

ZONING

27 Attachment 1

Township of Stroud

Schedule 27-I

Regulations Governing the Use of Land

[Ord. 1998-5, 7/20/1998, Schedule I; Ord. 2000-9, 6/19/2000, § 2;
 Ord. 2000-10, 6/26/2000, § 1; Ord. 2001-1, 2/26/2001, § 2; Ord. 2001-10, 11/19/2001, § 1;
 Ord. 2003-3, 5/5/2003, § 3; Ord. 2007-3, 7/17/2007, § 1; Ord. 2009-2, 3/3/2009, § 7;
 Ord. 2010-2, 1/19/2010, § 1; Ord. 8-2012, 10/16/2012; Ord. 1-2013, 2/19/2013;
 Ord. 1-2014, 8/19/2014; Ord. 2-2014, 12/16/2014; Ord. 3-2016, 12/20/2016; Ord. 1-2017, 6/20/2017; Ord. No. 2-
 2018, 6/19/2018; Ord. No. 3-2018, 6/19/2018; Ord. No. 7-2019, 10/15/2019; Ord. No. 1-2020, 6/1/2020; Ord. No.
 3-2020, 9/15/2020; Ord. No. 5-2020, 10/6/2020; Ord. No. 3-2022, 7/19/2022]

Use Categories:

P = Permitted
 C = Conditional
 S = Special Exception

Land Use Activity	O-1	S-1	R-1	R-2	R-3	C-1	C-2	C-3	C-4	M-1	STR
A. Residential¹											
Age-restricted housing, which shall not be subject to a maximum of 12 dwelling units per structure pursuant to §§ 27-502, Subsection 1F, and 27-409, Subsection 1B									S		
Dwelling, single-family ²	P	P	P	P	P						
Dwelling, two-family ²				S	P	S					
Dwelling, multifamily ^{2,3}				S/C	P	P/S/C					
Multifamily dwelling subject to the Schedule 27-II requirements for such uses in the R-3 Zoning district and subject to § 27-409, Subsection 1B									P		
Dwelling in conjunction with a nonresidential use ²						S	S	S	P		
Clustering: single-family	S	P	P	P	P						
Clustering ² : two- and multifamily				S	P			S			
PRD				C	C			C			
Life care facility ²			S	S	S		S	S	C		
Mobile home parks				C	C						
Conversion to dwelling ²				P	P	S					
Two-family dwelling attached to a commercial or office use subject to the Schedule 27-II requirements for such uses in the R-3 Zoning District and subject to § 27-409, Subsection 1B									P		
Short-term rental ¹⁴								P			P
B. Agriculture, Forestry, Fishing and Mining⁴											
Agriculture crop production (SIC 01) ²	P	P	P	S	S						
Commercial greenhouse (SIC 0182)						S	P	S			
Animal husbandry (SIC 02)	P	P									
Animal shelter auxiliary use (SIC 0752) ²			P								

