

ZONING

246 Attachment 1

Township of Fairview

Tables of Allowed Uses

[Amended 7-7-2008 by Ord. No. 2-2008; 9-5-2017 by Ord. No. 6-2017]

Allowed Uses in Primarily Residential Zoning Districts

KEY:

- P = Permitted-by-right use (zoning decision by Zoning Officer)
- SE = Special exception use (zoning decision by Zoning Hearing Board)
- C = Conditional use (zoning decision by Board of Supervisors)
- N = Not permitted
- (§ 246-34) = See additional requirements in § 246-34
- (§ 246-35) = See additional requirements in § 246-35

Types of Uses (see definitions in Article II)	Zoning Districts				
	CR	R	LDR	MDR	MHDR
Residential uses					
Single-family detached dwelling (Note: Manufactured/mobile homes shall meet the additional requirements of § 246-34.)	P	P	P	P	P
Open space development option in compliance with § 246-31 (Note: This option typically allows a higher density and smaller lot sizes.)	C	C	C	C	C
Twin dwelling, side-by-side	N	N	N	P	P
Townhouse/rowhouse (§ 246-34)	N	N	N	P	P
Apartments (§ 246-34), other than conversions of an existing building	N	N	N	P	P
Manufactured/mobile home park (§ 246-34)	N	N	N	N	SE
Group home within a lawful existing dwelling unit (§ 246-34), not including a treatment center	P	P	P	P	P
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	SE
Commercial uses					
Bed-and-breakfast inn (§ 246-34), which shall be limited to a building constructed prior to 1940	N	SE	SE	SE	SE
Camp (§ 246-34), other than recreational vehicle campground	SE	N	N	N	N
Communications tower/antennas, commercial (§ 246-34)					
Meeting § 246-34A(14)(a), pertaining to antenna placed on certain existing structures	P	P	P	P	P
Antennas/tower that does not meet § 246-34A(14)(a) (such as freestanding towers)	SE	N	N	N	N

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Types of Uses (see definitions in Article II)	Zoning Districts				
	CR	R	LDR	MDR	MHDR
Golf course (§ 246-34), with a minimum lot area of 50 acres	P	P	P	P	P
Plant nursery with any on-site retail sales limited to plants primarily grown upon the premises, and with a 5% maximum building coverage	P	P	P	P	P
Institutional/semipublic uses					
Cemetery (not including crematorium, which is listed separately)	P	P	P	P	P
Community recreation center or library	N	N	P	P	P
Day-care center, adult (§ 246-34)	N	N	N	P	P
Day-care center, child (§ 246-34) (see also as an accessory use)	N	N	N	P	P
Emergency services station	N	N	SE	SE	SE
Hunting and fishing club, with a 5% maximum building coverage in a residential district (This term shall not include uses listed separately in § 246-26.)	P	P	N	N	N
Nursing home or personal care home/assisted living (§ 246-34)	N	N	N	P	P
Place of worship (§ 246-34) (includes church)	N	SE	SE	SE	P
School, public or private, primary or secondary (§246-34)	N	SE	SE	SE	P
Public/semipublic uses					
Township government uses, other than uses listed separately in § 246-26	P	P	P	P	P
Government facility, other than uses listed separately in § 246-26	SE	SE	SE	SE	SE
Publicly owned or operated recreation park	P	P	P	P	P
Public utility facility (see also § 246-14) other than uses listed separately in § 246-26	N	N	SE	SE	SE
Swimming pool, nonhousehold (§ 246-34)	P	P	P	P	P
U.S. Postal Service facility, which may include a leased facility	N	N	P	P	P
Water supply, storage, treatment and transmission facilities	P	P	P	P	P
Accessory uses					
See list of additional permitted uses in § 246-26C, such as “residential accessory structure or use”					
See additional requirements in § 246-35 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 2 acres	P	P	P	P	P
Day care (§ 246-35) as accessory to a dwelling:					

