

ZONING  
124 Attachment 2

**Borough of Matamoras**

**Appendix No. 1  
Schedule of Uses**

**R Recreation District**

**[Amended 3-1-2005 by Ord. No. 279; 11-1-2005 by Ord. No. 282]**

INTENT: To encompass and provide regulations for those areas of land managed by the Borough of Matamoras and other public agencies for recreational purposes.			
Principal Permitted Uses	Conditional Uses	Special Exceptions	Accessory Uses
-Public parks and playgrounds	-Commercial communications devices -Public and semipublic uses	None	-Accessory uses customary to approved uses -Essential services -Signs accessory to approved uses -TV satellite dishes accessory to approved uses

NOTE:

<sup>1</sup> Uses not specifically listed by this schedule shall not be permitted in the R District.

<sup>2</sup> No-impact home-based businesses are permitted in conjunction with any and all dwelling uses in all zoning districts (including all Residential Districts) in the Borough of Matamoras as a use permitted by right, except that such permission shall not supersede any deed restriction, covenant, or agreement restricting the use of land, nor any master deed, bylaw, or other document applicable to a common-interest ownership community.



ZONING  
Borough of Matamoras

**Appendix No. 2**  
**Schedule of Uses**  
**R-1 Single-Family Residential District**  
**[Amended 11-1-2005 by Ord. No. 282]**

INTENT: To provide areas adequate to accommodate the borough's single-family housing needs, and limiting unnecessary intrusions of incompatible uses which might pose a threat to the health, safety or welfare of families and individuals occupying said housing.			
Principal Permitted Uses	Conditional Uses	Special Exceptions	Accessory Uses
-Group homes -Public parks and playgrounds -Single-family detached dwellings	-Churches and associated facilities -Home occupations	None	-Accessory uses customary to approved uses -Essential services -Home gardens, home greenhouses and home nurseries -Private garages, carports, sheds -Private greenhouses -Private stables -Private swimming pools -Signs accessory to approved uses -TV satellite dishes accessory to approved uses

NOTE:

<sup>1</sup> Uses not specifically listed by this schedule shall not be permitted in the R-1 District.

<sup>2</sup> No-impact home-based businesses are permitted in conjunction with any and all dwelling uses in all zoning districts (including all Residential Districts) in the Borough of Matamoras as a use permitted by right, except that such permission shall not supersede any deed restriction, covenant, or agreement restricting the use of land, nor any master deed, bylaw, or other document applicable to a common-interest ownership community.



ZONING  
Borough of Matamoras

**Appendix No. 3**  
**Schedule of Uses**  
**R-2 General Residential District**  
**[Amended 11-1-2005 by Ord. No. 282]**

INTENT: To meet the housing needs of individuals and families in all income groups by providing areas for medium- to high-density residential development where such housing will not substantially alter traffic patterns or otherwise detract from single-family neighborhoods, and limiting intrusions of commercial and other incompatible uses.

<b>Principal Permitted Uses</b>	<b>Conditional Uses</b>	<b>Special Exceptions</b>	<b>Accessory Uses</b>
<ul style="list-style-type: none"> <li>-Group homes</li> <li>-Public parks and playgrounds</li> <li>-Single-family detached dwellings</li> <li>-Two-family dwellings</li> </ul>	<ul style="list-style-type: none"> <li>-Churches and associated facilities</li> <li>-Home occupations</li> <li>-Nursing facilities</li> <li>-Mobile home parks</li> <li>-Multifamily dwellings</li> <li>-Semipublic uses</li> </ul>	<ul style="list-style-type: none"> <li>-Public uses</li> <li>-Schools, private and public</li> </ul>	<ul style="list-style-type: none"> <li>-Accessory uses customary to approved uses</li> <li>-Essential services</li> <li>-Home gardens, home greenhouses and home nurseries</li> <li>-Private garages, carports, sheds</li> <li>-Private greenhouses</li> <li>-Private stables</li> <li>-Private swimming pools</li> <li>-Signs accessory to approved uses</li> <li>-TV satellite dishes accessory to approved uses</li> </ul>

NOTE:

<sup>1</sup> Uses not specifically listed by this schedule shall not be permitted in the R-2 District.

<sup>2</sup> No-impact home-based businesses are permitted in conjunction with any and all dwelling uses in all zoning districts (including all Residential Districts) in the Borough of Matamoras as a use permitted by right, except that such permission shall not supersede any deed restriction, covenant, or agreement restricting the use of land, nor any master deed, bylaw, or other document applicable to a common-interest ownership community.



