

ZONING

575 Attachment 1

City of Hazleton

Zoning District Use Regulations

(§ 575-503)

[Amended 12-20-2022 by Ord. No. 2022-13]

P: Permitted use

S: Special exception use

C: Conditional use

N: Not permitted

	R-1	R-2	R-3	CC	CH	OS	PI	L I	GI	Supplemental Regulations
RESIDENTIAL USES										
Single-Family Dwelling Unit	P	P	P	P	N	N	N	N	N	
Two-Family Dwelling Unit	N	P	P	P	N	N	N	N	N	
Multifamily Dwelling Unit	N	S	P	S	N	N	N	N	N	§ 610F
Conversion to Multi-Family	N	N	S	N	N	N	N	N	N	§ 610A
Dwelling Above Business	N	N	N	P	P	N	N	N	N	
Home Occupation	P	P	P	N	N	N	N	N	N	§ 610B
No Impact Home Based Business	P	P	P	N	N	N	N	N	N	§ 610C
Manufactured Home	N	N	P	N	N	N	N	N	N	§ 610D
Manufactured Home Community	N	N	S	N	S	N	N	N	N	§ 610E
Short-Term Home Rental	N	S	P	P	N	N	N	N	N	§ 610I
Short-Term Transient Home Rental	N	N	S	P	P	N	N	N	N	§ 610I
Student Housing	N	N	S	N	N	N	N	N	N	§ 610J
Tiny homes and tiny home developments	N	N	P	N	N	N	N	N	N	
Accessory Residential Uses (see also Article IV)	P	P	P	P	P	P	P	P	P	§ 603F, Pets § 610L, Tree houses § 610M, Garage sales
Private Garage	P	P	P	P	N	N	N	N	N	
Satellite Dishes	P	P	P	P	P	P	P	P	P	§ 610G
Storage and Parking	P	P	P	P	N	N	N	N	N	§ 610H(1)-(4)

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	R-1	R-2	R-3	CC	CH	OS	PI	L I	GI	Supplemental Regulations
Pools and Ponds	P	P	P	P	N	N	N	N	N	§ 610K
Commercial Residential Related Uses										
Assisted-Living Residence	N	N	S	N	S	N	P	N	N	§ 604D(1)
Bed-and-Breakfast	N	N	S	S	P	N	N	N	N	§ 604D(2)
Boarding or Rooming House	N	N	S	N	N	N	N	N	N	§ 604D(3)
Community Center	N	S	S	N	P	N	N	N	N	
Group Home	P	P	P	N	N	N	N	N	N	§ 604D(5)
Family Child-Care Home	N	S	P	N	N	N	N	N	N	
Group Child-Care Home	N	N	S	N	N	N	N	N	N	
Halfway House	N	N	S	N	N	N	N	N	N	
Nursing Home	N	N	S	N	P	N	P	N	N	
Personal Care Home	N	N	P	N	P	N	P	N	N	§ 604D(1)
Playground/Park	P	P	P	P	P	P	P	P	P	
COMMERCIAL USES										
Adult Care Center	N	N	N	P	P	N	P	N	N	
Adult Use (subject to Ch. 333, Art. I)	N	N	N	N	N	N	N	S	S	§ 604A
After-Hours Club (Prohibited by Act 219 of 1990)	N	N	N	N	N	N	N	N	N	
Airport or Heliport	N	N	N	N	N	N	S	N	N	§ 604B
Auditorium, Arena, Performing Arts Center or Exhibition and Trade Show	N	N	N	N	N	N	P	P	P	
Automobile, Boat, Equipment, Home, and Recreational Vehicle Sales	N	N	N	N	S	N	N	S	P	§ 604C(2)
Automobile Detailing Shop	N	N	N	N	P	N	N	N	N	
Automobile Sales and Supplies	N	N	N	N	P	N	N	N	N	
Automobile Storage Compound	N	N	N	N	N	N	N	S	P	
Automobile Service Station	N	N	N	P	P	N	N	N	N	

