

ZONING

286 Attachment 1

Borough of Muncy

Appendix A Table of Uses*

Zoning Districts

R1 – Low-Density Residential District
 R2 – Moderate-Density Residential District
 R3 – High-Density Residential District
 R4 – Mixed Residential District

CBD – Central Business District
 C – General Commercial District
 I – Industrial District
 FW – Floodway District

KEY:

P – Permitted Use
 SE – Special Exception Use
 C – Conditional Use

Uses	Districts							
	R1	R2	R3	R4	CBD	C	I	FW
Residential								
Bed-and-breakfast establishments	SE	SE	SE	—	—	—	—	—
Conversion apartments	SE	P	P	—	—	—	—	—
Group homes	—	SE	SE	—	—	—	—	—
Mixed residential developments	—	—	—	P	—	—	—	—
Multifamily dwellings (apartment buildings)	—	—	SE	C	—	C	—	—
Rooming or boarding houses	—	—	SE	—	P	P	—	—
Single-family attached dwellings (townhouses)	—	—	SE	P	—	C	—	—
Single-family detached dwellings	P	P	P	P	SE	C	—	—
Two-family dwellings (duplexes)	—	P	P	P	—	C	—	—
Institutional								
Art galleries or museums	—	SE	SE	—	P	P	—	—
Business or trade schools	—	—	—	—	C	P	—	—
Churches or places of worship	C	C	C	—	—	—	—	—
Clubs or fraternal organization facilities	—	—	SE	—	P	P	—	—
Day-care center or group day-care homes	C	SE	SE	—	—	—	—	—
Government buildings	C	SE	SE	—	P	P	P	—
Libraries	C	SE	SE	—	—	—	—	—
Medical or dental offices or clinics	—	—	—	—	P	P	—	—
Philanthropic or religious organization facilities	—	—	—	—	SE	SE	—	—

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Uses	Districts							
	R1	R2	R3	R4	CBD	C	I	FW
Personal care homes	—	—	SE	—	—	—	—	
Public utility buildings facilities or installations	SE	SE	SE	SE	SE	SE	P	SE
Schools, public or private	C	C	C	—	C	P	P	—
Sobriety houses	—	—	—	—	—	—	SE	—
Veterinary offices, clinics or animal hospitals	—	—	—	—	—	—	P	—
Commercial								
Adult entertainment establishments	—	—	—	—	—	—	SE	—
Amusement enterprises (including theaters)	—	—	—	—	P	P	—	—
Automotive sales and service facilities	—	—	—	—	—	P	P	—
Automotive service stations and or repair shops	—	—	—	—	—	P	P	—
Banks or financial institutions	—	—	—	—	P	P	—	—
Bars	—	—	—	—	P	P	—	—
Building materials sales and storage	—	—	—	—	—	—	P	—
Communications towers	—	—	—	—	—	—	C	—
Dry cleaners or laundromats	—	—	—	—	P	P	P	—
Funeral homes or mortuaries	—	—	SE	—	P	P	—	—
Hotels or motels	—	—	—	—	P	P	—	—
Kennels	—	—	—	—	—	—	P	—
Lumber yards and or planing mills	—	—	—	—	—	—	P	—
Personal service businesses	—	—	—	—	P	P	—	—
Personal storage warehouses	—	—	—	—	—	—	P	—
Professional offices	SE	SE	SE	—	P	P	—	—
Public parking garages or lots	—	—	—	—	SE	SE	P	—
Restaurants (with or without catering)	—	—	—	—	P	P	—	—
Retail business establishments	—	—	—	—	P	P	—	—
Shopping centers	—	—	—	—	—	C	—	—
Studios for art, dance, music, etc.	—	—	—	—	P	P	—	—
Industrial								
Contractor's shops and yards	—	—	—	—	—	—	P	—
Distribution centers	—	—	—	—	—	P	C	—
Feed mills and grain elevators	—	—	—	—	—	—	SE	—
Freight or truck terminals	—	—	—	—	—	—	C	—
Manufacturing operations (enclosed)	—	—	—	—	—	—	P	—
Manufacturing operations (unenclosed)	—	—	—	—	—	—	C	—

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Uses	Districts							
	R1	R2	R3	R4	CBD	C	I	FW
Printing or binding operations	—	—	—	—	P	P	P	—
Research and development labs or facilities	—	—	—	—	—	—	C	—
Warehousing facilities	—	—	—	—	—	—	C	—
Wholesale businesses	—	—	—	—	—	P	P	—
Agricultural								
Land cultivation	—	—	—	—	—	—	P	P
Plant nurseries or landscaping sales	—	—	—	—	—	—	P	P
Recreational								
Outdoor recreation facilities	C	C	C	C	—	C	C	—
Public parks or playgrounds	P	P	P	—	P	P	P	P
Water-related uses; i.e., docks, piers, etc.	—	—	—	—	—	—	—	C
Accessory								
Accessory fabricating, processing, repairing, or treating	—	—	—	—	P	P	—	—
Accessory residential dwelling units	—	—	—	—	P	P	—	—
Accessory retail outlets	—	—	—	—	—	—	P	—
Building-mounted antennas	—	—	—	—	P	P	P	—
Home occupations	P	P	P	P	P	P	P	—
Incidental uses and structures	P	P	P	P	P	P	P	—
No-impact home-based businesses	P	P	P	P	—	—	—	—
Off-street parking and loading	P	P	P	P	P	P	P	P
Open or outside storage or display	—	—	—	—	—	P	P	—
Private garage	P	P	P	P	P	P	P	—
Roadside stands	—	—	—	—	P	—	—	—
Signs	P	P	P	P	P	P	P	—
Swimming pools	P	P	P	P	P	P	—	—
Temporary uses	P	P	P	P	P	P	P	P

* **NOTE:** This table is intended to illustrate various uses provided by zone; it is not meant to be all-inclusive. For a complete listing of uses provided for each zoning district, see Article III, District Regulations.