

# ZONING

## 180 Attachment 1

### Borough of Taylor

#### Schedule I

[Amended 10-12-2005 by Ord. No. 3-2005; 12-12-2007 by Ord. No. 4-2007;  
10-8-2014 by Ord. No. 5-2014; 12-9-2015 by Ord. No. 8-2015]

#### Land Use Classifications

Approval Levels

X: Principal Permitted

CU: Conditional Use

SE: Special Exception

A: Accessory

Use Residential and Other	Zoning District													Reference Section
	S-1	S-2	S-3	R-1, R-1A	R-2	R-3	C-1	C-2, C-2A	C-3	C-3A	M-1	M-2	M-2A	
Accessory uses (residential)				A	A	X								180-22
Assisted-living facilities						X	X							180-28D
Conversions					X									180-33B(1)
Dwellings groups, garden apartments					X	X								180-28A, 180-31A(2)
Dwelling groups, townhouses					X	X								180-28A, 180-31A(2)
Dwelling groups, 1F and 2F					X	X								180-30B(4), 180-31A(2)
Dwellings, one-family				X	X	X								180-30B(4), 180-31A(2)
Dwellings, two-family, duplex/semiattached					X	X								180-30B(4), 180-31A(2)
Essential services, open				X	X	X	X	X	X	X	X	X	X	180-26D
Essential services, enclosed				SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	180-26C and E
Group housing for handicapped				X	X	X								180-28C
Home occupations				A	A	A								180-33C
Large-scale residential development				SE	SE	X								180-33B
Manufactured housing park					SE									180-29H, 180-33H
Multifamily apartments					X	X								180-28A,

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	S-1	S-2	S-3	R-1, R-1A	R-2	R-3	C-1	C-2, C-2A	C-3	C-3A	M-1	M-2	M-2A		
															180-30B(4)
No-impact home-based businesses				A	A	A									180-33C(4)
Nurseries and greenhouses, residential				A	A										
Recreation, open space	X	X	X	X	X										
Rooming and boarding, and bed-and-breakfast places					SE		SE								180-31A(2), 180-33C(4)
Telecommunications facilities, residential				A	A	A									180-33B(4) (e), 180-33F
Temporary uses, residential				X	X	X									
Accessory uses (nonresidential)	A	A	A				A	A	A	A	A	A	A		
Adult day care						X	X								
Adult entertainment									SE	SE					180-33B(5)
Amusement arcade								X							180-26
Amusement park									CU	CU					180-26
Animal hospitals, kennels, veterinary clinics								SE	X	X	X				180-32A
Appliance stores/repair								X	X	X					180-31A(2)
Athletic club								X	X	X					180-31A(2)
Automobile sales and service															
Gas station/convenience w/gas							X	X	X	X					180-31A(2)
Laundry, car wash							X	X	X	X					180-31A(2)
Sales, new								X(a)	X	X					180-31A(2)
Sales, used								X	X	X					180-31A(2)
Service station - minor repair							X	X							180-31E
Service station - major repair									X	X	X				180-31E
Auto auction								X(c)							180-60
Bakery, retail						X	X	X	X	X					180-29B
Bakery, wholesale								SE	X	X					
Banks and other financial services							X	X	X	X	X				180-31A(2)
Billiard/pool rooms								X							180-26
Bottle club									SE						180-34F
Bowling alley								X	X	X	X				180-26, 180-31A(2)
Bulk fuel storage												X			180-33D,

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														180-34E
Catering establishments							SE	SE(b)	X	X				180-33C(4)
Cemeteries and mausoleums		X	X	SE	SE									180-32C
Child day-care facilities, preschool/nursery school				SE	SE	X	SE							180-31A(2)
Churches and similar religious institutions							SE	SE	X	X				180-26F, 180-31A(2)
Civic and social organizations, clubs and lodges				SE	SE		X	X	X	X				180-31A(2)
Clothes cleaning, laundry - neighborhood							X	X						
Clothes cleaning, laundry - industrial									X	X				
Contractors' yards									X	X	X			
Convenience stores, no gas							X							
Country club				SE	SE									180-31A(2)
Crafts shops, including assembly for retail only							SE	SE						
Crematories		SE												
Dance halls and dance clubs						SE								180-34G
Drive-in commercial uses		SE						SE	SE	SE				180-29A
Equipment repairs, home and office							X	X	X	X	X			
Flea markets, unenclosed	X													
Flea markets, enclosed									X	X				
Food processing						X	3-4							
Forestry	X	X	X	X	X	X	X	X	X	X	X	X	X	180-29I
Golf course		SE												
Golf driving range		SE							X	X				180-31A(2)
Greenhouses and nurseries, commercial								X	X	X				
Heavy equipment sales and storage									X	X	X			
Laundromat							X	X	X	X				180-31A(2)
Helicopter landing pad	SE	SE									SE	SE	SE	180-33G
Hospital and other medical care facilities				SE	SE				SE	SE				180-26F, 180-31A(2) and B(1)
Hotel/motel								SE	SE	SE				180-29B, 180-31A(2) and B(1)

