

ZONING

245 Attachment 5

Township of South Strabane

Table of Authorized Uses

KEY:

P = Permitted

CU = Conditional use

SE = Special exception

N = Not permitted

PRD = Planned residential development

RCD = Regional commercial development

* = Indoor only

Use	A-1	Residential				Commercial			Industrial	
		R-1	R-2	R-3	R-4	C-1	C-2	C-3	I-1	I-2
Dwelling Unit Types										
Single-family	P	P	P	P	P	N	N	N	N	N
Two-family	N	N	PRD	CU	P	N	N	N	N	N
Triplex; quadraplex	N	N	PRD	PRD	PRD/CU	N	N	N	N	N
Multifamily dwellings	N	N	PRD	PRD	PRD/CU	N	N	N	N	N
Garden apartments	N	N	N	PRD	PRD/CU	N	N	N	N	N
High-rise apartments	N	N	N	N	CU	N	N	N	N	N
Mid-rise apartments	N	N	N	N	PRD/CU	N	CU	N	N	N
Townhouses	N	N	N	PRD	PRD/CU	N	N	N	N	N

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Use	A-1	Residential				Commercial			Industrial	
		R-1	R-2	R-3	R-4	C-1	C-2	C-3	I-1	I-2
All Other Principal Uses										
Active recreation, low-impact	CU	CU	CU	CU	CU	N	P*	CU	N	N
Active recreation, high-impact	CU	N	N	N	N	N	CU*	CU	CU	CU
Adult business	N	N	N	N	N	N	N	N	N	CU
Agriculture	P	N	N	N	N	N	N	N	N	N
Antiques, interior decorating	N	N	N	N	N	N	P	N	N	N
Apartment in combination with business	N	N	N	N	N	N	CU	N	N	N
Apparel and accessories store	N	N	N	N	N	N	P	N	N	N
Appliance, home furnishing store	N	N	N	N	N	N	P	N	N	N
Art, book, stationery store	N	N	N	N	N	N	P	N	N	N
Assisted living facility	N	N	N	CU	CU	N	N	N	N	N
Automobile service station	N	N	N	N	N	CU	CU	RCD	P	P
Bakery shop, including processing	N	N	N	N	N	N	P	N	N	N
Bar or tavern	N	N	N	N	N	N	P	RCD	N	N
Bed-and-breakfast	CU	N	N	N	N	N	N	N	N	N
Beverage distributor	N	N	N	N	N	N	P	N	N	N
Billboards	CU	N	N	N	N	N	N	N	N	CU
Boarding stable or riding academy	CU	N	N	N	N	N	N	N	N	N
Business or professional offices	N	N	N	N	CU	N	P	RCD	P	P
Business services	N	N	N	N	N	N	P	N	N	N
Candy or ice cream store, including processing	N	N	N	N	N	N	P	N	N	N
Card and gift shop	N	N	N	N	N	N	P	N	N	N

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Use	A-1	Residential				Commercial			Industrial	
		R-1	R-2	R-3	R-4	C-1	C-2	C-3	I-1	I-2
Car wash	N	N	N	N	N	N	CU	N	N	N
Carry-out restaurant	N	N	N	N	N	N	N	N	N	N
Catering service, including rental hall	N	N	N	N	N	N	P	N	N	N
Cemetery	SE	N	N	N	N	N	N	N	N	N
Churches	SE	SE	SE	SE	SE	N	P	N	N	N
Cleaning and dyeing plant	N	N	N	N	N	N	N	N	P	P
Commercial greenhouse	P	N	N	N	N	N	P	N	N	N
Commercial school	N	N	N	N	N	N	P	N	N	N
Communications antenna mounted on an existing building or existing public utility storage or transmission structure	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
Communications tower	CU	N	N	N	N	N	CU	CU	CU	CU
Community club	CU	CU	CU	CU	CU	N	N	N	N	N
Comparable uses not specifically listed	SE	N	N	N	N	SE	SE	SE	SE	SE
Conference or convention center	N	N	N	N	N	N	N	RCD	N	N
Conservation subdivision	CU	CU	N	N	N	N	N	N	N	N
Contracting business	N	N	N	N	N	N	N	N	P	P
Contractor's yard	N	N	N	N	N	N	N	N	CU	P
Convenience store	N	N	N	N	N	N	P	N	N	N
Conversion apartments	N	N	N	N	CU	N	N	N	N	N
Day-care center	N	N	N	N	CU	CU	CU	CU	P	P
Day-care center or preschool facility in	CU	CU	CU	CU	N	N	N	N	N	N