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Land Use Activity	O-1	S-1	R-1	R-2	R-3	C-1	C-2	C-3	C-4	M-1	STR
Agricultural services (SIC 07)		S	S				S				
Veterinarian services (SIC 074) ²						P	P				
Veterinarian services for animal specialties (SIC 0742)						P	P		P		
Kennels (SIC 075) ²							S				
Indoor dog training/grooming (SIC 0752)						S/ C ^{5,6}	S				
Horse training/boarding except racing (SIC 0752)	S	S/ C ⁵						S/ C ⁵			
Forestry (SIC 08)	P	P	P	P	P	P	P	P	P	P	
Fishing, hunting and trapping (SIC 09)	P	P								S	
Aquaculture (SIC 092)	S	S				S	S	P		P	
Intensive agriculture	C										
Mining (SIC 10) (SIC 12) (SIC 13) (SIC 14) ²		C								C	
Site alteration-grading (with cut or fill areas less than 3 feet deep or less than 1/2 acre of disturbed area)	P	P	P	P	P	P	P	P	P	P	
Site alteration-grading (with cut or fill areas more than three feet deep or more than 1/2 acre)	S	S	S	S	S	S	S	S	S	S	
Water extraction	S	S					S	S		S	
Pond or lake construction ²	P	P	P	P	P	P	P	P	P	P	
Agritourism enterprises	C										
C. Construction											
Building contractors (SIC 15)							P			P	
Heavy construction contractors (SIC 16)										P	
Contractors, special trades (SIC 17)							P			P	
D. Manufacturing											
Food and kindred (SIC 20)							C			P	
Grain mills (SIC 204)										C	
Bakery products (SIC 205) ²						S	S			P	
Tobacco products (SIC 21)										P	
Textile and apparel (SIC 22 and 23) ²							S			P	
Lumber and wood products (SIC 24) ²										P	
Logging (SIC 241)	S	S						S		S	
Sawmills (SIC 2421)	S										
Furniture and fixtures (SIC 25)						S	S			P	
Paper and pulp (SIC 26)										C	
Printing, publishing and allied (SIC 27) ²							S			P	
Chemicals and drugs (SIC 28) ²										C	
Petroleum refining and related (SIC 29)										C	
Plastic and rubber products (SIC 30)										C	
Leather and leather products (SIC 31)										P	
Tanning (SIC 3111)										C	
Stone, clay, glass and concrete products (SIC 32)										C	

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Land Use Activity	O-1	S-1	R-1	R-2	R-3	C-1	C-2	C-3	C-4	M-1	STR
Ceramic products (SIC 326)							S			P	
Primary metals industries (SIC 33)										S	
Fabricated metal processing (SIC 34)										P	
Industrial commercial machinery (SIC 35)										P	
Electronic and other electrical equipment except computers (SIC 36)										P	
Computer and circuit boards (SIC 3672)										P	
Transportation equipment (SIC 37)										P	
Measuring, analyzing, scientific, electronic, optical and musical instruments (SIC 38) ²						S	S			P	
Misc. manufacture (SIC 39)										S	
E. Transportation and Communications											
Railroad stations (SIC 40)						C	C	C		C	
Bus or taxi terminal or station (SIC 41) ²							C	C		C	
Ambulance service, road (SIC 4119)										P	
Park and ride							C	C		C	
Motor freight terminal and warehouses (SIC 42) ²										C	
Self-storage facility (SIC 4225) ²							S	S		P	
Postal services (SIC 43)							S	S		P	
Water transportation (SIC 44)										S	
Airport (SIC 45) ²		C								C	
Helistop (SIC 4522)	C	C							C	C	
Pipeline facilities except natural gas (SIC 46) ⁷										C	
Transportation services (SIC 47)										S	
Passenger transportation						P	P				
Communication (SIC 48)							C	P			
Communications antenna	P	P	P	P	P	P	P	P		P	
Communications camouflaged monopole towers < 50 feet tall	S	S				S	P	S		P	
All other communications towers							S	S		S	
Communications equipment building as an accessory use	P	P	P	P	P	P	P	P		P	
Electric, gas, sanitary services (SIC 49) ⁷										C	
F. Wholesale											
Wholesale trade (SIC 50, 51) ²							P			P	
Junk yard or salvage yard (SIC 5093) ²										C	
Chemicals and petroleum products (SIC 516.7)										C	
G. Retail Trade											
Lumber and building materials (SIC 52)							P/C			P/C	
Garden supply and plant sales (SIC 526)						P/C	P/C	P/C			
Hardware store (SIC 5251)							P/C		P ⁸		
General merchandise stores (SIC 53)						P/C	P/C	P/C			
General stores (SIC 5399)						P/C	P/C	P/C	P ⁸		