**ZONING**  
**Borough of Matamorus**

**Appendix No. 4**  
**Schedule of Uses**

**C-1 Neighborhood Commercial District**  
**[Amended 11-1-2005 by Ord. No. 282; 7-14-2020 by Ord. No. 2020-1]**

INTENT: For the purpose of creating areas for the location of commercial activities designed to serve the needs of immediately surrounding residences.			
Principal Permitted Uses	Conditional Uses	Special Exceptions	Accessory Uses
<ul style="list-style-type: none"> <li>-Group homes</li> <li>-Public parks and playgrounds</li> <li>-Single-family detached dwellings</li> <li>-Two-family dwellings</li> </ul>	<ul style="list-style-type: none"> <li>-Adult day-care centers</li> <li>-Bed-and-breakfast establishments</li> <li>-Boarding homes</li> <li>-Child-care centers</li> <li>-Churches and associated facilities</li> <li>-Clubs/lodges, private</li> <li>-Garden centers, retail</li> <li>-Greenhouses, commercial</li> <li>-Home occupations</li> <li>-Nurseries, commercial</li> <li>-Nursing facilities</li> <li>-Multifamily dwellings</li> <li>-Multiple-occupant commercial buildings</li> <li>-Residential/commercial mixed uses</li> <li>-Retail businesses</li> <li>-Semipublic uses</li> <li>-Service establishments</li> <li>-Smoke shops and tobacco stores</li> <li>-Specialty shops</li> <li>-Studios</li> </ul>	<ul style="list-style-type: none"> <li>-Public uses</li> <li>-Schools, private and public</li> </ul>	<ul style="list-style-type: none"> <li>-Accessory uses customary to approved uses</li> <li>-Essential services</li> <li>-Home gardens, home greenhouses and home nurseries</li> <li>-Private garages, carports, sheds</li> <li>-Private greenhouses</li> <li>-Private stables</li> <li>-Private swimming pools</li> <li>-Signs accessory to approved uses</li> <li>-TV satellite dishes accessory to approved uses</li> </ul>

**NOTE:**

<sup>1</sup> Uses not specifically listed by this schedule shall not be permitted in the C-1 District.

<sup>2</sup> No-impact home-based businesses are permitted in conjunction with any and all dwelling uses in all zoning districts (including all Residential Districts) in the Borough of Matamoras as a use permitted by right, except that such permission shall not supersede any deed restriction, covenant, or agreement restricting the use of land, nor any master deed, bylaw, or other document applicable to a common-interest ownership community.



**ZONING**  
**Borough of Matamoras**  
**Appendix No. 5**  
**Schedule of Uses**

**C-2 General Commercial District**

[Amended 7-1-1997 by Ord. No. 254; 10-3-2000 by Ord. No. 259; 2-5-2002 by Ord. No. 262; 8-6-2002 by Ord. No. 266; 10-8-2002 by Ord. No. 267; 11-1-2005 by Ord. No. 282; 6-5-2007 by Ord. No. 290; 7-14-2020 by Ord. No. 2020-1; 3-12-2024 by Ord. No. 2024-004; 10-8-2024 by Ord. No. 2024-009; 6-17-2025 by Ord. No. 2025-005]

INTENT: To provide areas within the borough for the location of businesses and commercial enterprises catering to the needs of borough residents as well as surrounding communities and the transient population.			
Principal Permitted Uses	Conditional Uses	Special Exceptions	Accessory Uses
<ul style="list-style-type: none"> <li>-Adult day-care centers</li> <li>-Banks and associated facilities<sup>3</sup></li> <li>-Bed-and-breakfast establishments</li> <li>-Boarding homes</li> <li>-Child day-care centers</li> <li>-Convenience store<sup>3</sup></li> <li>-Garden centers, retail</li> <li>-Group homes</li> <li>-Home occupations</li> <li>-Hotels and motels</li> <li>-Multiple-occupant commercial buildings, all of whose uses are herein permitted<sup>3</sup></li> <li>-Office buildings</li> <li>-Professional offices</li> <li>-Public parks and playgrounds</li> <li>-Residential/commercial mixed use, all of whose uses are herein permitted<sup>3</sup></li> <li>-Restaurants and taverns<sup>3</sup></li> <li>-Service establishments</li> <li>-Single-family dwellings</li> <li>-Specialty shops</li> <li>-Studios</li> <li>-Theaters</li> <li>-Two-family dwellings</li> </ul>	<ul style="list-style-type: none"> <li>-Amusement arcades</li> <li>-Animal hospitals</li> <li>-Auction houses</li> <li>-Car and truck washes</li> <li>-Churches and related facilities</li> <li>-Clubs/lodges, private</li> <li>-Commercial parking facilities</li> <li>-Detention facilities</li> <li>-Dog obedience schools</li> <li>-Drive-in establishments</li> <li>-Fast-food restaurants</li> <li>-Funeral homes</li> <li>-Gasoline service stations</li> <li>-Greenhouses, commercial</li> <li>-Health facilities</li> <li>-Medical marijuana dispensaries</li> <li>-Nurseries, commercial</li> <li>-Printing and publishing establishments</li> <li>-Private recreational facilities</li> <li>-Rehabilitation centers</li> <li>-Research and development</li> <li>-Retail businesses<sup>3</sup></li> <li>-Self-storage facility</li> <li>-Semipublic uses</li> <li>-Smoke shops and tobacco stores</li> <li>-Tattoo and body-piercing studio</li> <li>-Therapeutic massage facility</li> <li>-Vehicle equipment sales operations</li> <li>-Vehicle and equipment repair operations</li> <li>-Vehicle rental operation</li> </ul>	<ul style="list-style-type: none"> <li>-Public uses</li> <li>-Schools, private and public</li> </ul>	<ul style="list-style-type: none"> <li>-Accessory uses customary to approved uses</li> <li>-Essential services</li> <li>-Private garages, carports, sheds</li> <li>-Private greenhouses</li> <li>-Private swimming pools</li> <li>-Signs accessory to approved uses</li> <li>-TV satellite dishes accessory to approved uses</li> </ul>

