

ZONING

210 Attachment 1

Borough of Schuylkill Haven

Table of Uses By Zoning District

Type of Uses See definitions in Article II P= Permitted by right (zoning decision by Zoning Officer) C= Conditional use N= Not permitted S.402= Additional requirements in § 210-402 S.403= Additional Requirements in § 210-403	R-1	R-2	R-3	C-1	C-2	P-C	I-1
RESIDENTIAL USES							
Single-family detached dwelling [including manufactured/mobile home (S.402)]	P	P	P	P	N	N	N
Single-family semidetached dwelling (1/2 of twin)	N	P	P	P	N	N	N
Two-family detached dwelling	N	P	P	P	N	N	N
Group home within a lawful dwelling unit, not including a treatment center (S.402)	P	P	P	P	N	N	N
Accessory apartment: See under accessory uses in this table							
Townhouse (S.402)	N	P	P	P	N	N	N
Boardinghouse (S.402)	N	P	P	P	N	N	N
Apartments (S.402)	N	P	P	P	N	N	N
Manufactured/mobile home park (S.402)	N	N	P	P	N	N	N
Residential flats (S.402)	N	N	N	N	N	N	N
Conversion of existing building to result in an increased number of dwelling units (S.402), other than as permitted under accessory uses	P	P	P	P	N	N	N
COMMERCIAL USES							
Adult bookstore, adult movie theater, adult live entertainment use or massage parlor (S.402)	N	N	N	N	N	N	C
Auto repair garage (S.402)	N	N	N	P	P	N	P
Auto service station (S.402), which may include a convenience store	N	N	N	P	P	N	C
Auto, boat or mobile/manufactured home sales (S.402)	N	N	N	P	P	N	P
Bakery	N	N	N	P	P	N	P
Bed-and-breakfast use (S.402)	N	P	P	C	N	N	N

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Beverage distributor	N	N	N	N	C	N	N
Business services	N	N	N	P	P	N	P
Car wash (S.402)	N	N	N	P	C*	N	N
Commercial outdoor recreation, including but not limited to uses such as privately owned picnic grove or fairground, but not including the following uses: campground, golf course, motor vehicle racetrack, miniature golf, driving center or amusement center	C*	C*	C*	C*	C*	C*	N
Commercial indoor recreation (includes bowling alley, amusement arcade, roller or ice skating, batting practice and similar uses)	N	N	N	N	P	N	N
Communications antennas/tower, commercial (S.402) (not including “antennas standard” or antennas for emergency service providers)	N	N	N	N	N	C	C
Conference center	N	N	N	N	P	N	P
Construction company/trades contractor’s headquarter/storage (other than as a home occupation)	N	N	N	N	P	N	P
Convenience store, not including sale of gasoline	N	N	N	P	P	N	N
Custom crafts or artisan’s studio (other than a home occupation)	N	N	N	P	P	N	N
Exercise club	N	N	N	P	P	N	N
Financial institutions	N	N	N	P	P	N	N
Funeral home (S.402)	N	N	N	P	P	N	N
Garden center	N	N	N	N	P	N	N
Golf course (S.402)	N	N	N	N	P	C	N
Golf driving center or miniature golf	N	N	N	N	P	C	N
Heliport (S.402)	N	N	N	N	N	N	C
Kennel (S.402)	N	N	N	P	P	N	C
Laundromat for primarily self-service use	N	N	N	P	P	N	N
Laundry, commercial or industrial	N	N	N	N	P	N	P
Medical/dental office with a maximum of two physicians or dentists working on the lot at one time	N	N	N	P	P	N	N

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Motel, hotel, or inn (S.402)	N	N	N	N	P	N	N
Office (other than a home occupation)	N	N	N	P	P	N	P**
Personal services (including tailoring, custom dressmaking, hair cutting, dry cleaning, shoe repair and other similar uses)	N	N	N	P	P	N	N
Repair of household items (other than home occupation)	N	N	N	P	P	N	N
Restaurant (S.402) or catering business (D) = Drive-through service prohibited	N	N	N	P(D)	P	N	N
Retail store (not including uses listed individually in this table)	N	N	N	P	P	N	P**
Shopping center	N	N	N	P	P	N	N
Target Range (S.402)	N	N	N	N	N	N	C
Tavern	N	N	N	P	P	N	N
Theater as a principal use	N	N	N	P	P	N	P
Trade school	N	N	N	N	P	N	N
Veterinarian office	N	N	N	P	P	N	

* A 10-acre minimum lot area and a 5% maximum total in previous coverage.