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Food stores (SIC 54)						P/C	P/C	P/C			
Grocery stores (SIC 5411)						P/C	P/C	P/C	P ⁸		
Meat and/or fish markets (SIC 5421)						P/C	P/C	P/C	P ⁸		
Bakeries and/or coffee shops (SIC 5461)						P/C	P/C	P/C	P ⁸		
Confectioneries (SIC 5441)						P/C	P/C	P/C	P ⁸		
Auto dealers and service stations (SIC 55) ²							P/C				
Apparel and accessory stores (SIC 56)							P/C				
Home furniture and equipment (SIC 57)							P/C				
Music and/or video stores (SIC 5735 and 7841)							P/C		P ⁸		
Eating and drinking establishments (SIC 58)						P/C	P/C	P/C			
Eating establishments (SIC 5812)						P/C	P/C	P/C	P ⁸		
Drinking establishments (SIC 5813)						P/C	P/C	P/C			
Misc. retail (SIC 59)							P/C		P ⁸		
Fuel oil and gas and storage (SIC 598)							C			C	
Convenience store without vehicle fueling service							P/C		P ⁸		
Adult facilities (SIC 581, 593, 594, 799) ²							C				
Used merchandise stores (SIC 5932)							P/C	P	P ⁸		
Flea markets (private) ²	P	P	P	P	P	P	P	P			
Flea markets (commercial)											
- Less than 2,500 square feet							P	P			
- More than 2,500 square feet							C	C			
Commercial flea markets/transient retailers							S	S			
Shopping centers, malls, mega stores ²							C				
Bicycle shops (SIC 5941)											
H. Finance, Insurance and Real Estate											
Banks and depository institutions (SIC 60)						P	P	P		P/C	
Nondepository credit institutions (SIC 61)						P	P	P			
Security and commodity services (SIC 62)						P	P	P			
Insurance carriers and services (SIC 63, 64)						P	P	P			
Real estate, except cemetery (SIC 65)						P	P	P			
Operators of dwelling, multifamily (SIC 6513, 6514)				S	P	P	P	P			
Cemetery (SIC 6553)	S	S									
Holding and investment offices (SIC 67)						P	P	P			
I. Services											
Hotels, motels and resorts and other lodging places (SIC 70) ²							C	P/C			
Bed-and-breakfast (SIC 7011) ²	S	S	S	S	S	S	S	P	P ⁹		
Rooming/boarding (SIC 7021)						S	S	P			
Camps and RV parks (SIC 703)		C						C			
Sporting and recreational camps (SIC 7032) ²	C	C	C					C			
Membership lodge houses (SIC 704)		S				S	P/C	P/C			

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Land Use Activity	O-1	S-1	R-1	R-2	R-3	C-1	C-2	C-3	C-4	M-1	STR
Personal services (SIC 72)						P/C	P/C				
Coin operated laundries and dry-cleaning (SIC 7215)						P/C	P/C		S		
Carpet and upholstery cleaning (SIC 7217)						P/C	P/C		P ¹⁰		
Photographic studios, portrait (SIC 7221)						P/C	P/C		P		
Beauty shops (SIC 7231)						P/C	P/C		P		
Barber shops (SIC 7241)						P/C	P/C		P		
Shoe repair shops (SIC 7251)						P/C	P/C		P		
Crematories (SIC 7261)	C	C							P		
Tax return preparation services (SIC 7291)							P/C		P		
Massage parlors (SIC 7299) ²							C				
Miscellaneous personal services, not elsewhere classified (SIC 7299)							P/C		P ¹¹		
Business services (SIC 73)							P/S		P		
Disinfecting and pest control services (SIC 7342)							P/S				
Equipment rental and leasing (SIC 7353 and 7359)							P/S				
Detective, guard and armored car services (SIC 7381)							P/S				
Photofinishing laboratories (SIC 7384)							P/S				
Auto repair, services and parking (SIC 75)							S			P	
Auto body repair (SIC 7532) ²						P	P			P	
Misc. repair services (SIC 76)							S				
Motion pictures (SIC 78)							P/C	P/C			
Adult theatres (SIC 7832) ²							C	C			
Amusement services (SIC 79) ²		S/C					S/C	S/C		S/C	
Racing (SIC 7948)								C			
Golf course (SIC 7992)	S	S						P			
Gambling/OTB/OTW (SIC 799)							C	C			
Physical fitness, dance and music studios (SIC 7991, 7911 and 7999)		P					P	P	P	P	
Hunting, fishing clubs, shooting range (indoor, outdoor) (SIC 7997) ²	S	S									
Dance studios, schools, and halls (SIC 7911)		P				P ¹⁵	P	P	P	P	
Health services (SIC 80) ²							S	S			
Doctor's offices (SIC 801-804, 808)						P	P	P	P ¹²		
Skilled nursing care (SIC 8051) ²	S	S					S	S	S		
Intermediate care (SIC 8052) ²	S	S					S	S	S		
Nursing and personal care facilities not elsewhere classified (SIC 8059) ²	S	S					S	S	S		
Family care home ²					S	S	S				
Older adult daily living center ²					S	S	S				
Health services (SIC 809)							S	S	P ¹²		

