

ZONING

475 Attachment 1

**Borough of Summit Hill**

**Table I  
Schedule of District Regulations**

**[Amended 12-10-2001 by Ord. No. 7-2001; 12-9-2002 by Ord. No. 4-2002; 1-13-2009 by Ord. No. 2-2009]**

<b>District</b>	<b>Purpose</b>	<b>Permitted Principal Uses</b>	<b>Permitted Accessory Uses</b>	<b>Special Exceptions</b>	<b>Conditional Uses</b>
R-1 Low Density Residential District	To delineate those areas in the Borough where predominantly low density Residential development has taken place and will be encouraged in accordance with the Comprehensive Plan	Single-family detached dwellings Public and parochial schools Public parks and playgrounds Agricultural, horticultural greenhouses	Customary home occupations Customary farm buildings Private garage and parking areas Signs Any other accessory use customarily appurtenant to a principal permitted use Home gardening, but not the raising of livestock, poultry or other similar objectional activity No-impact home-based business	Golf courses Agricultural service establishments Farm supplies equipment Self storage facilities Church and places of worship Essential services and uses of an educational and/or religious nature Wind turbines	Large scale residential development Large scale commercial development Mobile home parks (1) Kennels, stables for horses Extraction of stone sand and gravel Health care facilities, nursing and convalescent homes Camps
R-2 Medium Density Residential District	To delineate those areas which have developed with one and two family structures To protect the areas from the intrusion of incompatible development	Single-family detached dwellings Two- and three-family dwellings	All accessory uses permitted in R-1	Large scale residential development Essential services and uses of an educational and/or religious nature Wind turbines	Multifamily dwellings Mobile Home Parks <sup>(1)</sup>

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R-3 District High Density Residential District	To designate an area of the Community for high density residential development which might also be utilized for Housing for the Elderly and Low Rent Public Housing	All uses permitted in the R-2, plus multiple-family dwellings including garden apartments	All accessory uses permitted in R-1	Social halls, lodges, fraternal organizations and other similar uses; town or row houses, off-street parking facilities Bed-and-breakfast Nurseries for the day care of young children Wind turbines	
O-S Open Space Special Uses	To designate those areas of the Community for Special Consideration due to their existing use and need for protection	Public Recreation activities	Accessory uses associated with permitted principal uses	Private outdoor recreation activities such as horse-back riding, petting zoo, etc. Camping facilities Communication antennas mounted on an existing public utility transmission tower Communication towers and communication equipment buildings Communication antennas on other structures (including communication towers); other communication related facilities Wind turbines	Structures associated with outdoor recreation facilities

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C-1 Commercial District	To delineate an area for retail commercial activity to serve the needs of the residents of the Borough	Banks and other financial institutions, barbershops and beauty parlors, book and stationery stores, drugstores, dry goods and variety stores, dry cleaning establishments, eating and drinking places, florists, food stores, furniture stores, gasoline service stations, hardware stores, indoor amusement enterprises, laundries, automobile dealers, offices, state liquor stores, paint and wallpaper stores, radio/television repair, shoe repair, tailors and apparel stores	Signs Off-street parking and loading Accessory uses and buildings customarily appurtenant to a principal permitted use, such as incidental storage	Limited light industrial uses when conducted within an enclosed building such as manufacturing of apparel, toys, novelties, photo processing, printing and laboratories Apartments above stores Bed-and-breakfast facilities Wind turbines	Adult book stores Adult entertainment establishments Multifamily dwellings Automobile repairs
C-2 Commercial District	To delineate areas along major thoroughfares for commercial activity	Gasoline service stations, car wash, lumber yard, vehicle sales and service All C-1 uses	Same as C-1	Public and semipublic uses Wind turbines	Fast food establishments Nursing homes Shopping centers Light manufacturing Automobile repairs

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M-1	<p>To delineate those areas in the Borough best suited for industrial development because of location, topography, existing facilities and the relationship to other land uses</p> <p>Uses not compatible with industry are not to be permitted</p>	<p>Includes general industrial uses; the manufacture, assembly, packing, storage or treating of merchandise, lumberyard, coal yard, fuel supply depot, builders supply yard, wholesale and storage facilities</p>	<p>Signs</p> <p>Customary accessory uses incidental to a permitted use</p> <p>Storage of materials, goods or supplies outside of a building as an accessory to a permitted use, provided that no storage space shall be located within the front yard or within 25 feet of a side or rear lot line, and further that no such outside storage shall be for the primary purpose of displaying for sale or advertising benefit</p>	<p>Self-storage facilities bulk fuel storage facilities</p> <p>Communication antennas mounted on an existing public utility transmission tower</p> <p>Communication towers and communication equipment buildings</p> <p>Communication antennas on other structures; other communication related facilities</p> <p>Wind turbines</p>	<p>Coal mining and coal reclamation activities</p>

**NOTES:**

- (1) Mobile homes shall be located in established mobile home parks.