

ZONING

300 Attachment 1

**Table No. 1
Land Use Classifications
Borough of Moosic**

[Amended 3-8-2005 by Ord. No. 10-2005; 6-6-2006 by Ord. No. 10-2006;
5-13-2008 by Ord. No. 10-2008; 2-9-2021 by Ord. No. 8-2021]

Approval Levels: X/Principal Permitted CU/Conditional Use SE/Special Exception

| Use | Zoning District | | | | | | | Reference Section |
|--|-----------------|-----|-----|-----|-----|----|-----|-----------------------------------|
| | C-N | R-1 | R-2 | C-1 | C-2 | M | PDZ | |
| Residential and other | | | | | | | | |
| Accessory uses (residential) | X | X | X | | | | X | § 300-58 |
| Adult day care | | | | X | X | | X | §§ 300-23D and 300-58 |
| Assisted living facilities | X | | | X | X | | X | §§ 300-25H and 300-58 |
| Cemeteries and mausoleums | X | | | | | | | § 300-29A |
| Churches | X | SE | SE | | | | X | § 300-23C |
| Conversions | | | X | | | | | § 300-25D |
| Culm bank removal | SE | SE | SE | SE | SE | SE | | § 300-26H(3) |
| Dwelling, single-family, cluster and compact cluster | X | | | | | | | §§ 300-27B(4) and 300-58 |
| Dwelling, single-family detached1 | X | X | X | | | | X | §§ 300-27B(4) and § 300-58 |
| Dwelling, two-family, duplex/semiattached1 | | | X | | | | | §§ 300-25A, 300-27B(4) and 300-58 |
| Dwelling, townhouse | | X | X | | | | X | §§ 300-25A and 300-58 |
| Dwelling groups, 2F, G. Apt. | | | X | | | | X | §§ 300-25A, 300-27B(4) and 300-58 |
| Dwellings, other multifamily | | | X | | | | X | §§ 300-25A, 300-27B(4) and 300-58 |
| Essential services - open | X | X | X | X | X | X | X | §§ 300-23B and 300-58 |
| Essential services - enclosed | X | SE | SE | X | X | X | SE | §§ 300-23A and 300-58 |
| Forestry | X | X | X | X | X | X | X | § 300-58 |
| Group homes for handicapped | X | X | X | | | | X | §§ 300-25E and 300-58 |
| Home occupations | X | X | X | | | | X | §§ 300-25F and 300-58 |
| Large-scale residential development | | X | X | | | | X | §§ 300-27B and 300-58 |
| Mobile home park | X | | | | X | | | §§ 300-25C(2) and 300-58 |
| Mixed use2 | | | | X | | | X | |
| No-impact home business (accessory use) | | X | X | | | | | |

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(Cont'd)**

Approval Levels: X/Principal Permitted CU/Conditional Use SE/Special Exception

| Zoning District | | | | | | | | |
|--|------------|------------|------------|------------|------------|------------|------------|-----------------------|
| Use | C-N | R-1 | Use | C-N | R-1 | Use | C-N | R-1 |
| Residential and other (cont'd) | | | | | | | | |
| Nurseries and greenhouses, residential | X | X | X | SE | | | X | |
| Open space conservation | X | | | | | | X | |
| Recreation, public open space | X | SE | SE | | | | SE | § 300-58 |
| Rooming and boarding | | | | X | X | | | § 300-58 |
| Signs, accessory | X | X | X | | | | X | |
| Telecommunications facilities, residential | X | X | X | | | | X | §§ 300-30E and 300-58 |
| Temporary residential uses | X | X | X | | | | X | |

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| Use | Zoning District | | | | | | | Reference Section |
|---|-----------------|-----|-----|-----|-----|---|-----|---|
| | C-N | R-1 | R-2 | C-1 | C-2 | M | PDZ | |
| Commercial and other | | | | | | | | |
| Accessory uses (nonresidential) | | | | X | X | X | | § 300-58 |
| Adult entertainment | | | | | | | SE | § 300-26A |
| Amusement arcade | | | | | X | | X | § 300-58 |
| Animal hospitals and kennels | | | | | X | | X | § 300-26B |
| Arenas | | | | | | | CU | |
| Art store | | | | | | | X | |
| Appliance stores/repair | | | | X | X | | | |
| Athletic club/gymnasium | | | | X | X | | X | § 300-22A |
| Automobile sales and service | | | | | | | | |
| Gas station | | | | | X | | X | § 300-28E |
| Car wash | | | | | X | | | |
| Sales, new and used | | | | | X | | X | § 300-58 |
| Service station | | | | | X | | X | § 300-58 |
| Supplies | | | | | X | | | |
| Bakery, retail | | | | X | X | | X | |
| Bakery, wholesale | | | | | X | X | | |
| Banks and other financial services | | | | X | X | X | X | |
| Billiard/pool rooms | | | | | X | | X | |
| Bicycle shops | | | | X | X | | | |
| Blueprinting and photostatting establishments | | | | | X | X | | |
| Book and stationery stores | | | | X | X | | X | |
| Bowling alley | | | | | X | | X | |
| Bulk fuel storage | | | | | | | SE | §§ 300-30B(1)(a), 300-34A(2) and 300-58 |
| Carpentry, including custom woodworking and custom furniture making | | | | | X | X | | |
| Carpet and rug cleaning | | | | | X | | | |
| Catering establishments | | | | | X | | X | |
| Child day care centers (7+) | | | | X | X | X | X | §§ 300-23D and 300-58 |
| Civic, social and religious organizations | | | | X | X | | X | § 300-23C and F |
| Clothing and clothing accessory shops | | | | X | X | | X | |
| Contracting business - general, electric, plumbing, etc. | | | | | X | X | | |
| Contractors' yards | | | | | X | X | | § 300-30B(1)(b) |

