3)] accessory to a lawful dwelling unit: - Group day-care home	P	P	P	P	P	P

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- Family day-care home	P	P	P	P	P	P
Heliport	N	N	N	N	SE	SE
Home occupation accessory to a lawful dwelling unit:						
- Home occupation [§403D(7)]	P	P	P	P	P	P
- No-impact home-based business [§403D(8)]	P	P	P	P	P	P
Wind turbine [§403D(14)]	P	P	P	P	P	P
G. MISCELLANEOUS USES						
Airport	N	N	N	N	SE	N
Forestry	P	P	P	P	P	P
Nature preserve or environmental education center	P	P	P	P	P	P
Parking lot as the principal use of a lot	P	P	P	P	P	P
Crop farming	P	P	P	P	P	P
Raising of livestock or poultry	N	N	N	N	SE	N
Wind energy facility [§402A(41)]	N	N	N	N	SE	N
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	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.
- ‡ = 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.
- ‡‡ = 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 (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.