

ZONING

275 Attachment 1

Borough of New Wilmington

Table A

Permitted Uses, Conditional Uses and Special Exceptions

[Amended 2-5-1996 by Ord. No. 420; 2-2-1998 by Ord. No. 429; 4-3-2000 by Ord. No. 444; 5-7-2001 by Ord. No. 453; 10-4-2004 by Ord. No. 476; 5-7-2012 by Ord. No. 507; 1-4-2021 by Ord. No. 531; 7-1-2024 by Ord. No. 537]

A-Residence District

Permitted Uses:

1. Single-family dwellings
2. Churches and places of worship
3. Public libraries
4. Municipal buildings
5. Public parks and recreation
6. Accessory uses
7. No-impact home based business

Conditional Uses:

None

Special Exceptions:

1. Public utility buildings [§ 275-11B(2)]
2. Public and private schools [§ 275-11B(6)]

B-Residence District

Permitted Uses:

1. Single-family dwellings
2. Churches and places of worship
3. Public libraries
4. Municipal buildings
5. Public parks and recreation
6. Accessory uses
7. Two-family dwellings
8. No-impact home based business
9. Boarding/rooming house

Conditional Uses:

None

Special Exceptions:

1. Multifamily dwellings [§ 275-11B(5)]
2. Public and private schools [§ 275-11B(6)]
3. Home occupation [§ 275-11B(1)]
4. Funeral parlors [§ 275-11B(17)]
5. Public utility buildings [§ 275-11B(2)]

B-1 Residence District¹

Permitted Uses:

1. Single-family dwellings

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2. Churches and places of worship
3. Public libraries
4. Public parks and recreation
5. Municipal buildings
6. Accessory uses
7. Two-family dwellings
8. No-impact home based business
9. Boarding/rooming home

Conditional Uses:

1. Fraternity or sorority houses [§ 275-11B(3)]
2. Hospitals [§ 275-11B(4)]
3. Bed-and-breakfast establishments [§ 275-11B(11)]
4. Juvenile boarding homes [§ 275-11B(12)]
5. Personal care boarding homes [§ 275-11B(13)]

Special Exceptions:

1. Multifamily dwellings [§ 275-11B(5)]
2. Public and private schools [§ 275-11B(6)]
3. Home occupation [§ 275-11B(1)]
4. Nursing homes [§ 275-11B(4)]
5. Public utility buildings [§ 275-11B(2)]
6. Professional offices [§ 275-11B(10)]
7. Family day-care homes [§ 275-11B(14)]
8. Group day-care homes [§ 275-11B(14)]
9. Elderly day-care [§ 275-11B(15)]
10. Funeral parlors [§ 275-11B(17)]

C-Commercial District

Permitted Uses:

1. Hotels
2. Restaurants
3. Banks
4. Offices
5. Retail stores
6. Personal services
7. Professional offices
8. Accessory uses
9. Essential services

Conditional Uses:

1. Adult use business [§ 275-11B(16)]

Special Exceptions:

1. Service stations [§ 275-11B(7)]
2. Service garages [§ 275-11B(8)]
3. Residence as a secondary use [§ 275-11B(9)]
4. Public utility buildings [§ 275-11B(2)]
5. Bed-and-breakfast establishments [§ 275-11B(11)]
6. Nursing homes [§ 275-11B(4)]

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Parking Overlay District²

D-Industrial Districts

Permitted Uses:

1. Light industrial
2. Contractor yards
3. Offices
4. Warehouses
5. Communications antennas
6. Self-storage facilities

Conditional Uses:

None

Special Exceptions:

1. Public utility buildings [§ 275-11B(2)]
2. Communications towers [§ 275-11B(25)]

I-Institutional District

1. Classroom facilities
2. Administrative offices
3. Maintenance facilities
4. Recreational facilities

NOTES:

1. The B-1 Residence boundaries are as follows: Beginning at the northwest corner thereof at the intersection of the south line of Jackson Street with the east line of New Castle Street; thence eastward along the south line of Jackson Street from New Castle Street to Haw Street; thence south along Haw Street to Cherry Street; thence east along Cherry Street to Market Street and across Market Street on the north line of lands of the New Wilmington Presbyterian Church to Chestnut Street to Cherry Street; thence east along Cherry Street to Mercer Street and thence continuing in an easterly direction 180 feet north of the north line of lands of Westminster College to Westminster Drive; thence southerly by Westminster Drive to Maple Street; thence westerly along Maple Street to Market Street; thence south along Market Street to Beechwood Road; thence westerly along Beechwood Road to the intersection of the entrance of Hillside Dormitory with Beechwood Road; thence southerly 180 feet; thence westerly 180 feet south of Beechwood Road to New Castle Street at a point 180 feet south of Beechwood Road; thence northwardly along New Castle Street to the south line of Jackson Street, the place of beginning. Beginning at the intersection of Prospect Street and South Market Street; thence northward along South Market Street to the south line of the parking lot of Eichenhauer Dormitory parking lot to College Drive; thence southwardly along College Drive to its intersection with Prospect Street; thence westwardly along Prospect Street to South Market Street, the place of beginning.
2. The Parking Overlay District is not a separate zoning district but is used only as an overlay zone for parking in areas of the Borough's commercial business district.