

# ZONING

## 319 Attachment 2

### Borough of Ephrata

#### Allowed Uses in Primarily Residential Districts

[Added 4-14-2025 by Ord. No. 1595; amended 4-14-2025 by Ord. No. 1595]

Uses (See definitions in Article XV)	Zoning Districts			
	RLD	RMD	RHD	LPD or CD
<b>(1) RESIDENTIAL USES</b>				
Dormitories, which shall include housing 5 or more students of a college or university (Note: Students may also occupy other allowed housing unit types, within the standards for a “family”)	N	N	N	N
Single-family detached dwelling [Note - Manufactured/mobile homes shall meet the additional requirements of § 319-26A(30)]	P	P	P	SE in LPD N in CD
Single-family semidetached dwelling (side-by-side twin)	SE <sup>2</sup>	P	P	N
Two-family dwelling (typically 1 unit above another unit)	N	P	P	N
Townhouses (single-family attached dwellings or rowhouses) [See § 319-26A(50)]	SE <sup>2</sup>	P	P	N
Conversion of an existing one-family dwelling into additional dwelling units [See § 319-26A(18)]	N	SE <sup>1</sup>	SE <sup>1</sup>	N
Group home within a lawful existing dwelling unit [See § 319-26A(23)], not including a treatment center	P	P	P	N
Multifamily (apartment) dwellings, other than conversion of an existing one-family dwelling into 2 or more dwellings [See 319-26A(50)]	N	N	P	N
Boardinghouse (includes rooming house)	N	N	N	N
<b>(2) COMMERCIAL USES See accessory uses in Subsection (5)</b>				
Bed-and-breakfast inn (See § 319-27)	SE	SE	SE	N
Conversion of an existing principal institutional building or principal industrial building into a commercial use and/or dwellings, which shall be limited to buildings that existed prior to September 20, 1989 [See § 319-26A(19)]	N	SE <sup>1</sup>	SE <sup>1</sup>	N
Temporary commercial uses (See § 319-26)				
<b>(3) INSTITUTIONAL/SEMI-PUBLIC USES</b>				
Cemetery (not including crematorium) [See § 319-26A(15)]	N	SE	SE	N
College, university or seminary - educational, recreational, office, and support uses (see residential uses above)	N	N	N	N
Community recreation center (limited to a government-sponsored or nonprofit facility) or library, provided that a center is designed to serve residents of 1 development on the same tract is permitted by right in all districts	SE	SE	SE	P
Day-care center, adult [See § 319-26A(2)] or child [See § 319-26A(21)]	N	N	N	N
(See also as accessory use)	N	N	N	N
Membership club [See § 319-26A(34)]	N	N	N	N
Museum, cultural center or related educational center	SE	N	SE	P
Nursing home, personal care home/assisted living facility or hospice [See § 319-26A(8) and (37)]	N	SE	SE	N
Place of worship [See § 319-26A(39)] (includes church)	SE	SE	SE	N

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Uses (See definitions in Article XV)	Zoning Districts			
	RLD	RMD	RHD	LPD or CD
School, public or private, primary or secondary [See § 319-26A(44)]	SE	SE	SE	N
Outdoor recreation, other than publicly owned or publicly operated recreation park [See § 319-26A(40)]	N	N	N	P
<b>(4) PUBLIC/SEMI-PUBLIC</b>				
Borough government uses	P	P	P	P
Government facility, other than uses listed separately in Articles III and IV	SE	SE	SE	SE
Publicly owned or operated recreation park or trail	P	P	P	P
Public utility facility (See also § 319-82) other than uses listed separately in Articles III and IV	SE	SE	SE	SE
Swimming pool, nonhousehold (indoor or outdoor) [See § 319-26A(48)]	SE	SE	P	P
<b>(5) ACCESSORY USES</b>				
Bus passenger shelter [See § 319-27D(2) including sign limitations]	P	P	P	P
Communications antennae meeting § 319-26A(17)(a) pertaining to accessory antenna placed on certain existing structures	P	P	P	P
Communications antenna or tower, other than accessory antenna addressed above [See § 319-26A(17)]	N	N	N	SE in CD N in LPD
Day-care center accessory to and on the same lot as an existing lawful place of worship or school	P	P	P	P
Day care [See § 319-27D(3)] as accessory to a dwelling of the following number of persons, in addition to children or grandchildren of the on-site caregiver:				
Day care of a maximum of 3 persons	P	P	P	P
Day care home serving 4 children	N	SE <sup>4</sup>	SE <sup>4</sup>	N
Day care home serving 5 or 6 children	N	N	N	N
Home-based business, general [See § 319-27D(10)]	SE	SE	SE	N
Home-based business, no-impact [See § 319-27D(10)]	P	P	P	P
Short-term rental of a dwelling [See § 319-27D(15)]	P	P	P	P
Temporary shelter (See § 319-26).	N	N	N	N
Winter shelter [See § 319- 27D(21)]	N	N	N	N
Unit for care of relative [See § 319-27D(19)]	P	P	P	N
Wind turbine, maximum of 1 on a lot that is an accessory use [See § 319-27D(20)]	SE	SE	SE	SE
<b>(6) MISCELLANEOUS USES</b>				
Crop farming, greenhouses or community garden	P	P	P	P
Forestry [See § 319-26A(22)]	P	P	P	P
Nature preserve or environmental education center	P	P	P	P
Livestock and poultry, raising of, as a principal use	N	N	N	N
Parking lot as the principal use of a lot, not including a lot that primarily serves commercial trucks	N	SE <sup>5</sup>	SE	SE
Solar energy collection systems which shall only cover areas on top of building roofs and over vehicle parking areas	P	P	P	P
Stable, nonhousehold [See § 319-26A(47)]	SE	N	N	SE

## ZONING

### NOTES:

- <sup>1</sup> = Limited to a pre-existing building that includes more than 3,000 square feet of heated habitable indoor floor area, not including a vehicle garage or basement, which may be converted into a total of two dwelling units.
  - <sup>2</sup> = Limited to housing that meets the age-qualified residential development provisions of § 319-19 and has a minimum tract size of four acres.
  - <sup>3</sup> = Limited to a single-family detached dwelling.
  - <sup>4</sup> = Limited to a single-family detached, single-family semidetached or townhouse dwelling.
  - <sup>5</sup> - See also provisions for parking to extend into the RMD district in § 319-45E(2).
  - P = Permitted by right
  - N = Not permitted
  - SE = Permitted by special exception (Zoning Hearing Board Approval)
- (See 319-26A\_\_ or 319-27D\_\_) = See additional requirements in § 319-26 or 319-27