

**BOROUGH OF FORTY FORT
LUZERNE COUNTY, PENNSYLVANIA**

**ORDINANCE NO. 2025 – 9
(AMENDED ‘FORTY FORT BOROUGH USE TABLE’)**

**AN ORDINANCE AMENDING ORDINANCE NO. 2, OF NOVEMBER 5, 2018
SPECIFICALLY, § 27-502, ALSO KNOWN AS
‘FORTY FORT BOROUGH USE TABLE’**

WHEREAS, the Borough of Forty Fort enacted Ordinance No. 2-2018, specifically, § 27-502, also known as ‘Forty Fort Borough Use Table’; and

WHEREAS, the Borough of Forty Fort has determined that it is in the best interest of the Borough to amend Ordinance No. 2-2018, specifically, § 27-502, also known as ‘Forty Fort Borough Use Table’.

NOW THEREFORE, the Borough of Forty Fort, Luzerne County, Pennsylvania does hereby **AMEND, ENACT** and **ORDAIN** the Forty Fort Borough Use Table Ordinance as follows:

***THE AMENDED TERMS ARE HIGHLIGHTED ‘RED’ IN THE ATTACHMENT ‘A’
HERETO FOR EASE OF REFERENCE.***

The provisions of this Ordinance are severable, and in the event that any provision is held invalid, void, illegal, or unconstitutional by any court, it is the intent of the Borough of Forty Fort that such determination by the Court shall not affect or render void the remaining provisions of this Ordinance. It is the declared intent of the Borough of Forty Fort that this Ordinance would have been enacted if any provision subsequently declared to be void, invalid, illegal or unconstitutional had not been included at the time of enactment.

All Ordinances or Resolutions or parts of Ordinances or Resolutions not consistent with this Amended Ordinance are hereby repealed insofar as the same affect this Amended Ordinance.

All other terms, conditions, and provisions of Ordinance No. 2-2018 shall remain in full force and effect unless inconsistent herewith.

This Ordinance shall take effect five (5) days from the date of adoption.

AMENDED, ENACTED and **ORDAINED** this 6th day of October, 2025.

THE BOROUGH OF FORTY FORT:


THOMAS J. MURRAY, III, Council President


BRIAN THOMAS, Mayor

ATTEST:


MICHELE PASCARELLA, Secretary

**ARTICLE 5
ZONING DISTRICT REGULATIONS**

SECTION 502

ATTACHMENT "A"

**FORTY FORT BOROUGH
USE TABLE**

USES ¹	R-1	R-2	C-1	I-1	C-OP
Single-Family Dwelling Units	P	P	P	P	N
Two-Family Dwelling Units	N	P	P	P	N
Multi Family Dwelling Units	N	SE	P	P	N
Townhouses	N	SE	P	P	N
Short-Term Home Rental	N	SE	N	N	N
Manufactured Home on Permanent Foundation	P	P	P	P	N
Accessory Residential Structures	P	P	P	P	P

USES ¹	R-1	R-2	C-1	I-1	C-OP
Boarding House/Rooming House	N	N	SE	SE	N
Bed and Breakfast	N	N	SE	SE	N
Personal-Care Home	N	N	SE	SE	N
No Impact Home Based Business	P	P	P	P	P
Home Office	P	P	P	P	P
Home Occupation	SE	SE	SE	SE	SE
Group Home	N	SE	SE	SE	N
Half-Way House	N	N	SE	SE	N
Dwellings on Upper Floors of Commercial Uses	N	N	P	P	N
Agriculture Use	N	N	N	N	P
Animal Cemetery	N	N	N	N	SE
Airport	N	N	N	N	C
Animal Hospital	N	N	SE	SE	N
Artist and Hobby Supplies (sale of)	N	N	P	P	N
Automotive Repair Garage	N	N	SE	P	N
Automotive Sales	N	N	SE	SE	N
Automotive Supplies (sale of)	N	N	P	P	N
Automotive Wrecking Yard	N	N	N	C	N
Banks & Similar Financial Services	N	N	P	P	N
Bakery	N	N	N	P	N
Beauty and Barber Shops	N	N	P	P	P
Bulk Fuel Storage Facility	N	N	N	C	N
Bottle Club or BYOB Club	N	N	C	C	N
Car Wash and Auto Detailing	N	N	P	P	N

Cemetery	N	N	N	N	C
Clothing and Clothing Accessories (sale of)	N	N	P	P	N
Commercial Greenhouses and Nurseries	N	N	P	P	SE
Continuing Care Facility	N	N	P	P	N
Contractors Storage Yards	N	N	N	P	N
Convenience Store	N	N	P	P	N
Convenience Stores with Gas Sales	N	N	SE	SE	N
Day Care Facilities	N	N	P	P	N
Drive Through Commercial Uses Excluding Including Serving Food and Beverages	N	N	C	C	N
Drive Through Commercial Uses Including Those Serving Food and Beverages	N	N	N	C	N
Emergency Services Facility	N	N	P	P	N
Entertainment Facilities	N	N	P	P	N
Extraction of Minerals	N	N	N	N	C
Food Processing Establishment	N	N	N	C	N
Food Products (sale of) includes grocery stores	N	N	P	P	N
Forestry (as defined in Article 2)	P	P	P	P	P
Furniture or Office Supplies and Equipment	N	N	P	P	N