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	R-1	R-2	R-3	CC	CH	OS	PI	L I	GI	Supplemental Regulations
Automobile Repair Garage	N	N	N	N	P	N	N	P	P	§ 604C(1)
Bank or Financial Institution	N	N	N	P	P	N	N	N	N	
Banquet Hall	N	N	N	P	P	N	N	P	P	
Bar	N	N	N	S	P	N	N	N	N	
Betting Use	N	N	N	S	P	N	N	N	N	
Bus or Transportation Terminal	N	N	N	P	P	N	P	N	N	
BYOB Club or Night Club	N	N	N	N	S	N	N	N	N	§ 604G
Car Wash	N	N	N	N	S	N	N	P	P	§ 604C(3)
Catering for Off-Site Consumption	N	N	N	P	P	N	N	N	N	
Child-Care Center or Day Care	N	N	N	P	P	N	N	N	N	604D(4)
Check-Cashing Business	N	N	N	N	P	N	N	N	N	
Construction Company or Tradesperson's Principal Office	N	N	N	N	P	N	N	P	P	
Contractor Storage Yard	N	N	N	N	S	N	N	P	P	
Convenience Store	N	N	N	P	P	N	N	N	N	
Convenience Store (with gas)	N	N	N	N	P	N	N	N	N	
Drive-In/Through Use	N	N	N	N	S	N	N	N	N	
Family Child-Care Home	N	S	P	N	N	N	N	N	N	
Fitness Club or Health Spa	N	N	N	P	P	N	N	N	N	
Flea Market, Auction House, Fairground, or Outdoor Theater	N	N	N	N	S	N	N	N	P	
Funeral Home	N	N	N	S	P	N	N	N	N	
Garden Center	N	N	N	S	P	N	N	N	P	
Grocery Store	N	N	N	S	P	N	N	N	N	
Group Child-Care Home	N	N	S	N	N	N	N	N	N	
Hookah Lounge	N	N	N	N	S	N	N	N	N	
Hotel or Motel	N	N	N	N	S	N	N	N	N	§ 604D(6)
Laundromat	N	N	N	N	P	N	N	N	N	
Lumber Yard	N	N	N	N	S	N	N	N	P	
Massage Services with	N	N	N	P	P	N	N	N	N	

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	R-1	R-2	R-3	CC	CH	OS	PI	L I	GI	Supplemental Regulations
Licensed Health Care Professional										
Massage Services without Health Care Professional	N	N	N	N	S	N	N	N	N	
Medical Marijuana Dispensary	N	N	N	S	P	N	N	N	N	
Medical Facility	N	N	N	P	P	N	N	N	N	
Membership Club or Social Hall	N	N	N	P	P	N	N	N	N	
Pawn Shop	N	N	N	N	P	N	N	N	N	
Personal Service Establishments	N	N	N	P	P	N	N	N	N	
Professional or General Office	N	N	N	P	P	N	N	N	N	
Radio or Television Studio	N	N	N	P	P	N	N	N	N	
Restaurant, Take-Out	N	N	N	P	P	N	N	N	N	
Restaurant with Drive-Through Facilities	N	N	N	N	P	N	N	N	N	
Restaurant without Drive-In or Drive-Through Facilities	N	N	N	P	P	N	N	N	N	
Retail Sales Establishments	N	N	N	P	P	N	N	P	P	
Secondhand Store	N	N	N	N	P	N	N	N	N	
Self-Storage Facility	N	N	N	N	S	N	N	P	P	§ 604I
Service Office	N	N	N	P	P	N	N	P	P	
Shopping Center	N	N	N	N	S	N	N	N	N	
Smoke Shop (sales only no smoke room)	N	N	N	P	P	N	N	N	N	
Smoke Shop (sales with smoke room)	N	N	N	S	S	N	N	N	N	
Tattoo Parlor/Body-Piercing Studio	N	N	N	N	S	N	N	N	N	
Tavern or Brewery Pub and Microbrewery	N	N	N	S	P	N	N	N	N	
Theater (Indoor Movie or Live-No Adult Use)	N	N	N	P	P	N	N	N	N	
Theater (Outdoor-No Adult Use)	N	N	N	N	N	N	S	N	S	
Treatment Center, Outpatient	N	N	N	N	S	N	N	N	S	§ 604F(5)
Treatment Facility	N	N	N	N	N	N	N	N	S	§ 604F(5)

ZONING

	R-1	R-2	R-3	CC	CH	OS	PI	L I	GI	Supplemental Regulations
Trucking Sales and Services	N	N	N	N	S	N	N	P	P	
Accessory Commercial Uses	N	N	N	P	P	N	N	N	N	
Containers for Personal Property and Donated Items	N	N	N	N	P	N	P	P	P	
Dumpsters	N	N	P	P	P	P	P	P	P	§ 611B
Outdoor seating for restaurants and BYOB*	N	N	N	P	P	N	N	N	N	
Energy Accessory Uses										
ASES	S	S	S	S	S	S	S	S	S	§ 605A
AWEF	S	S	S	S	S	S	S	S	S	§ 605B
Outdoor Wood-Fired Burner	S	S	S	N	N	N	N	N	N	§ 605C
Institutional Uses										
Auditorium	N	N	N	N	N	N	P	N	N	
Emergency Services	P	P	P	P	P	P	P	P	P	
Health Care Campus	N	N	N	N	S	N	P	N	N	
Hospital	N	N	N	N	S	N	P	N	N	
Institutional Group Home	N	N	N	N	N	N	S	N	N	
Prison or Correctional Facility	N	N	N	N	N	N	S	N	S	
Public Governmental Use	N	N	N	N	N	N	P	N	N	
School	N	N	N	N	S	N	P	N	N	§ 607C
School with Dormitory	N	N	N	N	N	N	S	N	N	§ 607C
Stadium	N	N	N	N	N	P	P	N	N	
Wellness and Fitness Center	N	N	N	N	S	N	P	N	N	
Recreational Uses										
Playground/Park	P	P	P	P	P	P	P	P	P	
Recreational Facility (Outdoor)	N	N	N	N	N	P	P	N	N	§ 608A
Recreational Facility (Indoor)	N	N	N	S	P	P	P	N	N	
Religious Uses										
Cemetery, Mortuary and Mausoleum	N	N	N	N	N	N	P	N	N	§ 609A
Funeral Home	N	N	N	S	P	N	N	N	N	§ 609B
Place of Worship or	N	N	N	P	P	N	P	N	N	§ 609C