** Portion of building uses for office space shall not exceed 25% of the building's gross floor area.

*** Portion of building used for retail sales shall not exceed 10% of the building's gross floor area.

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<u>INSTITUTIONAL USES</u>							
Cemetery without crematorium (S.402)	P	P	P	P	P	N	C
Crematorium (see cemetery in S.402)	N	N	N	N	C	N	C

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Community center or library (S.402)	P	P	P	P	P	C	C
Day-care center, adult (S.402) (see also as an accessory use)	N	N	N	P	P	N	N
Day-care center, child, as a principal use (S.402) (see also as an accessory use)	N	P	P	P	P	N	N
Hospital (S.402)	C	C	C	N	P	N	N
Membership club (S.402) for bona fide civic, fraternal, religious, service, retired military, hunting, climbing, nature study, fishing and similar nonprofit organizations	C*	C*	C*	C	C	C	C
Museum	N	N	N	P	P	C	N
Nature education center	N	N	N	P	P	C	N
Nursing home or personal care home (S.402)	N	P	P	P	P	N	N
Place of worship. (S.402)	P	P	P	P	P	N	N
School, public or private, primary or secondary (S.402)	P	P	P	P	P	N	N
Treatment center (S.402)	N	N	N	N	C	N	N

* Within a 10-acre minimum lot area, add a 5% maximum total impervious coverage.

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INDUSTRIAL USES							
Assembly of materials manufactured elsewhere or finishing of previously prepared resin, vinyl, polymer or rubber products	N	N	N	N	N	N	P
Asphalt plant	N	N	N	N	N	N	P
Beverage bottling	N	N	N	N	N	N	P
Distribution as a principal use (other than trucking company terminal)	N	N	N	N	N	N	P
Industrial equipment sales, rental, service, other than vehicles primarily intended to be	N	N	N	N	N	N	C

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operated on public streets	N	N	N	N	N	N	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	N
Junkyard (S.402)	N	N	N	N	N	N	C
Liquid fuel storage, bulk for off-site use, other than company vehicles based on-site	N	N	N	N	N	N	C
Manufacture or bulk processing for resale of the following, provided manufacturing occurs only indoors (other than a home occupation):							
-Agricultural chemical, fertilizers or pesticides	N	N	N	N	N	N	P
-Apparel, textiles, shoes, and apparel accessories	N	N	N	N	N	N	P
-Cement, actual manufacture of	N	N	N	N	N	N	C
-Cement, gypsum, concrete or plaster products, other than actual manufacture of cement	N	N	N	N	N	N	N
-Chemical products that are not highly hazardous or toxic, other than fertilizers or pesticides	N	N	N	N	N	N	C
Manufacture or bulk processing for resale of the following, provided manufacturing occurs only indoors (other than a home occupation)							
-Ceramics, clay, glass, wood, furniture or pottery products	N	N	N	N	N	N	P
-Coke or potash work, including coke oven	N	N	N	N	N	N	P
-Electrical, electronic and microelectronic machines, supplies and equipment	N	N	N	N	N	N	P
-Explosives, fireworks, ammunition or gunpowder, or bulk storage of (except government-owned facility)	N	N	N	N	N	N	P
-Fabricated metal products (except ammunition or explosives)	N	N	N	N	N	N	P
-Food products, bulk manufacture (not including uses listed separately)	N	N	N	N	N	N	P
-Furniture and wood products (other than raw paper pulp)	N	N	N	N	N	N	P
-Glass and glass products	N	N	N	N	N	N	P
-Jewelry, leather, clay and pottery products	N	N	N	P	N	N	P
-Paper and cardboard products (other than raw paper pulp)	N	N	N	N	N	N	P
-Paper, raw pulp	N	N	N	N	N	N	C