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Use	A-1	Residential				Commercial			Industrial	
		R-1	R-2	R-3	R-4	C-1	C-2	C-3	I-1	I-2
a church or school										
Day spa	N	N	N	N	N	N	P	RCD	N	N
Delicatessen, excluding rental hall	N	N	N	N	N	N	N	N	N	N
Department store	N	N	N	N	N	N	P	N	N	N
Drugstore	N	N	N	N	N	N	P	N	N	N
Dry-cleaning pickup store	N	N	N	N	N	N	P	N	N	N
Educational studio	N	N	N	N	N	N	P	N	N	N
Equipment storage yard	N	N	N	N	N	N	N	N	N	CU
Essential services	P	P	P	P	P	P	N	RCD	P	P
Financial institution	N	N	N	N	N	N	P	RCD	N	N
Florist shop	N	N	N	N	N	N	P	N	N	N
Food and related products, packaging, storage and distribution	N	N	N	N	N	N	N	N	P	P
Food store	N	N	N	N	N	N	P	N	N	N
Forestry	P	P	P	P	P	P	P	P	P	P
Funeral home	N	N	N	CU	CU	N	P	N	N	N
Garden center	N	N	N	N	N	N	P	N	N	N
General merchandise store	N	N	N	N	N	N	P	N	N	N
Golf course; golf or country club	CU	N	CU	N	N	N	N	N	N	N
Grocery store	N	N	N	N	N	N	P	N	N	N
Group care facility	N	N	N	N	N	N	N	N	N	CU
Hardware store	N	N	N	N	N	N	P	N	N	N
Health club	N	N	N	N	N	N	P	RCD	N	N

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Use	A-1	Residential				Commercial			Industrial	
		R-1	R-2	R-3	R-4	C-1	C-2	C-3	I-1	I-2
High-technology industries	N	N	N	N	N	N	N	N	P	P
Home improvement store	N	N	N	N	N	N	P	N	N	N
Hospital	N	N	N	CU	N	N	CU	N	N	N
Independent living facility	N	N	N	CU	CU	N	N	N	N	N
Indoor entertainment	N	N	N	N	N	N	P	RCD	N	N
Junkyard	N	N	N	N	N	N	N	N	N	SE
Juvenile incarceration facility	N	N	N	N	N	N	N	N	N	CU
Juvenile personal care home/child residential facility	N	N	N	N	N	N	N	N	CU	N
Kennel	SE	N	N	N	N	N	N	N	N	N
Landfill	N	N	N	N	N	N	N	N	N	CU
Landscaping contractor	CU	N	N	N	N	N	N	N	N	N
Laundromat	N	N	N	N	N	N	P	N	N	N
Libraries; museums	N	N	N	N	N	N	P	N	N	N
Life care community	CU	N	N	CU	N	N	N	N	N	N
Light manufacturing	N	N	N	N	N	N	N	N	P	P
Limited commercial uses (see § 245-138 for specific uses)	N	N	N	N	N	CU	N	N	N	N
Medical clinic	N	N	N	CU	CU	N	CU	N	N	N
Medical offices	N	N	N	N	N	N	P	N	N	N
Mid-rise structure (nonresidential)	N	N	N	N	N	N	CU	N	N	N
Mine bore holes; mine ventilating	CU	N	N	N	N	N	N	N	CU	P

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Use	A-1	Residential				Commercial			Industrial	
		R-1	R-2	R-3	R-4	C-1	C-2	C-3	I-1	I-2
shafts; mine portals										
Mine disposal areas	N	N	N	N	N	N	N	N	N	P
Mineral removal	CU	N	N	N	N	N	N	N	CU	CU
Mini warehouse or self-storage facilities	N	N	N	N	N	N	N	N	SE	P
Mobile home park	CU	N	N	N	N	N	N	N	N	N
Mobile home sales, service and storage	N	N	N	N	N	N	N	N	N	P
Motel/hotel	N	N	N	N	N	N	CU	RCD	P	N
Newsstand	N	N	N	N	N	N	P	N	N	N
Nightclub	N	N	N	N	N	N	CU	CU	N	N
Nursing home	CU	N	CU	CU	CU	N	CU	N	N	N
Oil and gas wells	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU
Packaging and delivery services	N	N	N	N	N	N	N	N	P	P
Passive recreation	P	P	P	P	P	N	P	RCD	N	N
Personal care boarding home	CU	N	N	CU	N	N	N	N	N	N
Personal services	N	N	N	N	N	N	P	RCD	N	N
Pet grooming	N	N	N	N	N	N	P	N	N	N
Pet services	N	N	N	N	N	N	P	N	N	N
Planned industrial park	N	N	N	N	N	N	N	N	CU	CU
Planned office park	N	N	N	N	N	N	N	N	CU	CU
Planned research or technology park	N	N	N	N	N	N	N	N	CU	CU
Planned residential development	N	N	CU	CU	CU	N	N	N	N	N
Planned shopping center	N	N	N	N	N	N	CU	N	N	N