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	R-1	R-2	R-3	CC	CH	OS	PI	L I	GI	Supplemental Regulations
Church										
INDUSTRIAL USES										
Asphalt, Batch and Concrete Plant	N	N	N	N	N	N	N	S	P	
Bulk Fuel Storage	N	N	N	N	N	N	N	S	P	§ 606A
Bulk Recycling Center	N	N	N	N	N	N	N	S	P	
Crematorium	N	N	N	N	N	N	N	S	P	
Shredding, Industrial	N	N	N	N	N	N	N	S	S	
Heavy Industrial	N	N	N	N	N	N	N	S	P	§ 606B
Industrial Hemp Production	N	N	N	N	N	N	N	S	P	
Junk or Salvage Yard	N	N	N	N	N	N	N	S	P	§ 606D
Light Industrial	N	N	N	N	N	N	N	P	P	§ 606B
Machine Shop	N	N	N	N	N	N	N	P	P	§ 606E
Medical Marijuana Delivery Office	N	N	N	N	S	N	N	P	P	
Mineral Extraction	N	N	N	N	N	N	N	S	S	§ 606F
Outdoor Storage	N	N	N	S	N	N	N	S	S	§ 606G
Packaging Plant	N	N	N	N	N	N	N	P	P	
Recycling Collection Center	N	N	N	N	N	N	S	P	P	§ 606H
Shredding, Industrial	N	N	N	N	N	N	N	N	P	
Slaughterhouse	N	N	N	N	N	N	N	N	P	
Solid Waste Facility	N	N	N	N	N	N	N	N	S	§ 606I
Truck Service Center, Repair and Storage	N	N	N	N	N	N	N	S	P	
Trucking Terminal	N	N	N	N	N	N	N	S	P	§ 606J
Warehouse and Distribution	N	N	N	N	S	N	N	P	P	§ 606K
Wholesale Establishment	N	N	N	N	N	N	N	P	P	
Accessory Industrial Uses	N	N	N	N	N	N	N	P	P	§ 606G, Outdoor storage
AGRICULTURAL USES										
Agribusiness	N	N	N	N	N	N	N	N	S	§ 602B
Agricultural Equipment Sales and Rentals	N	N	N	N	P	N	N	P	P	
Agricultural Operation	N	N	N	N	N	N	N	N	S	§ 602A
Agricultural Product Marketing and Sales	N	N	N	N	N	N	N	N	P	
Agricultural Related Business	N	N	N	N	N	P	N	N	S	

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	R-1	R-2	R-3	CC	CH	OS	PI	L I	GI	Supplemental Regulations
Agricultural Support Occupation	N	N	N	N	N	P	N	N	S	
Agritourism	N	N	N	N	N	N	N	N	P	
Forestry or Timber Harvesting	P	P	P	P	P	P	P	P	P	§ 602C
Greenhouse and Nursery	N	N	N	N	S	N	N	N	P	
Growing or Processing of Hemp	N	N	N	N	N	N	N	N	S	§ 602D
Keeping of Agricultural Animals and Livestock	N	N	N	N	N	N	N	N	S	§ 603E
Keeping of Bees	N	N	N	N	N	N	N	N	P	§ 603C
Keeping of Chickens	N	N	N	N	N	N	N	N	P	§ 603D
Medical Marijuana Grower and Processor	N	N	N	N	N	N	N	S	P	§ 602E
Sawmill	N	N	N	N	N	N	N	S	P	§ 602F
Tree Farm	N	N	N	N	N	N	N	P	P	
Water Withdrawal	N	N	N	N	N	N	N	S	S	§ 602G
Winery	N	N	N	N	N	N	N	P	P	
Accessory Agricultural Uses (see also animal-related uses)										
Animal-Related Uses										
Animal Day Care	N	N	N	N	P	N	N	N	P	
Animal Hospital or Veterinary Clinic	N	N	N	N	S	N	N	P	P	§ 603A
Animal Kennel or Horse Stable	N	N	N	N	S	N	N	N	P	§ 603B
Nature Preserve	N	N	N	N	N	N	N	N	S	
Utilities										
Communication Facility, Small Wireless or Small Cell Installation	N	N	N	N	S	N	N	S	S	§ 612C
Communication Tower on Building or Structure	N	N	N	N	S	N	S	P	P	§ 612A
Communication Tower, Standalone	N	N	N	N	N	N	P	S	P	§ 612B
Essential Public Utility Services	P	P	P	P	P	P	P	P	P	§ 612D
Sewage Treatment Plant	N	N	N	N	N	N	N	P	P	

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NOTES:

* Provided that the seating is located in areas permitted by non-zoning ordinances.