NOTES:

<sup>1</sup> Uses not specifically listed by this schedule shall not be permitted in the C-2 District.

## MATAMORAS CODE

<sup>2</sup>No-impact home-based businesses are permitted in conjunction with any and all dwelling uses in all zoning districts (including all Residential Districts) in the Borough of Matamoras as a use permitted by right, except that such permission shall not supersede any deed restriction, covenant, or agreement restricting the use of land, nor any master deed, bylaw, or other document applicable to a common-interest ownership community.

<sup>3</sup>Establishments with a drive-through are a conditional use.

ZONING  
**Appendix No. 6**  
**Schedule of Uses**  
**I Industrial District**

**[Amended 10-3-2000 by Ord. No. 259; 8-6-2002 by Ord. No. 266; 11-1-2005 by Ord. No. 282]**

INTENT: To accommodate the demands of industry desiring to locate in Matamoras as well as provide suitable locations for heavy commercial and warehouse-type uses.			
Principal Permitted Uses	Conditional Uses	Special Exceptions	Accessory Uses
<ul style="list-style-type: none"> <li>-Business, professional and governmental offices</li> <li>-Contractors yards</li> <li>-Group homes</li> <li>-Public parks and playgrounds</li> <li>-Public uses</li> <li>-Single-family detached dwellings</li> <li>-Two-family dwellings</li> <li>-Warehouses</li> <li>-Wholesale businesses</li> </ul>	<ul style="list-style-type: none"> <li>-Amusement parks</li> <li>-Bus terminals</li> <li>-Commercial communications devices</li> <li>-General industrial uses</li> <li>-Heavy commercial uses</li> <li>-Home occupations</li> <li>-Industry, heavy and light</li> <li>-Junkyards</li> <li>-Kennels</li> <li>-Manufacturing</li> <li>-Self-storage facilities</li> <li>-Semipublic uses</li> <li>-Solid waste facilities and staging areas</li> <li>-Truck terminals</li> <li>-Vehicle rental operation</li> </ul>	None	<ul style="list-style-type: none"> <li>-Accessory uses customary to approved uses</li> <li>-Essential services</li> <li>-Private garages, carports, sheds</li> <li>-Private greenhouses</li> <li>-Private swimming pools</li> <li>-Signs accessory to approved uses</li> <li>-TV satellite dishes accessory to approved uses</li> </ul>

NOTE:

<sup>1</sup> Uses not specifically listed by this schedule shall not be permitted in the I District.

<sup>2</sup> No-impact home-based businesses are permitted in conjunction with any and all dwelling uses in all zoning districts (including all Residential Districts) in the Borough of Matamoras as a use permitted by right, except that such permission shall not supersede any deed restriction, covenant, or agreement restricting the use of land, nor any master deed, bylaw, or other document applicable to a common-interest ownership community.



ZONING  
**Borough of Matamoras**

**Appendix No. 7**  
**Schedule of Uses**  
**F Floodplain District**

INTENT: An Overlay District to comply with the National Flood Insurance Program and the Pennsylvania Flood Plain Management Act and to prevent unnecessary flood damage through regulation of floodplain development.

The requirements of the Floodplain District shall apply in addition to those normally applying to the underlying district. Allowable uses shall be the same as those allowed generally within the district except to the extent that they are limited by the requirements of Ch. 63, Floodplain Development, as amended.