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Land Use Activity	O-1	S-1	R-1	R-2	R-3	C-1	C-2	C-3	C-4	M-1	STR
Biofeedback centers, outpatient mental health clinics, rehabilitation centers, outpatient (medical treatment) and respiratory therapy clinics under SIC 8093						P	S	S	P ¹²		
Legal services (SIC 81)						P	P		P		
Educational services (SIC 82) ²							C	C	C		
Elementary and secondary schools (SIC 8211)			S	S	S		S	S	C		
Early child care and education center			C	C							
Social services (SIC 83)						S	S	P	P		
Activity centers (elderly or handicapped), adoption services, adult day-care centers, centers for senior citizens, day-care centers (adult and handicapped), family counseling services, family service agencies, helping hand services, marriage counseling services, old age assistance, public welfare centers (offices of), senior citizens associations, and telephone counseling service under SIC 8322						P	S	P	P		
Job training and vocational rehabilitation services (SIC 8331)						S	S	P	P	P ¹³	
Child day care (SIC 835) 1–6 children						P	P	P	P	P	
Child day care (SIC 835) ² 7+ children						S	S	S	S	S	
Group foster home, halfway homes domiciliary care homes (SIC 836)						S	S	S	P		
Residential care (SIC 8361)						S	S	S	S		
Museums, art galleries, gardens (SIC 84)		C				C	P/C	S	P ⁸		
Membership organizations (SIC 86) ²		S					P	S	P		
Churches (SIC 8661) ²	S	S	S	S	S		S	S	S		
Engineering, accounting, management, and related services (SIC 87)						P	P	P	P	P	
Research, development and testing services (SIC 873)							S			S	
Correctional facilities, jails (privately operated) (SIC 8744)										C	
Private household services (SIC 88)	P	P	P	P	P	P	P	P		P	
Essential services, limited facilities	P	P	P	P	P	P	P	P		P	
Portable water supply tank		C									
J. Public Administration²											
Executive offices and legislative bodies (SIC 91)						P	P		P		
General government and courts (SIC 92)							P				
Justice, public order and safety (SIC 92)							P		C		
Public order and safety (SIC 9221)						P	P	C	C		
Legal counsel offices (SIC 9222)						P	P	P	C		
Correctional institutions (SIC 9223)										C	
Fire protection (SIC 9224)	S	S	S	S	S	P	P	S	C		
Public finance and taxation (SIC 93)						P	P		P		