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Types of Uses (see definitions in Article II)	Zoning Districts				
	CR	R	LDR	MDR	MHDR
Day care of a maximum of 3 adults or youth, in addition to relatives of the caregiver	P	P	P	P	P
Family day-care home	SE	SE	N	SE	SE
Group day-care home	N	N	N	SE	SE
Home occupation, general (§ 246-35)	SE	SE	SE	SE	SE
Home occupation, light (§ 246-35)	P	P	P	P	P
Temporary retail sales See § 246-3G, which may allow temporary retail sales as part of a nonprofit special event.	N	N	N	N	N
Unit for care of relative (§ 246-35)	P	P	P	P	P
Miscellaneous uses					
Crop farming and wholesale greenhouses	P	P	P	P	P
Groundwater or spring water withdrawal, averaging more than 10,000 gallons per day removed from a lot for off-site consumption (§ 246-34) (See also requirements for food and beverage bottling and processing under industrial uses)	SE	SE	SE	SE	SE
Nature preserve or environmental education center, with a 10-acre minimum lot area for any use involving a principal building	P	P	P	P	P
Parking lot as the principal use of a lot	N	N	N	N	N
Raising of livestock (§ 246-34)	SE	P	N	N	N
Sewage sludge, land application of	SE	SE	N	N	N
Sewage treatment plant	P	P	SE	SE	SE
Stable, nonhousehold (§ 246-34)	P	P	SE	SE	SE
Timber harvesting (§ 246-34)	P	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 Article V.)	N	N	N	N	N

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**Allowed Uses in Primarily Business Zoning Districts
[Amended 9-5-2017 by Ord. No. 6-2017]**

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- SE = Special exception use (zoning decision by Zoning Hearing Board)
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- (§ 246-34) = See additional requirements in § 246-34
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Types of Uses (see definitions in Article II)	Zoning Districts			
	NC	HC	LI	GI
Residential uses				
Single-family detached dwelling (Note: Manufactured/mobile homes shall meet the additional requirements of § 246-34.)	P	P	N	N
Open space development option meeting § 246-31 (Note: This typically allows a higher density and smaller lot sizes.)	C	C	N	N
Twin dwelling, side-by-side, with each new dwelling unit on its own fee-simple or condominium lot	N	N	N	N
Townhouse/rowhouse (§ 246-34)	N	N	N	N
Apartments (§ 246-34), which may include conversion of an existing building	P	P	N	N
Manufactured/mobile home park (§ 246-34)	N	N	N	N
Boardinghouse (includes rooming house) (§ 246-34)	N	SE	N	N
Group home within a lawful existing dwelling unit (§246-34), not including a treatment center	P	P	P	P
Commercial uses				
Adult use (§ 246-34)	N	N	N	SE
After hours club (Note: This use is effectively prohibited by State Act 219 of 1990.)	N	N	N	N
Airport or heliport (§ 246-34)	N	N	N	SE
Amusement arcade (see also “resorts” in § 246-34)	P	P	N	N
Animal cemetery (§246-34)	N	N	P	P
Auditorium (commercial), arena, performing arts center or exhibition-trade show center	P	P	P	P
Auto repair garage or auto service station (§ 246-34)	N	P	N	N
Auto, boat or mobile/manufactured home sales (§ 246-34)	N	P	N	N
Bakery, retail	P	P	N	N
Bed-and-breakfast inn (§ 246-34)	P	P	N	N
Betting use	N	SE	N	N
Beverage distributor	N	P	N	N
Bus terminal	P	P	P	P
Camp (§ 246-34), other than recreational vehicle campground	P	P	N	N