USES ¹	R-1	R-2	C-1	I-1	C-OP
Garden Center	N	N	P	P	P
Gas Station, Limited-Service	N	N	P	P	N
Hardware/Home Improvements Store	N	N	P	P	N
Hazardous Substances: Any use which utilizes and/or stores hazardous substances (as defined in Article 2)	N	N	N	C	N
Health Spa	N	N	P	P	N
Hookah Lounge or Bar	N	N	SE	SE	N
Hotels and Motels	N	N	C	C	N
Hospital	N	N	C	C	N
Household Goods and Appliances	N	N	P	P	N
Industry, Heavy	N	N	N	C	N
Industry, Light	N	N	N	P	N
Intermediate-Care Facility	N	N	P	P	N
Junk Yards	N	N	N	C	N
Library	N	N	P	P	N
Large Retail Establishment (as defined in Article 2)	N	N	C	C	N
Laundromat, Self-Service	N	N	SE	SE	N
Machine Shop	N	N	N	C	N
Municipally Owned Building	P	P	P	P	P
Massage Establishment by Medical Practitioner	N	N	P	P	N
Medical Clinic/Center	N	N	P	P	N
Medical Marijuana Dispensary	N	N	N	C	N
Medical Marijuana Growers/ Processors Facility	N	N	N	C	N

Methadone Treatment Facility	N	N	N	C	N
Mixed Use Structure	N	N	SE	SE	N
Mortuaries and Crematories	N	N	P	P	N
Newspapers, Books and Stationery Supplies	N	N	P	P	N
Night Club	N	N	C	C	N
Nonprofit Social Hall And Clubs	N	N	SE	SE	N
Office Supply Store	N	N	P	P	N
Outdoor Storage as a principal use (Nonresidential)	N	N	N	P	N
Outdoor Wood-Fired Boilers	N	N	N	N	SE
Personal Services	N	N	P	P	N
Pet Store	N	N	P	P	N
Pharmaceutical Products (sale of)	N	N	P	P	N
Photocopying Services	N	N	P	P	N
Photographic Studios & Commercial Photography	N	N	P	P	N
Place of Worship	SE	SE	SE	SE	SE
Professional Offices	N	N	P	P	N
Public Building and/or Facility	N	N	P	P	N
Public Utility Facilities, Essential	SE	SE	SE	SE	SE
Recreational Facilities, Commercial	N	N	P	P	N

USES ¹	R-1	R-2	C-1	I-1	C-OP
Recreational Facilities, Private	N	N	SE	SE	N
Recreational Facilities, Public	N	N	P	P	P
Recycling Collection Center	N	N	C	C	N
Repair Services, Miscellaneous Small Appliances	N	N	P	P	N
Restaurants	N	N	P	P	N
Retail Sale Establishments (as defined in Article 2)	N	N	P	P	N
Satellite Dish Antenna (Noncommercial)	P	P	P	P	P
School	N	SE	SE	SE	N
Self-Storage Facility	N	N	N	P	N
Skilled Nursing Facility	N	N	P	P	N
Service Offices	N	N	P	P	N
Sexually Oriented Uses as defined in Article 2	N	N	N	C	N
Shopping Center	N	N	C	C	N
SOLAR ENERGY					
Solar Energy System (Major)	N	N	N	N	C
Solar Energy System (Minor)	SE	SE	SE	SE	SE
Solar Energy System (Minor): (Roof-Mounted)	P	P	P	P	P
Sporting Goods (sale of)	N	N	P	P	N
Substance Abuse Treatment Facility, Outpatient	N	N	C	C	N
Substance Abuse Treatment Facility	N	N	N	C	N
Tattoo Parlor/Body-Piercing Studio	N	N	P	P	N
Taverns	N	N	P	P	N

Trucking Facility	N	N	N	C	N
Truck Repair & Storage	N	N	N	C	N
Warehouse/Distribution Facilities (including storage yards)	N	N	N	P	N
WIND ENERGY CONVERSION SYSTEMS					
Wind Energy Facility	N	N	N	N	C
Small Wind Energy Conversion System (including roof mounted and freestanding)	SE	SE	SE	SE	SE
WIRELESS COMMUNICATION USES					
Wireless Communication Facility (WCF)	N	N	N	C	C
Non-Tower Wireless Communications Facilities	N	N	P	P	P
Non-Tower WCF in the Public Rights-of-Way	N	N	P	P	P
Tower-Based Wireless Communications Facilities	N	N	N	C	C
Accessory Nonresidential Structures ¹	N	N	P	P	P
MISCELLANEOUS NONRESIDENTIAL USES					
Any nonresidential use permitted by right or by special exception shall be deemed a conditional use if it involves the initial or cumulative construction, placement or installation of a building, structure and/or development which equals or exceeds 10,000 square feet.	C	C	C	C	C

¹ Uses may be subject to supplemental regulations contained in Article 3, Article 7 and/or Article 8.