

# ZONING

## 215 Attachment 3

### Borough of Mount Pocono

#### TABLE OF USES PERMITTED BY DISTRICT

(See § 215-16D)

[Amended 12-2-2013 by Ord. No. 5-2013; 6-6-2016 by Ord. No. 2-2016;  
6-5-2017 by Ord. No. 3-2017; 2-5-2018 by Ord. No. 2-2018]

The Table of Uses Permitted by District summarizes the various uses according to the classification of the use in the zoning district. The Table is for reference only and the Schedule of Uses and all underlying Zoning Ordinance sections shall be the final determinant for regulation.

TABLE OF USES PERMITTED BY DISTRICT								
CODES: P = principal permitted use C = conditional use S = special exception - = not permitted								
TYPE OF USE		ZONING DISTRICTS						
ACCESSORY USES	Section (§)	R-1	R-2	R-3	C-1	C-2	M	R-LM
Accessory uses customary to approved uses	215-21A	P	P	P	P	P	P	P
Barns, silos, sheds and similar agricultural buildings	--	P	P	P	P	P	P	--
Day-care centers, as an accessory use	--	P	P	P	P	P	P	--
Donation dropoff boxes	215-21Q	--	--	--	P	P	--	--
Essential services	--	P	P	P	P	P	P	P
Home gardens and home nurseries	215-21E	P	P	P	P	P	P	--
Home greenhouses	215-21E	P	P	P	P	P	P	--
Home occupations	215-21C	P	P	P	P	P	P	--
Pets, keeping of	--	P	P	P	P	P	P	P
Private garages, carports, sheds	215-21D	P	P	P	P	P	P	--
Private swimming pools	215-21F	P	P	P	P	P	P	P
Required parking areas	215-22	P	P	P	P	P	P	P
Signs accessory to approved uses	--	P	P	P	P	P	P	P
Satellite dish antennas	215-21L	P	P	P	P	P	P	--
Yard sales	215-21H	P	P	P	P	P	P	--
RESIDENTIAL USES	Section (§)	R-1	R-2	R-3	C-1	C-2	M	R-LM
Bed-and-breakfast inns	215-30	C	--	P	P	P	--	--
Boarding- and lodging houses	--	--	--	P	P	P	--	--
Dormitories	--	--	--	S	--	S	--	--
Group homes	215-26	S	S	S	S	--	--	--
Group quarters	--	--	--	S	P	P	--	--
Mobile homes not in a mobile home park	215-28	--	--	P	--	--	--	--
Mobile home parks	215-27	--	--	S	--	--	--	--
Multifamily dwellings	215-23	--	--	P	P	P	--	--
Nursing homes	--	--	--	P	P	P	--	--
Religious quarters	215-22	S	S	S	P	P	--	--
Senior citizen housing	--	--	--	--	C	--	--	--

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TYPE OF USE		ZONING DISTRICTS						
Short-term rentals	215-29.1	--	C	--	P	C	--	--
Single-family detached dwellings	--	P	P	P	P	--	--	--
Two-family dwellings	215-24	--	P	P	P	--	--	--
<b>COMMERCIAL and MANUFACTURING USES</b>								
<b>Retail, Service and Health Related Commercial</b>	<b>Section (\$)</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>C-1</b>	<b>C-2</b>	<b>M</b>	<b>R-LM</b>
Abused person shelter	--	--	--	--	S	S	--	--
Animal hospitals	--	--	--	--	--	P	--	--
Automobile rental	--	--	--	--	P	P	--	--
Bakeries and confectionaries, retail	--	--	--	--	P	P	--	--
Banks	--	--	--	--	P	P	--	--
Car and truck washes	--	--	--	--	--	P	--	--
Clinics	853	--	--	--	P	P	--	--
Convenience stores	--	--	--	--	C	C	--	--
Day-care centers	--	--	P	S	P	P	--	--
Flea markets	--	--	--	--	--	C	--	--
Funeral homes	--	--	--	--	P	P	--	--
Health facilities	853	--	--	--	P	P	--	--
Kennels	--	--	--	--	--	S	--	--
Office buildings	--	--	--	--	P	P	--	--
Parking areas, private	--	--	--	--	P	P	P	--
Professional offices	--	--	--	--	P	P	--	--
Restaurants, traditional	--	--	--	--	P	P	--	--
Restaurants, take-out	--	--	--	--	--	S	--	--
Retail businesses	--	--	--	--	P	P	--	--
Self-storage facilities	--	--	--	--	--	P	P	--
Service establishments	--	--	--	--	P	P	--	--
Shopping centers or malls	--	--	--	--	--	-P	--	--
Taverns	--	--	--	--	P	P	--	--
Vehicle and equipment sales and repair operations	215-57	--	--	--	--	S	--	--
Vehicle or equipment rental	215-57	--	--	--	--	C	P	--
Veterinary clinics	--	--	--	--	P	P	--	--
<b>Recreation Related Commercial</b>	<b>Section (\$)</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>C-1</b>	<b>C-2</b>	<b>M</b>	<b>R-LM</b>
Amusement arcades	--	--	--	--	P	P	--	--
Amusement parks	215-44	--	--	--	--	C	--	--
Bed-and-breakfast inns	215-30	--	--	P	P	P	--	--
Country clubs	--	--	--	S	--	--	--	--
Exercise clubs	--	--	--	--	P	P	--	--
Motels, hotels and resort facilities	215-31	--	--	S	P	P	--	--
Outdoor entertainment	--	--	--	S	--	S	--	--
Recreational facilities, commercial	--	--	--	S	P	P	--	--

