

ZONING

380 Attachment 1

Borough of Millersville

Table of Permitted Uses - Primarily Residential and Park Districts

[Amended 6-25-2024 by Ord. No. 2024-04; 2-11-2025 by Ord. No. 2025-01]

KEY:

- P = Permitted by right (zoning decision by Zoning Officer)
- SE = Special exception use (zoning decision by Zoning Hearing Board)
- C = Conditional use (zoning decision by Borough Council)
- N = Not permitted
- (§ 380-34) = See additional requirements in § 380-34
- (§ 380-35) = See additional requirements in § 380-35

Types of Uses (See definitions in Article II)	Zoning Districts			
	R1	R2	R3	P
a. Residential uses:				
Single-family detached dwelling	P	P	P	N
[Manufactured/mobile homes shall meet the additional requirements of § 380-34A(24)]				
Twin dwelling, side-by-side, with each new dwelling unit on its own fee-simple or condominium lot	N	P	P	N
Townhouse/row house [§ 380-34A(40)], with each new dwelling on its own fee-simple or condominium lot	N ²	P	P	N
Apartments [§ 380-34A(40)], other than conversions of an existing building into an increased number of dwelling units	N	N	P	N
Manufactured/mobile home park [§ 380-34A(25)]	N	N	SE	N
Retirement community [§ 380-34A(34)]	SE	SE	SE	N
Boardinghouse (includes rooming house)	N	N	N	N
Group home within a lawful existing dwelling unit [§ 380-34A(17)], not including a treatment center	P	P	P	N
Conversion of an existing building to result in an increased number of dwelling units (see also “unit for care of relative” under accessory uses)	N	N	N ¹	N
Traditional neighborhood development meeting § 380-29 shall be allowed as a conditional use within the TN Overlay District				
b. Commercial uses:				
Bed-and-breakfast inn [§ 380-34A(8)]	SE ³	N	N	N
Commercial communications antennae/tower [§ 380-34A(13)]				
Meeting § 380-34A(13)(a) pertaining to antenna extending a limited height above certain existing structures	P	P	P	P
Other, such as a freestanding tower	N	N	N	N

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	R1	R2	R3	P
Plant nursery, with any on-site retail sales limited to plant materials primarily grown on the premises	SE	N	N	N
Short-term rental [§ 380-34A(44)]	SE	N	N	N
c. Institutional uses:				
Cemetery, which shall not include a crematorium	P	P	P	N
College, university or school outdoor athletic uses [§ 380-34A(12)]	N	N	N	N
Community center, youth recreation center or library	N	SE	P	P
Community resource facility, subject to §380-34A(45)	P	P	P	N
Day-care center, child [§ 380-34A(15)] [See also as an accessory use in this table and § 380-35D(4).]	N	N	SE	N
Membership club, other than an after-hours club, tavern or use listed separately in this § 380-27	N	N	N	N
Nursing home or assisted-living facility/personal-care home [§ 380-34A(26)] (see also within a “retirement community” under residential uses in this table)	N	SE	SE	N
Place of worship [§ 380-34A(29)]	SE	SE	SE	N
School, public or private, primary or secondary [§ 380-34A(35)]	P	P	P	N
d. Public/semipublic uses:				
Borough-owned uses	P	P	P	P
Government facility, other than uses listed separately in this § 380-27	N	N	SE	SE
Emergency services station, which may include a supporting social club facility	SE	SE	SE	N
Publicly owned or publicly operated recreation or closely similar park open for public recreation use without charge	P	P	P	P
Public utility facility (see also § 380-15) (other than uses listed separately in this § 380-27)	N	SE	SE	SE
Swimming pool, nonhousehold [§ 380-34A(38)]	SE	SE	SE	P
U.S. Postal Service facility, which may include a leased facility	N	N	N	N
e. Accessory uses:				
See list of additional permitted uses in § 380-27C, such as “residential accessory structure or use”				
See additional requirements in § 380-35 for specific accessory uses.				
Day-care center accessory to and on the same lot as an existing lawful place of worship, with a minimum lot area of 10,000 square feet	P	P	P	N
Day care [§ 380-35D(4)] as accessory to a dwelling:				
Day care of a maximum of 3 persons, in addition to relatives of the caregiver. Day care of adults shall meet the definition of “adult day care.”	P	P	P	N
Group day-care home	N	N	SE	N

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	R1	R2	R3	P
Family day-care home	N	SE	P	N
Home occupation, general [§ 380-35D(8)]	SE	SE	SE	N
Home occupation, light [§ 380-35D(8)]	P	P	P	N
Unit for care of relative [§ 380-35D(14)]	SE	SE	SE	N
f. Miscellaneous uses:				
Nature preserve	P	P	P	P
Parking lot as the principal use of a lot	N	N	SE	N
Crop farming	P	P	P	P
Raising of livestock and poultry [§ 380-34A(21)]	SE	N	N	N
Erosion and sedimentation controls, water-monitoring devices, flood hazard improvements, culverts and stormwater improvements	P	P	P	P
Forestry	P	P	P	P
All uses that will be unable to comply with the performance standards of this chapter. See the environmental protection requirements of Article V.	N	N	N	N

NOTES:

¹ Except shall be permitted as a special exception use if limited to within a building that existed with a minimum indoor heated living floor area of 2,500 square feet at the time of adoption of this chapter. No building shall be expanded or newly constructed under this conversion, except for additions necessary for emergency or handicapped access. Each dwelling unit shall meet the minimum floor area requirements of § 380-55.

² Except as allowed under Traditional Neighborhood Development in § 380-29.

³ This use shall only be allowed if the lot is adjacent to an arterial street (such as Manor Avenue) and is within a building constructed before 1940.