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-Paving or roofing material, other than bulk manufacture of asphalt	N	N	N	N	N	N	C
-Petroleum or kerosene refining or distillation	N	N	N	N	N	N	C
-Pharmaceutical	N	N	N	N	N	N	P
-Plastics, polymers, rubber (natural or synthetic), resins or vinyl, actual manufacture of	N	N	N	N	N	N	C
-Primary metal products	N	N	N	N	N	N	C
-Products from previously manufactured materials, such as glass, leather, plastics, cellophane, textiles, rubber or synthetic rubber	N	N	N	N	N	N	P
-Scientific, electronic, optical and other precision instruments	N	N	N	N	N	N	P

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-Soaps, detergents, paints, varnishes, or enamels	N	N	N	N	N	N	C
-Tar or creosote manufacture, tar distillation, creosote treatment	N	N	N	N	N	N	C
-Tire retreading	N	N	N	N	N	N	C
-Transportation equipment or manufactured/modular housing	N	N	N	N	N	N	P
Mineral extraction (S.402) - of stone	N	N	N	N	N	N	C
-of other than stone	N	N	N	N	N	N	C
Packaging as a principal industrial use	N	N	N	N	N	N	P
Photo processing, bulk	N	N	N	P	N	N	P
Printing or bookbinding	N	N	N	N	N	N	P
Recycling collection center (S.402). See also as accessory use	N	N	N	N	N	N	P
Recycling center, bulk or industrial (other than a solid waste disposal or transfer facility)	N	N	N	N	N	N	C

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Research and development, engineering or testing facility or laboratory, not involving manufacture of toxic substances	N	N	N	N	N	N	P
Sawmill/planing mill and related sales	N	N	N	N	N	N	P
Self-storage development (S.402)	N	N	N	N	N	N	C
Slaughterhouse or stockyard	N	N	N	N	N	N	C
Solid-waste-to-energy plant (S.402)	N	N	N	N	N	N	C
Solid waste landfill (S.402)	N	N	N	N	N	N	C
Solid waste transfer facility (S.402)	N	N	N	N	N	N	C
Trucking company terminal (S.402)	N	N	N	N	N	N	C
Warehousing as a principal use (other than trucking co. terminal) (S.402)	N	N	N	N	N	N	P
Welding shop	N	N	N	N	N	N	P
Wholesale sales	N	N	N	N	P*	N	P
All uses that would have a serious threat of being unable to comply with the performance standards of chapter, especially including the environmental protection requirements of Article V	N	N	N	N		N	N

* Shall not exceed 10% of gross floor area.

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<u>PUBLIC/SEMI-PUBLIC</u>							
Emergency service station	C	C	C	C	C	C	C
Nature preserve	N	N	N	N	N	C	N
Publicly owned recreation	P	P	P	P	P	C	P
Public utility, other than Borough-owned, public utilities exempted by § 210-103 or those permitted as essential service in § 210-306D through G ⁱ	C	C	C	C	C	C	C
Swimming pool, nonhousehold (S.402)	N	P	P	P	P	C	N
Borough-owned uses for governmental, utility, recycling, public safety, or recreation purposes	P	P	P	P	P	C	P
U.S. Postal Service structure, which may include a leased structure	N	N	N	P	P	N	P
<u>MISCELLANEOUS</u>							
Any principal use not specifically listed in this § 210-306 (except as permitted by § 210-105 for uses that are similar to permitted uses)	N	N	N	N	N	N	N
<u>ACCESSORY USES</u>							
Accessory dwelling for “relative” or full-time caregiver of occupant of principal dwelling unit or full-time caretaker of property, within building that existed at time of adoption of this chapter (S.403)	P N	P N	P N	P N	N N	N N	N C
Composting on a bulk commercial basis involving manure brought to the site from land owned by other persons	P	P	P	P	P	N	P
Composting involving materials generated on-site or on property owned or leased by the same person	P	P	P	C	P	N	N
Home occupation, general and light (S.403)	P	P	P	P	N	N	N
Recycling collection center accessory to a permitted: school, government-owned use, place of worship, emergency services station or solid waste structure				P	P	C	P
See also accessory uses listed in § 210-306D, E, F, and G ⁱⁱ							

ⁱ So in original. See §§ 210-114 and 210-307E, respectively.

ⁱⁱ So in original.