

ZONING

27 Attachment 1

Township of Ross

Table of Use Regulations

[Ord. 2035, 12/9/2002; as amended by Ord. 2163, 9/12/2005; by Ord. 2179, 2/27/2006; by Ord. 2288, 4/12/2010; by Ord. 2308, 10/1/2012; by Ord. No. 2390, 5/1/2017; by Ord. No. 2400, 7/17/2017; by Ord. No. 2409, 4/16/2018; by Ord. No. 2451, 11/16/2020; by Ord. No. 2500, 10/16/2023]

(To be used in conjunction with detailed descriptions in § 27-906, Use Regulations.)

Zoning District	R-1	R-2	R-3	R-4	R-5	C-1	C-2	C-3	I-1	MXO
A. Residential Uses										
Single-Family Detached	P	P	P	N	N	N	N	P	N	N
Two-Family	N	P	P	P	N	N	N	N	N	N
Townhouse	N	N	P	P	N	N	N	N	N	C
Apartment	N	N	N	P	P	C	C	C	N	C
Conversion	N	C	P	P	N	N	C	P	N	N
Dwelling in Combination	N	N	N	N	N	N	P	P	C	N
Boardinghouse	N	N	N	N	N	N	C	C	N	N
Mobile Home Park	N	N	C	N	N	N	N	N	N	N
PRD	C	C	C	P	P	C	C	C	N	N
B. Institutional and Recreational Uses										
Place of Worship	C	C	C	C	C	S	S	S	N	N
School	C	C	C	C	C	C	C	S	N	N
Commercial School	N	N	N	N	N	P	C	N	N	N
Library or Museum	N	N	N	N	N	N	P	N	N	N
Community Center	N	N	C	C	C	N	C	C	N	N
Day-Care Facility	C	C	C	C	C	C	C	C	N	N
Residential Day-Care Facility	P	P	P	P	N	N	N	N	N	N

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Zoning District	R-1	R-2	R-3	R-4	R-5	C-1	C-2	C-3	I-1	MXO
Group Home	P	P	P	P	P	N	N	P	N	N
Group Care Facility	N	N	N	C	C	C	C	C	N	N
Personal Care Boarding Home	N	N	N	C	C	C	C	C	N	N
Health Care Campus with Ancillary Retail	N	N	N	N	N	C	C	N	N	N
Hospital	N	N	N	N	C	C	C	N	N	N
Nursing Home	N	N	C	C	C	C	C	C	N	N
Cemetery	N	C	N	N	N	N	N	N	N	N
Public Recreational Facility	C	C	C	C	C	S	S	S	N	P
Private Recreational Facility	C	C	C	C	C	S	S	S	N	C
Golf Course	C	C	N	N	N	N	N	N	N	N
Private Club	N	N	N	N	N	P	P	P	N	N
Emergency and Municipal Facility	C	C	C	C	C	C	C	C	C	N
Fraternal Organization Meeting Facility	N	C	C	C	C	C	N	N	N	N
C. Office Uses										
Medical Office	N	N	N	C	C	P	P	P	C	C
Office Uses	N	N	N	C	C	P	P	P	C	P
Medical Marijuana Dispensary	N	N	N	N	N	C	N	N	N	N
D. Retail and Consumer Uses										
Retail Store	N	N	N	N	N	P	P	P	P	P
Service Business	N	N	N	N	N	P	P	P	P	C
Financial Establishment	N	N	N	N	N	P	P	P	C	P
Convenience Store	N	N	N	N	C	P	P	P	P	C
Restaurant	N	N	N	N	N	P	P	P	P	C
Repair Shop	N	N	N	N	N	P	P	P	P	N
Upholsterer/Cabinet Maker	N	N	N	N	N	P	P	P	P	N
Funeral Home/Mortuary	N	N	N	N	N	P	P	N	N	N
Motel, Hotel	N	N	N	N	N	C	C	N	P	C