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TYPE OF USE		ZONING DISTRICTS						
Race tracks	--	--	--	--	--	S	--	--
RV parks and campgrounds	SALDO	--	--	S	--	P	--	--
Theater, drive-in	--	--	--	--	--	C	--	--
Theater, indoor	--	--	--	S	P	P	--	--
<b>Manufacturing, Warehousing and Similar</b>	<b>Section (\$)</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>C-1</b>	<b>C-2</b>	<b>M</b>	<b>R-LM</b>
Agricultural products processing	--	--	--	--	--	--	S	--
Bulk fuel storage facilities	215-46	--	--	--	--	--	S	--
Bus terminals	--	--	--	--	P	P	S	--
Bus stations	--	--	--	--	--	S	--	--
Contractor's yards	--	--	--	--	--	--	P	--
Heating fuel distributors, retail home	--	--	--	--	--	--	S	--
Junk yards	215-50	--	--	--	--	--	S	--
Manufacturing and industry	--	--	--	--	--	--	S	--
Manufacturing, light	--	--	--	--	C	P	P	C
Recycling collection facilities, large and small	--	--	--	--	--	--	P	--
Recycling units, mobile	--	--	--	--	P	--	P	--
Recycling facilities	--	--	--	--	--	--	C	--
Taxi terminals	--	--	--	--	P	P	--	--
Truck terminals	--	--	--	--	--	--	C	C
Warehouses	--	--	--	--	--	C	P	C
Wholesale businesses	--	--	--	--	--	P	P	--
<b>Miscellaneous</b>	<b>Section (\$)</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>C-1</b>	<b>C-2</b>	<b>M</b>	<b>R-LM</b>
Adult businesses	215-42	--	--	--	--	--	-S	--
Any principal permitted use with more than 40,000 square feet of impervious area	--	--	--	--	S	S	S	--
Any principal permitted use with more than 100,000 square feet of impervious area	--	--	--	--	C	C	C	--
Any special exception with more than 100,000 square feet of impervious area	--	--	--	--	C	C	C	--
Commercial communication device sites	215-47	--	--	--	--	--	S	--
Correctional facilities	215-48	--	--	--	--	C	C	--
Crematoriums	--	--	--	--	--	C	C	--
Gaming establishments	215-49	--	--	--	--	C	--	--
Gas stations	--	--	--	--	--	C	--	--
Heliports, public and private	--	--	--	--	--	--	S	--
Home occupations*	215-21C	S	S	S	S	S	S	--

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TYPE OF USE		ZONING DISTRICTS						
Medical marijuana dispensary	--	--	--	--	--	C	--	--
Medical marijuana grower/processor	--	--	--	--	--	--	C	C
Power plants	--	--	--	--	--	--	S	--
Solid waste facilities and staging areas	215-53	--	--	--	--	--	C	--
Wind energy facilities	215-58	--	--	--	--	--	S	--
<b>PUBLIC, SEMI-PUBLIC, COMMUNITY-RELATED USES</b>	<b>Section (§)</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>C-1</b>	<b>C-2</b>	<b>M</b>	<b>R-LM</b>
Borough facilities and uses	--	P	P	P	P	P	P	P
Cemeteries	--	--	--	P	--	P	--	--
Clubs and lodges, private	--	--	--	--	P	P	--	--
Colleges and universities	--	--	--	S	--	S	--	--
Places of worship	--	S	S	S	P	P	--	--
Public and semipublic facilities and uses	--	S	S	S	S	S	S	--
Public parks and playgrounds	--	S	S	S	S	S	--	--
Recreation facilities, public	--	S	S	S	P	P	--	--
Schools, public and private, primary and secondary	--	--	--	S	P	P	--	--
Trade schools	--	--	--	--	P	P	--	--
<b>AGRICULTURAL AND NATURAL RESOURCE USES</b>	<b>Section (§)</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>C-1</b>	<b>C-2</b>	<b>M</b>	<b>R-LM</b>
Crop production	215-43	P	P	P	P	P	P	P
Forestry enterprises	--	P	P	P	P	P	P	--
Greenhouses and nurseries, commercial	--	--	--	--	--	P	P	--
Slaughterhouses	--	--	--	--	--	--	S	--
Mineral extraction	215-51	--	--	S	--	--	S	--
Mineral processing	--	--	--	S	--	--	S	--
Open space		P	P	P	P	P	P	P
Sawmills	--	--	--	--	--	--	S	--