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Land Use Activity	O-1	S-1	R-1	R-2	R-3	C-1	C-2	C-3	C-4	M-1	STR
Administration of human resources programs (SIC 94)						P	P		P		
Administration of environmental quality programs (SIC 95)		S				P	P	S	P		
Administration of housing programs (SIC 9531)						P	P		P		
Administration of economic programs (SIC 96)						P	P	P	P		
Space and research technology (SIC 9661)						P	P	P			
National security and international affairs (SIC 97)						P	P		P		
Military training schools (SIC 97)						P	P				
Office buildings, subject to: no exterior storage of materials or equipment shall be permitted and no use shall be permitted which may be noxious or offensive by reason of odor, dust, fumes, smoke, gas, vibration or noise or which may constitute a public hazard whether by fire, explosion or otherwise									P		
K. Nonclassifiable Uses											
This major group includes establishments which cannot be classified in any other industry	Establishments which can be classified in a division should be classified in the most appropriate industry within that division. All other nonclassifiable establishments or land use activity shall be referred to the Zoning Hearing Board for classification.										
Temporary structure or use	P	P	P	P	P	P	P	P	P	P	
No-impact home-based business									P		
Home occupations	P	P	P	P	P	P	P	P	P	P	
Accessory uses	P	P	P	P	P	P	P	P	P	P	
Medical marijuana dispensaries*							C				
Medical marijuana growers/processors*										C	

NOTES:

- ¹ See Finance, Insurance and Real Estate, Division H, for Operators of Multi-family Housing and Mobile Home Parks. See Services, Division I, for Boarding Houses, Camps, Fraternity houses, Hotels, Motels, Nursing homes, Religious Quarters, Rooming House and Tourist camps.
- ² See Part 5 for additional permitted, conditional and/or special use development requirements for this land use activity. (XXXX) SIC Number for this land use category.
- ³ See § 27-502, Subsection 1F, for additional criteria and requirements for this land use activity.
- ⁴ SIC = Standard Industrial Classification is organized by Divisions (A through K) by Major Groups (two-digit numbers) by Industry Groups (three-digit numbers) and by Industry Group (four-digit numbers). The SIC reference given in this schedule is offered as a guide to finding the use in the listing of SIC uses identified in the publication entitled Standard Industrial Classification Manual, 1987, by the Executive Office of the President Office of Management and Budget. If the named land use activity is more specific than the SIC number, then the intent of this schedule is to limit the use to the named land use activity only and not to the entire SIC number. If the name of the land use activity is the same as it appears in the Federal SIC Manual use, then the intent is to include all land uses under that activity except for those separately listed elsewhere in this schedule.
- ⁵ Requires conditional use approval if the use generates more than 250 ADT.
- ⁶ Retail pet supplies is permitted as an accessory use to a dog training and/or grooming use in the C-1 Neighborhood Commercial Zoning District, provided gross sales of retail pet supplies for 12 consecutive months do not exceed gross sales generated from dog training and/or grooming services for the same twelve-consecutive-month period.
- ⁷ PUC controls over these uses may supersede the limitations of this Schedule 27-I.

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- ⁸ Provided individual uses shall not exceed 1,500 square feet in size.
- ⁹ Four or less bedrooms.
- ¹⁰ Provided cleaning is done on customers' premises.
- ¹¹ Except valet parking services, and parking lots and garages not associated with a permitted principal use, which are prohibited.
- ¹² Provided patients are not transported to such facility in an emergency vehicle.
- ¹³ Including related accessory uses of recycling and wholesaling of paper and metals.
- ¹⁴ This use is subject to compliance with the Stroud Township Short-Term Rental Ordinance, codified at Chapter 11, §§ 11-201 through 11-219, of the Code. Short-term rentals are prohibited in the other overlay areas, including Enterprise Park, Zone 1 (EP-1), Enterprise Park, Zone 2 (EP-2), Floodway (FW), Flood Fringe (FF), Principal Solar Energy Facility (PSEF), and Appalachian National Scenic Trail (ANST).
- ¹⁵ Specifically excluded from this use are discotheques of all types, including those that do and do not sell alcoholic drinks.