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|---|-----------------|-----|-----|-----|-----|----|-----|-----------------------|
| | C-N | R-1 | R-2 | C-1 | C-2 | M | PDZ | |
| Commercial and other (cont'd) | | | | | | | | |
| Convenience stores | | | | X | X | | X | |
| Country club, including golf, tennis and other related uses | X | | | | X | | X | |
| Crafts shops | | | | X | X | | X | |
| Crematories | | | | | | SE | | § 300-29A |
| Department stores | | | | | X | | X | |
| Drive-in/drive-through commercial uses | | | | | X | | X | § 300-28G |
| Dry cleaning and laundry | | | | | X | | X | § 300-58 |
| Dry goods and variety stores | | | | X | X | | X | |
| Electronic store without outdoor speaker | | | | | | | X | |
| Family day care home (-7) | X | | X | | | | X | §§ 300-23D and 300-58 |
| Farm equipment sales | | | | | | X | | |
| Flea markets | | | | | X | | | § 300-58 |
| Florists, retail | | | | X | X | | X | |
| Funeral homes and undertakers | | | | X | X | | X | § 300-29B |
| Furniture, retail | | | | X | X | | X | |
| Gift shops | | | | X | X | | X | |
| Golf course, public or private | SE | | | | | | SE | § 300-22B |
| Golf driving range | X | | | | X | | X | § 300-58 |
| Greenhouses and nurseries, commercial | | | | | X | | | |
| Grocery and similar retail | | | | X | X | | X | |
| Group day care home (home occupation) | | X | X | | | | X | §§ 300-23D and 300-58 |
| Heavy equipment sales and storage | | | | | | X | | § 300-30B(1)(b) |
| Heliports and airports | | | | | | X | SE | § 300-30A |
| Hospitals and similar health care | | | | | SE | | X | §§ 300-23C and 300-58 |
| Hotel/motel | | | | | X | | X | §§ 300-25B and 300-58 |
| Jewelry and art metal craft shops | | | | X | X | | X | |
| Laboratory, testing | | | | | SE | X | X | § 300-58 |
| Large-scale commercial development | | | | | SE | SE | SE | §§ 300-27 and 300-58 |
| Laundromat | | | | X | X | | | |
| Leather goods and luggage shops | | | | X | X | | X | |

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|--|-----------------|-----|-----|-----|-----|----|-----|-----------------------|
| | C-N | R-1 | R-2 | C-1 | C-2 | M | PDZ | |
| Commercial and other (cont'd) | | | | | | | | |
| Linen, towel, and diaper service suppliers | | | | X | X | | | |
| Liquor store | | | | | X | | X | |
| Lumber yard | | | | | X | X | | § 300-30B(1) |
| Machine shop | | | | | X | X | | |
| Manufacturing, garment and other similar type | | | | | | X | | |
| Medical/dental clinics/offices | | | | X | X | | X | § 300-58 |
| Methadone treatment and other drug treatment | | | | | SE | | | §§ 300-23G and 300-58 |
| Miniature golf | X | | | | X | | X | |
| Mixed use | | | | X | | | X | |
| Mobile home sales | | | | | X | | | |
| Monument works, open or enclosed | | | | | | X | | |
| Music, radio and television stores with no loudspeakers broadcasting onto street | | | | | X | | | |
| Newsstands | | | | X | X | | X | |
| Night clubs | | | | | X | | X | |
| Nursery schools | | | X | X | | | X | § 300-23D |
| Nursing homes and other personal care health services | X | | | | | | X | § 300-58 |
| Offices, business | | | | X | X | | X | |
| Outdoor storage (principal use) | | | | | SE | SE | | § 300-30B(1) |
| Packing and crating | | | | | | X | | |
| Paint stores | | | | | X | | X | |
| Parking areas | | | | X | X | X | X | § 300-58 |
| Personal services | | | | | | | | |
| Barber | | | | X | X | | X | |
| Beauty parlor | | | | X | X | | X | |
| Massage, physical therapy (licensed only) | | | | X | X | | X | |
| Tailor | | | | X | X | | X | |
| Other | | | | X | X | | X | |
| Pet stores | | | | X | X | | X | |
| Photographic equipment and supply stores | | | | X | X | | X | |
| Photo developing and printing establishments | | | | | X | X | X | |

