

# ZONING

## 195 Attachment 1

### Township of Rostraver

#### Table of Use Regulations

[Added 7-7-2021 by Ord. No. 739; 12-21-2022 by Ord. No. 754]

- P — Permitted use by right
- C — Permitted conditional use
- S — Permitted special exception use
- A — Permitted accessory use

Principal Uses	A-1	VR	R-1	R-2	R-3	B-1	B-2	MU	I-1	I-2	I-3
Agriculture (commercial and noncommercial)	P										
Greenhouse (noncommercial)	P										
Riding stable	P										
Specialized animal care and raising	P										
Agritourism	C										
Shipping container	C										
Single-family detached dwelling	P										
Single-family dwelling		P	P	P	P			C <sup>2</sup>			
Duplex dwelling		P		P	P						
Multifamily residential dwellings					C						
Multiple-residential dwelling units								C <sup>2</sup>			
Conversion apartments	P	C									
Condominium		C		C							
Condominium units								C <sup>2</sup>			
Ancillary residential/live-work unit						P	P				
Live-work unit		C									
Planned residential development			C	C	C						
Mobile home park	S										
Home occupation	P	P	S	S	S						
No-impact home-based business	P	A	P	P	P						
Model home	S		S	S	S	S	S				
Mixed commercial residential building								C			
Essential services	P	P	P	P		P	P	P	P	P	P
Public facility	S	P	S	S <sup>1</sup>	S	P	P	P	P	P	P
Public utility buildings						P		P	P	P	P
Public utility structures							P				
Public utility transmission tower							P				
Water treatment and storage facility											S

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Principal Uses	A-1	VR	R-1	R-2	R-3	B-1	B-2	MU	I-1	I-2	I-3
Principal solar energy systems	C								C	C	C
Fire station		P				P	P		P	P	P
Ambulance station	C	P				P	P		P	P	P
Ambulance substation	P			C	C						
Communications antennas that fall under the PA Wireless Broadband Collocation Act	P	P	P	P	P	P	P		P	P	P
Communications antennas that do not fall under the PA Wireless Broadband Collocation Act	C	C	C	C	C	C	C		C	C	
Municipal or neighborhood recreation	P	P	P	P	P			A <sup>3</sup>			
Commercial recreation		C									
Commercial outdoor recreation	S						S				
Commercial indoor recreation							P				
Indoor and outdoor commercial recreation								C			
Water-related recreation		C								C	C
Educational institution, commercial and noncommercial		P						P			
Educational institution, noncommercial			P	P							
Educational institution, commercial						S	S		S	S	S
School bus shelter	P	P	P	P	P						
Church	S	P	S	S <sup>1</sup>		P	P				
Group residential facility	S	P	S	S							
Day care (all types)		S									
Day care/family	C		C	C							
Day care/center					C						
Day-care center						P	P	C			
Hospital, sanitarium or care facility	C										
Hospitals and clinics							P	P			
Methodone treatment facility										S	S
Correctional facility										S	S
Juvenile detention facility										S	S
Halfway house										S	S
Veterinary clinic	S	S					P				
Pet grooming		C				P	P				
Hotels	S							C			
Motel	S						P				
Motel/hotel	S								P	P	P
Tourist/home/short-term rental	S	C									
Club/private club/lodge		C									
Eating and drinking		C				C	P	C	P	P	P

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Principal Uses	A-1	VR	R-1	R-2	R-3	B-1	B-2	MU	I-1	I-2	I-3
establishments											
Microbrewery/microdistillery							P	C	P	P	P
Retail businesses							P		P	P	P
Limited retail use								C			
Neighborhood commercial		C									
Personal and business services		C									
Personal and professional services						P	P	P			
Bank and related financial services						P	P	P			
Bank									P	P	P
Printing services								P			
Office		C				P	P	P		P	P
Shopping centers						S	P		P	P	P
Garden center							P				
Garden center/commercial greenhouse	C										
Auto sales, service and repair							P			P	P
Automotive sales and service									P		
Service station							P		P	P	P
Car wash							P				
Mobile home sales, service and repair							P		P	P	P
Wholesale business							P		P	P	P
Wholesale business, indoor								P			
Commercial parking lot		S					P		P	P	P
Private garage under 999 square feet		P									
Adult businesses											C
Cemetery, mausoleum	S										
Funeral home	C					P					
Artisan workspace		C				P	P	P	P	P	P
Coworking space		C				P	P	P	P	P	P
Makerspace		C				P	P	P	P	P	P
Billboard						C	C		C	C	C
Electronic variable-message sign						P	P		P	P	P
Assembly and packaging of finished goods								P			
Light manufacturing								P			
Light manufacturing and fabrication									P		
Light and heavy manufacturing										P	P
Research and testing labs							S	P	P	P	P
Business and sales offices									P		
Mini storage facility							C		P	P	P
Warehousing, indoor storage								P			
Warehouse									P	P	P
Outdoor storage								C			
Supply yard							C		P	P	P

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<b>Principal Uses</b>	<b>A-1</b>	<b>VR</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>B-1</b>	<b>B-2</b>	<b>MU</b>	<b>I-1</b>	<b>I-2</b>	<b>I-3</b>
Contractor's yard									P	P	P
Junkyards										S	S
Planned business park								C			
Transportation terminal									S	P	P
Airports										S	
Airport-related services										C	
Waste disposal and sanitary landfill										S	S
Oil and gas drill site	S								S	S	S
Natural gas compressor station									S	S	S
Natural gas processing plant									S	S	S
Staging facility									S	S	S
Oil and gas water storage facility									S	S	S
Strip mining	S										
Surface mining										S	S
Deep mines										S	S
Mine ventilation shaft	S									S	S
Blasting	S	S	S	S	S	S	S	S	S	S	S

<b>Accessory Uses</b>	<b>A-1</b>	<b>VR</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>B-1</b>	<b>B-2</b>	<b>MU</b>	<b>I-1</b>	<b>I-2</b>	<b>I-3</b>
Agriculture structure, incidental to agriculture use	A										
Garden shelter		A		A	A						
Garden shed/shelter	A		A								
Home gardening	A	A	A	A	A						
Private garage	A		A	A	A						
Private garage over 1,000 square feet		A									
Private swimming pool	A	A	A	A	A						
Roadside stands	A										
Chicken coop and chicken run/pen	A		C	C	C						
Accessory solar energy systems	A	A	A	A	A	A	A	A	A	A	A
Uses customary to principal use		A				A	A	A	A	A	A
Other uses customary to principal use	A		A	A	A						

<sup>1</sup> These uses are grouped as one line item use in R-2.

<sup>2</sup> These uses are grouped as one line item use in MU.

<sup>3</sup> Municipal recreation and neighborhood recreation are separately listed line item uses in MU.