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Types of Uses (see definitions in Article II)	Zoning Districts			
	NC	HC	LI	GI
Campground, recreational vehicle (§ 246-34)	P	P	N	N
Car wash (§ 246-34)	P	P	N	N
Catering, custom, for off-site consumption	P	P	P	P
Communications tower/antennas, commercial (§ 246-34)				
Meeting § 246-34A(14)(a) pertaining to antenna placed on certain existing structures	P	P	P	P
Antennas/tower that do not meet § 246-34A(14)(a) (such as freestanding towers) (Note: Section 246-34A(14) also allows towers serving emergency services stations.)	N	SE	SE	SE
Conference center	P	P	P	P
Construction company or tradesperson's headquarters (including but not limited to landscaping, building trades or janitorial contractor) See also as home occupation. Accessory outdoor storage shall be permitted, provided that it meets the plant screening requirements of §§ 246-65 and 246-66.	SE	P	P	P
Crafts or artisan's studio (see also as home occupation)	P	P	P	P
Custom printing, photocopying,				
Faxing, mailing, courier service or similar business services	P	P	P	P
Exercise club	P	P	P	P
Fairgrounds	P	P	N	N
Financial institution (§ 246-34; includes banks), with any drive-through facilities meeting § 246-35	P	P	P	P
Flea market/auction house	P	P	N	N
Funeral home (§ 246-34)	P	P	N	N
Gas station – see auto service station				
Golf course (§ 246-34), with a minimum lot area of 25 acres	P	P	P	P
Greenhouse or garden center, retail	P	P	N	N
Hotel or motel (§ 246-34)	P	P	P	P
Kennel (§ 246-34)	N	SE	SE	SE
Laundromat	P	P	N	N
Laundry, commercial or industrial	N	P	P	P
Lumber yard	P	P	N	N
Medical marijuana dispensary	N	SE	N	N
Motor vehicle racetrack (§ 246-34)	N	N	N	SE
Office (see also as home occupation)	P	P	P	P
Pawn shop	N	P	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	N	N
Picnic grove, private (§ 246-34)	SE	P	N	N
Plant nursery (see also garden center)	P	P	P	P

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Types of Uses (see definitions in Article II)	Zoning Districts			
	NC	HC	LI	GI
Recreation, commercial indoor (§ 246-34) (includes bowling alley, roller or ice-skating rink, batting practice and closely similar uses); other than uses listed separately in § 246-26	P	P	N	N
Recreation, commercial outdoor (including miniature golf course, golf driving range, amusement park and closely similar uses); other than uses listed separately in § 246-26	SE	P	N	N
Repair service, household appliance	P	P	P	P
Restaurant or banquet hall (§ 246-34)				
With drive-through service (§ 246-35)	N	SE	N	N
Without drive-through service	P	P	N	N
Retail store (not including uses listed individually in § 246-26) or shopping center	P	P	N	N
Self-storage development	N	P	P	P
Target range, firearms				
Completely indoor, soundproofed and enclosed	N	SE	SE	SE
Other than above (§ 246-34)	N	N	N	SE
Tattoo or body piercing establishment	N	P	N	N
Tavern which may include a state-licensed microbrewery or nightclub (not including an after hours club)	N	SE	N	N
Theater, indoor movie, other than an adult use	P	P	N	N
Trade/hobby school	P	P	P	P
Veterinarian office (§ 246-34)	SE	P	P	P
Wholesale sales – see under industrial uses				
Institutional/semipublic uses				
Cemetery (see crematorium listed separately)	P	P	P	P
College or university – educational and support buildings (other than environmental education center)	N	P	P	P
Community recreation center or library	P	P	P	P
Crematorium	N	N	N	SE
Cultural center or museum	P	P	P	P
Day-care center, adult (§ 246-34)	P	P	P	P
Day-care center, child (§ 246-34) (see also as an accessory use)	P	P	P	P
Dormitory as accessory to a college, university or primary or secondary school	N	SE	N	N
Emergency services station	SE	SE	SE	SE
Hospital or surgery center	N	P	P	P
Hunting and fishing club (This term shall not include uses listed separately in § 246-26.)	P	P	P	P
Membership club meeting and noncommercial recreational facilities, provided that a use listed separately in § 246-26 shall only be allowed if so listed in this table and if the requirements for that use are also met	P	P	P	P
Nursing home or personal care home/assisted living (§ 246-34)	P	P	P	P
Place of worship (§ 246-34) (includes church)	P	P	P	P