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Junkyard													SE	180-29E
Laboratory, testing, industrial											X	X	X	
Laboratory, testing, medical								X						
Large-scale commercial development									SE	X				180-30C
Large-scale manufacturing development											SE	SE	SE	180-30C
Library				SE	SE		X	X	X	X				
Machine shop, woodworking, sheet metal, etc.											X	X	X	
Manufacturing (limited)*									X	X	X	X	X	180-29D, 180-31A(2) and B(1)
Medical/dental offices						X	X	X	X	X				180-31A(2)
Medical testing laboratories									X	X	X	X		
Methadone treatment and other drug treatment													SE	180-34D
Miniature golf									X	X				
Mobile home sales									X	X				
Mortuaries					SE		SE	SE	SE	SE				180-31A(2) and B(1)
Night clubs								X	X	X				180-31A(2)
Nursing homes**				SE	SE	X								180-31A(2)
Offices and office buildings								X	X	X	X			
Open space conservation	X	X	X											
Outdoor storage									X	X			X	180-33D
Personal services														
Barber							X	X	X	X				180-31A(2), 180-33C(4)
Beauty parlor and tanning salon								X	X	X	X			180-33C(4)
Physical therapy							X	X	X	X				
Tailor							X	X	X	X				
Printing and newspaper publishing									X	X	X			
Produce and meat markets									X		X			
Professional services/offices														
Accounting and other similar uses						X	X	X	X					180-31A(2) and B(1)

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Race track		SE												180-34B
Radio/TV studios									X			X		180-33B(3) and (4)
Restaurants							X	X	X					180-31A(2)
Retail stores							X	X	X		SE	SE	SE	180-31A(2) and B(1), 180-29C
Schools														
Private and semipublic				SE	SE		SE	SE						180-26H, 180-31B(1)
Public				SE	SE									180-26H, 180-31B(1)
Trade/business schools								X	X					180-26H, 180-31B(1)
Colleges and universities									X					180-26H, 180-31B(1)
Self-storage									SE					180-34E(2)
Shooting range, indoor									SE					
Sign, outdoor advertising and sign printing									X		X			180-33E
Skating rinks									X		X			180-26G
Storage yard - lumber, material, machinery									X		X	X	X	180-31B(1) and F(3), 180-34E
Storm water management basin(s) and structure(s)									X	X	X	X	X	
Tavern, bar, etc.							X	X	X					
Telecommunications facilities, commercial		SE			SE	SE	SE		SE		SE	SE	SE	180-33B(4)
Theatres and similar places of assembly							SE	SE	SE					180-31A(2)
Temporary uses, nonresidential		SE					X	X	X		X	X	X	180-33F
Truck/freight terminal/distribution center									X		X	X		
Warehousing									X		X	X		
Wholesale offices and showrooms									X		X	X		180-31A(2) and B(1)
Arena, stadium		CU							CU	CU				180-27
Culm bank removal		SE		SE	SE		SE		SE	SE	SE	SE	SE	180-29F

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Earth extraction industries		CU	CU								CU	CU		180-29F and G, 180-27
Incinerator, rubbish		CU										CU		180-27
Manufacturing uses											X	X	X	180-29D, 180-31B(1)
Railroad yards and terminals												X		
Recycling establishments											X	X	X	
Tire retreading and recapping												X		
Temporary borrow area	SE	SE	SE								SE	SE	SE	
Other conditional uses:														
Abattoirs and related facilities, including stock yard and/or feeding facilities and fertilizer manufacturers												CU		180-27
Basic processes for producing abrasive cement, asbestos, gypsum, plaster and misc. nonmetallic products												CU		180-27
Chemicals and allied basic processes, including acid manufacture												CU		180-27
Electric power generating plants serving a power system, including co-generation plants												CU		180-27, 180-33D(1)
Explosives, dynamite and other blasting products												CU		180-27
Manufacture and storage of gas												CU		180-27
Ordinance products												CU		180-27
Petroleum refining and other products obtained through fractional distillation												CU		180-27
Primary metal industries, including blast furnaces												CU		180-27
Rubber and miscellaneous plastic products												CU		180-27
Rubbish incinerator												CU		180-27
Scrap and waste materials (salvaging of/and including automobile wrecking)												CU		180-27
The following waste disposal operations or products: distillation of bones, fish reduction, fat rendering, garbage, dead animal reduction												CU		180-27

**NOTES:**

- (a) No major body repair work is permitted in C-2 Zones.
- (b) No catering halls shall be allowed in C-2 Zones.
- (c) Auto auctions in C-2A Zone only.
- \* Such as book binding, bottling, musical and precision instruments.
- \*\* Including institutions for children and age.