

# ZONING

## 27 Attachment 1

### Borough of Manor

#### APPENDIX A

#### USE TABLE

[Added by Ord. No. 605-25-02, 4/9/2025]

USE	O-S	FPC	A-1	R-1	R-2	C-1	I-1
Agriculture	N	P	P	P	P	P	P
Agricultural Conversion Units	N	C	C	C	N	N	N
Animal Daycare	N	N	P	N	N	P	P
Animal Shelter	N	N	P	N	N	P	P
Apartments and Apartment Buildings	N	N	N	N	C	N	N
Assisted Living or Personal Care Facility	N	N	N	N	N	C	C
Bank or Financial Institution	N	N	N	N	N	P	P
Banquet Facility	N	N	N	N	N	P	P
Banquet Room	N	N	N	N	N	P	P
Bed and Breakfast	N	N	S	N	N	S	S
Billboards and Outdoor Advertising	C	N	N	N	N	C	C
Boarding House/Rooming House	N	N	N	N	N	N	S
Business Services	N	N	N	N	N	P	P
Cemetery	N	N	C	N	N	N	N
Child Care Center	N	N	N	N	N	C	C
Church or other Place of Worship	N	N	C	N	N	N	N
College or University	N	N	N	N	N	C	C
Commercial Storage (Warehousing)	N	N	N	N	N	N	P
Communication Antenna	S	S	S	S	S	S	S
Communication Equipment Building	S	S	S	S	S	S	S
Communication Tower	S	S	S	S	S	S	S
Contractor's Storage Yard	N	N	N	N	N	N	P
Convenience Store	N	N	N	N	N	P	P
Convenience Store w/Gas Fueling Islands	N	N	N	N	N	C	C
Crematorium/Crematory	N	N	N	N	N	N	C
Day Care Center	N	N	N	N	N	C	C
Drive-Through Facility	N	N	N	N	N	C	C
Drug, Alcohol and Mental Health Rehabilitation Facility	N	N	N	N	N	N	S
Elementary or Secondary School	N	C	C	C	C	C	C
Entertainment Facility	N	N	N	N	N	N	C
Equipment Repair (Major)	N	N	N	N	N	N	P
Equipment Repair (Minor)	N	N	N	N	N	P	P
Essential Services	P	P	P	P	P	P	P
Family Day Care (as a Home Occupation)	N	S	S	S	S	N	N
Forestry	P	P	P	P	P	P	P
Fueling Island/Gas Station	N	N	N	N	N	C	C
Funeral Home or Mortuary	N	N	N	N	N	S	S
Garden Apartments	N	N	N	N	P	N	N
Garden Center	N	P	P	N	N	P	P

MANOR CODE

USE	O-S	FPC	A-1	R-1	R-2	C-1	I-1
Greenhouse	N	P	P	N	N	N	P
Garage, Repair	N	N	N	N	N	P	P
Garage, Public Parking	N	N	N	N	N	P	P
Group Homes	N	S	S	N	N	N	S
Halfway House	N	S	S	N	N	N	S
Helipad	N	P	P	N	N	N	P
Home Improvement Store	N	N	N	N	N	P	P
Home Occupation	N	S	S	S	S	S	S
Hookah Bar/Lounge	N	N	N	N	N	N	C
Hospital	N	P	N	N	N	C	P
Hotel	N	N	N	N	N	P	P
Junkyard	N	N	N	N	N	N	C
Kennel	N	S	S	N	N	N	S
Landscaping Businesses	N	P	P	N	N	N	P
Library	N	P	N	N	N	N	P
Manufacturing	N	N	N	N	N	N	P
Manufacturing (Light)	N	C	N	N	N	C	P
Manufactured Home Park	N	N	C	N	N	N	N
Medical Clinic	N	N	N	N	N	P	P
Medical Marijuana Dispensary	N	N	S	N	N	S	S
Medical Marijuana Grower/Processor	N	N	S	N	N	N	S
Micro-Brewery/Micro-Distillery	N	N	N	N	N	P	P
Mini-Storage Facility	N	N	N	N	N	C	C
Mixed-Use Building	N	N	N	N	N	P	P
Mixed Occupancy Building	N	N	N	N	N	P	P
Mobile Food Vendor	P	P	P	P	P	P	P
Motel	N	N	N	N	N	P	P
Motorized Vehicle Trails or Training Facilities	N	N	S	N	N	N	N
Multifamily Dwellings (outside of a PRD)	N	N	N	N	P	N	N
Municipal, State or Federal Building	N	P	P	P	P	P	P
Natural Resources Recovery	N	P	P	N	N	P	P
No Impact Home Based Business	N	P	P	P	P	P	P
Nursery	N	P	P	N	N	N	N
Nursing Home	N	N	S	N	N	S	S
Offices	N	N	N	N	N	P	P
Oil and Gas Operations	C	N	N	N	N	N	C
Outdoor Entertainment Facilities	N	N	S	N	N	N	N
Penal/Correctional Institution	N	N	C	N	N	N	N
Personal Services	N	N	P	N	N	P	P
Planned Residential Developments	N	N	C	C	C	N	N
Power Generation Station	N	C	C	C	C	C	C
Public Utility Transmission Tower	N	C	C	C	C	C	C
Recreation - Indoor Commercial	N	N	P	N	S	P	P
Recreation - Indoor Public	P	N	P	N	S	P	P
Recreation - Outdoor Commercial	N	N	S	N	N	S	S
Recreation - Outdoor Public	P	P	P	P	P	N	N
Research Laboratory	N	N	N	N	N	C	P

## ZONING

USE	O-S	FPC	A-1	R-1	R-2	C-1	I-1
Restaurant	N	N	N	N	N	P	P
Restaurant (Fast-Food)	N	N	N	N	N	P	P
Retail Business Establishment	N	N	N	N	N	P	P
Sexually Oriented Business	N	N	N	N	N	N	S
Shopping Center	N	C	N	N	N	C	C
Short-Term Rentals	N	S	S	S	S	N	N
Single-Family Dwelling	N	P	P	P	P	N	N
Social Club	N	N	N	S	S	P	P
Social Club with Alcohol Sales	N	N	N	N	N	P	P
Supply Yard	N	N	C	N	N	N	P
Tavern/Bar	N	N	N	N	N	P	P
Technological Industries	N	N	N	N	N	N	P
Terminal	N	N	C	N	N	N	C
Terminal (Freight)	N	N	C	N	N	N	C
Theatre (Indoor)	N	N	N	N	N	P	P
Theatre (Outdoor Drive-In)	N	N	S	N	N	N	N
Vehicle/Automobile Sales	N	N	N	N	N	P	P
Vehicle Wash	N	C	N	N	N	C	P
Veterinary Clinic	N	N	N	N	N	P	P
Veterinary Hospital	N	N	N	N	N	P	P
Veterinary Office	N	N	N	N	N	P	P
Vocational School	N	C	C	C	C	C	C
Other Uses Not Mentioned Above	N	N	N	N	N	N	C

P=Permitted - S=Special Exception - C=Conditional Use - N=Not Permitted