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Types of Uses (see definitions in Article II)	Zoning Districts			
	NC	HC	LI	GI
School, public or private, primary or secondary (§246-34)	P	P	P	P
Treatment center (§ 246-34)	N	N	N	SE
Public/semipublic uses				
Township government uses, other than uses listed separately in § 246-26	P	P	P	P
Government facility, other than uses listed separately in § 246-26	SE	SE	SE	SE
Prison or similar correctional institution	N	N	N	SE
Publicly owned or operated recreation park	P	P	P	P
Public utility facility (see also § 246-14) other than uses listed separately in § 246-26	SE	SE	SE	P
Swimming pool, nonhousehold (§ 246-34)	P	P	P	P
U.S. Postal Service facility, which may include a leased facility	P	P	P	P
Industrial uses				
Asphalt plant	N	N	N	SE
Assembly or finishing of products using materials produced elsewhere (such as products from plastics manufactured off-site)	N	N	P	P
Building supplies and building materials, wholesale sales of	N	P	P	P
Distribution as a principal use (other than trucking company terminal)	N	N	SE	SE
Industrial equipment sales, rental and service, other than vehicles primarily intended to be operated on public streets	N	P	P	P
Junk, outdoor storage, display or processing of, other than within an approved junkyard or solid waste disposal area	N	N	N	N
Junkyard (§ 246-34)	N	N	N	SE
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
Manufacture and/or bulk processing of the following, provided that manufacturing occurs only indoors:				
Agricultural chemicals, fertilizers or pesticides	N	N	N	SE
Apparel, textiles, shoes and apparel accessories (see also crafts studio)	N	P	P	P
Cement manufacture	N	N	N	SE
Ceramics products (other than crafts studio)	N	N	P	P
Chemicals, manufacture or bulk processing of toxic or extremely hazardous substances in amounts in excess of the U.S. EPA threshold planning quantity or substances with similar characteristics	N	N	N	SE
Chemical products, other than pharmaceuticals and types listed separately (see above)	N	N	N	SE
Clay, brick, tile and refractory products	N	N	N	P
Computers and electronic and microelectronic products	N	N	P	P

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Types of Uses (see definitions in Article II)	Zoning Districts			
	NC	HC	LI	GI
Concrete, cement, lime and gypsum products, other than actual manufacture of cement	N	N	N	SE
Electrical equipment, appliances and components	N	N	P	P
Explosives, fireworks or ammunition	N	N	N	SE
Fabricated metal products (except ammunition or explosives) and/or machine shops	N	N	SE	P
Manufacture and/or bulk processing of the following, provided that manufacturing occurs only indoors:				
Food (human) and beverage products, at an industrial scale as opposed to a clearly retail scale, including but not limited to processing, bottling and related trucking of water removed from a site (not including uses listed individually in § 246-26)	N	SE	P	P
Food products for animals	N	N	N	P
Gaskets	N	N	P	P
Glass and glass products (other than crafts studio)	N	N	P	P
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
Jewelry and silverware	N	N	P	P
Leather and allied products (other than crafts studio or tannery)	N	N	SE	P
Machinery	N	N	SE	P
Manufactured or modular housing	N	N	P	P
Medical equipment and supplies	N	N	P	P
Metal products, primary	N	N	N	SE
Mineral products, nonmetallic (other than mineral extraction)	N	N	N	SE
Paper and paper products (including recycling, but not including manufacture of raw paper pulp)	N	N	P	P
Paper – raw pulp	N	N	N	SE
Paving materials, other than bulk manufacture of asphalt	N	N	N	SE
Pharmaceuticals and medicines	N	N	SE	P
Plastics, polymers, resins, vinyl, coatings, cleaning compounds, soaps, adhesives, sealants, printing ink or photographic film	N	N	N	SE
Products from previously manufactured materials, such as glass, leather, plastics, cellophane, textiles, rubber or synthetic rubber	N	N	P	P
Roofing materials and asphalt saturated materials or natural or synthetic rubber	N	N	N	SE
Manufacture and/or bulk processing of the following, provided that manufacturing occurs only indoors:				
Scientific, electronic and other precision instruments	N	N	P	P
Sporting goods, toys, games, musical instruments or signs	N	N	P	P