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Bed-and-Breakfast	N	N	S	S	S	P	P	P	N	N
Entertainment	N	N	N	N	N	P	P	N	N	N
Tavern	N	N	N	N	N	P	P	P	N	P
Lumberyard	N	N	N	N	N	N	P	N	P	N
Veterinary	N	N	N	N	N	P	P	N	P	N
Vehicle Service Station	N	N	N	N	N	N	S	N	S	N
Automobile Sales ³	N	N	N	N	N	P	P	N	P	N
Vehicle Repair and Inspection	N	N	N	N	N	C	C	N	P	N
Truck Sales	N	N	N	N	N	C	C	N	P	N
Vehicular Accessories	N	N	N	N	N	P	P	N	P	N
Greenhouse	N	N	N	N	N	P	P	P	P	N
Public Lot/Garage	N	N	N	N	N	P	P	N	P	N
Shopping Center	N	N	N	N	N	C	C	N	N	N
Public Utility Building and Storage Yard	S	S	S	N	N	S	S	S	P	N
Public Solid Waste Disposal Site	N	N	N	N	N	N	N	N	P	N
Adult-Related Facilities	N	N	N	N	N	C	N	N	C	N
Forestry ⁴	P	P	P	P	P	P	P	P	P	N
Windmill	S	S	S	S	S	S	S	S	S	N
Car Wash	N	N	N	N	N	C	C	N	P	N
Retail Sales and Service, Consumer Fireworks ⁶	N	N	N	N	N	CU	N	N	N	N
Temporary Retail Sales and Service, Consumer Fireworks ⁷	N	N	N	N	N	CU	N	N	N	N
Kennel	N	N	N	N	N			CU	P	N
Animal Day Care	N	N	N	N	N	CU	CU	CU	P	N
E. Industrial Uses										
Manufacturing	N	N	N	N	N	C	N	N	P	N
Research	N	N	N	N	N	C	N	N	P	N

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Wholesale	N	N	N	N	N	N	N	N	P	N
Printing	N	N	N	N	N	P	P	N	P	N
Contracting	N	N	N	N	N	C	C	N	P	N
Truck Terminal	N	N	N	N	N	N	N	N	P	N
Crafts	N	N	N	N	N	C	C	N	P	N
Vehicle Salvage Yard	N	N	N	N	N	N	N	N	P	N
Junkyard	N	N	N	N	N	N	N	N	C	N
Warehouse	N	N	N	N	N	N	N	N	C	N
Heliports or other Aircraft Landing Areas	N	N	N	N	N	N	N	N	P	N
Self-Storage/Mini Warehouse	N	N	N	C	N	N	N	N	P	N
Landscape Supply Businesses	N	N	N	N	N	C ⁵	C ⁵	N	P	N
Landscape Contracting and Supply Business	N	N	N	N	N	N	N	N	P	N
Landscape Service Business	N	N	N	N	N	N	C	C	P	N
Medical Marijuana Grower/Processor	N	N	N	N	N	N	N	N	C	N
F. Accessory Uses										
Home Occupation	C	C	C	C	C	P	P	P	N	N
No-Impact Home Business	P	P	P	P	P	P	P	P	N	C
Accessory Office	C	C	C	C	C	P	P	P	N	N
Residential Accessory Structure	P	P	P	P	P	P	P	P	P	N
Commercial Accessory Structure	N	N	N	N	N	P	P	P	P	N
Commercial Outdoor Display and Storage	N	N	N	N	N	C	C	C	C	N
Temporary Structure	C	C	C	C	C	C	C	C	C	N
Parabolic or Satellite Dish Antennas	S	S	S	S	S	S	S	S	S	C
Wireless Communications Antennas or Towers	S	S	S	S	S	S	S	S	S	C

KEY:

ZONING

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

NOTES:

³ Sales of “used” vehicles shall be a permitted use only in the McKnight Road Transportation Overlay District.

⁴ Editor’s Note: Refer to Chapter 14, “Logging.”

⁵ Only as an accessory use to a greenhouse.

⁶ The facility shall be located at least 250 feet from a facility selling or dispensing gasoline, propane or other flammable products and at least 1,500 feet from another facility licensed to sell consumer fireworks. The facility shall operate, at all times, in accordance with the conditions set out in Section 2409 of Act 43 (72 P.S. § 9409).

⁷ The facility shall be located at least 250 feet from a facility selling or dispensing gasoline, propane or other flammable products. The facility shall not be located on or within public property, public roads and rights-of-way, sidewalks, private roads, access drives or driveways. The sales period is limited to June 15 through July 8 and December 21 through January 2 of each year. The facility shall operate, at all times, in accordance with the conditions set out in Section 2410 of Act 43 (72 P.S. § 9410).