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Use	A-1	Residential				Commercial			Industrial	
		R-1	R-2	R-3	R-4	C-1	C-2	C-3	I-1	I-2
Printing establishment	N	N	N	N	N	N	N	N	P	P
Private club	N	N	N	N	N	N	P	CU	N	N
Public buildings	P	P	P	P	P	CU	P	N	N	N
Public parking lot; public parking garage	N	N	N	N	N	N	CU	CU	N	N
Public utility building or structure	SE	SE	SE	SE	SE	N	N	RCD	P	P
Radio or television transmitter	N	N	N	N	N	N	SE	N	SE	SE
Recreational equipment center or facility	N	N	N	N	N	N	N	RCD	N	N
Regional commercial development	N	N	N	N	N	N	N	CU	N	N
Repair shop	N	N	N	N	N	N	N	N	P	P
Research and development, including pilot manufacturing	N	N	N	N	N	N	N	N	SE	P
Restaurant, sit-down, carry-out or fast-food	N	N	N	N	N	N	P	RCD	P	P
Retail businesses not otherwise listed herein	N	N	N	N	N	N	P	RCD	N	N
Schools (public or private)	SE	SE	SE	SE	SE	N	N	N	N	N
Self-service laundromat	N	N	N	N	N	N	N	N	N	N
Sportsmen's club	CU	N	N	N	N	N	N	N	N	N
Supply yard	N	N	N	N	N	N	N	N	CU	P
Temporary use or structure, other than a construction trailer, model home or sales office	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE

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Use	A-1	Residential				Commercial			Industrial	
		R-1	R-2	R-3	R-4	C-1	C-2	C-3	I-1	I-2
Transitional dwelling	N	N	N	N	N	N	N	N	N	CU
Travel agent	N	N	N	N	N	N	P	N	N	N
Truck and heavy equipment rental, sales and service	N	N	N	N	N	N	N	N	CU	CU
Truck terminal	N	N	N	N	N	N	N	N	CU	CU
Vehicle accessories sales and installation	N	N	N	N	N	N	P	N	N	N
Vehicle rental, sales and service	N	N	N	N	N	N	CU	N	N	N
Vehicle repair garage	N	N	N	N	N	N	CU	N	CU	P
Veterinary clinic	SE	N	N	N	N	SE	SE	N	N	N
Video store, excluding adult video store	N	N	N	N	N	N	N	N	N	N
Warehouse club	N	N	N	N	N	N	P	N	N	N
Warehousing and distribution	N	N	N	N	N	N	N	N	CU	P
Wholesale business	N	N	N	N	N	N	N	N	P	P
Wind farm	SE	N	N	N	N	N	N	N	SE	N
Accessory Uses										
Accessory dwelling	CU	CU	CU	N	N	N	N	N	N	N
Active recreation, low-impact	N	N	N	N	N	N	N	CU	N	N
Agricultural sales	P	N	N	N	N	N	N	N	N	N
Communications antenna mounted on an existing or approved communications tower	P	N	N	N	N	N	P	P	P	P
Drive-through facilities	N	N	N	N	N	N	P	N	N	N

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Use	A-1	Residential				Commercial			Industrial	
		R-1	R-2	R-3	R-4	C-1	C-2	C-3	I-1	I-2
Family day-care home	CU	CU	CU	CU	CU	N	N	N	N	N
Fences	P	P	P	P	P	P	P	P	P	P
Home gardening	P	P	P	P	P	N	N	N	N	N
Home occupation	CU	CU	CU	CU	CU	N	N	N	N	N
Home occupation in a dwelling that is a nonconforming use	N	N	N	N	N	CU	CU	N	CU	CU
Keeping of domestic pets	P	P	P	P	P	N	N	N	N	N
No-impact home-based business	P	P	P	P	P	N	N	N	N	N
No-impact home-based business in a dwelling that is a nonconforming use	N	N	N	N	N	P	P	N	P	P
Off-street parking and loading	P	P	P	P	P	P	P	P	P	P
Personal wind-energy system	SE	N	N	N	N	N	N	N	N	N
Portable on-demand storage units (PODS®)	P	P	P	P	P	P	P	P	P	P
Private garages and storage buildings	P	P	P	P	P	N	N	N	N	N
Private residential swimming pools or sports courts	P	P	P	P	P	N	N	N	N	N
Private stables	P	N	N	N	N	N	N	N	N	N
Private-use helipad	N	N	N	N	N	N	N	N	CU	CU
Recreational farmette	SE	N	N	N	N	N	N	N	N	N
Retail sales of products produced on site	N	N	N	N	N	N	N	N	P	P
Signs	P	P	P	P	P	P	P	P	P	P

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Use	A-1	Residential				Commercial			Industrial	
		R-1	R-2	R-3	R-4	C-1	C-2	C-3	I-1	I-2
Temporary construction trailer, model home or sales office	P	P	P	P	P	P	P	P	P	P
Temporary storage trailers or containers	N	N	N	N	N	P	P	P	P	P
Uses accessory to a recreational equipment center or facility in a completely enclosed building	N	N	N	N	N	N	N	P	N	N
Uses accessory to a recreational equipment center or facility partially or entirely outside a completely enclosed building	N	N	N	N	N	N	N	SE	N	N
Other accessory uses customarily incidental to and on the same lot with any permitted use, conditional use or use by special exception authorized in this district	P	P	P	P	P	P	P	P	P	P

NOTE:

This table is not complete in every detail and must be used in conjunction with Articles IV through XIII. Where there is a conflict, Articles IV through XIII supersede this table.