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Types of Uses (see definitions in Article II)	Zoning Districts			
	NC	HC	LI	GI
Transportation equipment	N	N	P	P
Wood products and furniture (not including raw paper pulp)	N	N	P	P
See § 246-5 for uses that are not listed				
Medical marijuana trucking facility	N	N	SE	SE
Medical marijuana waste facility	N	N	SE	SE
Mineral extraction (§ 246-34) and related processing, stockpiling and storage of materials removed from the site, but not including groundwater or spring water withdrawals	N	SE	SE	SE
Packaging	N	N	P	P
Package delivery services distribution center	N	N	SE	P
Petroleum refining	N	N	N	SE
Photo processing, bulk	P	P	P	P
Printing or bookbinding	N	P	P	P
Processor/grower of medical marijuana	N	N	SE	SE
Recycling center, bulk processing, provided all operations of an industrial scale occur within an enclosed building (this use does not include a solid waste disposal or transfer facility)	N	N	SE	P
Research and development, engineering or testing facility or laboratory	N	N	P	P
Sawmill/planing mill	N	P	P	P
Slaughterhouse, stockyard or tannery, with a 400-foot minimum setback from all lot lines	N	N	N	SE
Solid waste landfill (§ 246-34)	N	N	N	N
Solid waste transfer facility or waste-to-energy facility (§ 246-34)	N	N	N	SE
Trucking company terminal (§ 246-34)	N	N	N	SE
Warehousing or storage as a principal use	N	N	SE	P
Warehousing or storage as an accessory use	P	P	P	P
Welding	N	N	P	P
Wholesale sales (other than motor vehicles)	N	P	P	P
Accessory uses				
See list of additional permitted uses in § 246-26C, such as residential accessory structure or use.				
See additional requirements in § 246-35 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 2 acres	P	P	P	P
Day care (§ 246-35) as accessory to a lawful dwelling:				
Day care of a maximum of 3 adults or youth, in addition to relatives of the caregiver	P	P	P	P
Family day-care home	P	P	N	N
Group day-care home	SE	SE	P	P
See also day-care center under commercial uses in this table.				
Home occupation, general (§ 246-35)	P	P	P	P

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Types of Uses (see definitions in Article II)	Zoning Districts			
	NC	HC	LI	GI
Home occupation, light (§ 246-35)	P	P	P	P
Outdoor storage and display as accessory to a business use, which shall also comply with §§ 246-35, 246-65 and 246-66	P	P	P	P
Temporary retail sales – see § 246-3G	P	P	P	P
Unit for care of relative (§ 246-35)	P	P	P	P
Miscellaneous uses				
Crop farming and wholesale greenhouses	P	P	P	P
Groundwater or spring water withdrawal, averaging more than 10,000 gallons per day removed from a lot for off-site consumption (§ 246-34), other than as part of a state public utility commission-regulated water provider which is not regulated by this chapter (See also requirements for food and beverage bottling and processing under industrial uses.)	SE	SE	SE	SE
Nature preserve or environmental education center	P	P	P	P
Parking lot as the principal use of a lot	P	P	P	P
Raising of livestock (§ 246-34)	N	N	P	P
Sewage sludge, land application of	SE	SE	SE	SE
Sewage treatment plant	P	P	P	P
Stable, nonhousehold (§ 246-34)	P	P	P	P
Timber harvesting (§ 246-34)	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 Article V.)	N	N	N	N