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| | C-N | R-1 | R-2 | C-1 | C-2 | M | PDZ | |
| Commercial and other (cont'd) | | | | | | | | |
| Photographic studios | | | | X | X | | X | |
| Post office | | | | X | X | X | X | |
| Professional services/offices | | | | | | | X | |
| Accounting, legal and other similar services | | | | X | X | | X | § 300-58 |
| Radio/TV studios | | | | | X | X | X | |
| Recreation, nonresidential and recreation, private | X | | | | | | X | § 300-58 |
| Repair shops - appliances and business equipment | | | | X | X | X | | |
| Restaurants, including bars | | | | X | X | | X | |
| Retail stores | | | | X | X | | X | |
| Schools | | | | | | | | |
| Private | X | SE | SE | X | X | | SE | § 300-23E |
| Public | X | SE | SE | X | X | | SE | § 300-23E |
| Trade/business schools | | | | | X | X | X | § 300-23E |
| Colleges | SE | | | | | SE | | § 300-23E |
| Self-storage buildings | | | | | | X | | § 300-30B(3) |
| Shooting range, indoor | SE | | | | | SE | | |
| Shooting range, outdoor | SE | | | | | | | |
| Shopping centers | | | | | | SE | X | §§ 300-27D and 300-58 |
| Signs, accessory | | | | X | X | X | | |
| Signs, outdoor advertising | | | | | | | SE | §§ 300-30F(3) and 300-58 |
| Sign painting | | | | X | | | | |
| Skating rinks, indoor and outdoor | X | | | | | | X | |
| Sporting and athletic goods stores | | | | X | X | | X | |
| Storage of hazardous materials | | | | | | | SE | § 300-30B(2) |
| Storage, heavy equipment | | | | | | | SE | § 300-30B(1) |
| Studios - music, dance, theatrical, and similar | | | | X | X | | X | |
| Supermarket | | | | X | X | | X | |
| Tailors and furriers, custom | | | | X | X | | | |
| Tavern, bar, etc. | | | | X | X | | X | |
| Taxidermists | | | | | X | | | |
| Telecommunications facilities, commercial | SE | | | | | | SE | § 300-30E |
| Theater | | | | | X | | X | |
| Transient businesses | | | | | SE | | | |

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|--|-----------------|-----|-----|-----|-----|----|-----|-----------------------|
| | C-N | R-1 | R-2 | C-1 | C-2 | M | PDZ | |
| Commercial and other (cont'd) | | | | | | | | |
| Temporary nonresidential uses | | | | SE | SE | | | § 300-30G |
| Truck/freight terminal/distribution center | | | | | | SE | | |
| Truck/trailer storage area | | | | | | SE | | § 300-28F(3) |
| Variety and specialty shop | | | | X | X | | | |
| Warehousing | | | | | | X | | |
| Wedding chapels and banquet halls | | | | | X | | | |
| Wholesale offices and showrooms, including storage | | | | | | X | | |
| Manufacturing and other | | | | | | | | |
| Earth moving and earth extraction industries | | | | | | SE | | § 300-26H |
| Food processing | | | | | | X | | |
| Junkyards and outdoor storage areas | | | | | | SE | | §§ 300-26G and 300-58 |
| Large-scale manufacturing development | | | | | | SE | | §§ 300-27C and 300-58 |
| Manufacturing uses | | | | | | X | | § 300-26E |
| Recycling establishments | | | | | | X | | |
| Sanitary landfill | | | | | | CU | | §§ 300-26I and 300-58 |
| Sewage treatment plant | CU | | | | | CU | | |
| Silver plating and repair, custom only | | | | | | X | | |
| Solid waste disposal transfer station, and staging area | | | | | | CU | | § 300-26I |
| Temporary trailers for office and/or materials storage | | | | | | SE | | |
| Tire retreading and recapping | | | | | | X | | |
| Tool, die and pattern making and other similar small machine shops | | | | | | X | | |

NOTES:

- ¹ An individual single-family or two-family dwelling structure shall not be required to be reviewed by the Planning Commission under the Borough's Subdivision and Land Development Ordinance.
- ² Not more than 2 bedrooms per dwelling unit.