

ZONING

380 Attachment 2

Borough of Millersville

Table of Permitted Uses - Primarily Nonresidential Districts

[Amended 11-24-2009 by Ord. No. 2009-9; 6-25-2024 by Ord. No. 2024-04; 12-10-2024 by Ord. No. 2024-07; 3-11-2025 by Ord. No. 2025-02]

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 | | | | | |
|---|------------------|----|----|-----------------|-------|-----|
| | RP | NC | GC | R1A | LCO** | GEO |
| a. Residential uses: | | | | | | |
| Single-family detached dwelling (including manufactured/mobile home [§ 380-34A(24)]) | P | P | P | P | | |
| Twin dwelling, side-by-side, with each dwelling unit on its own fee-simple or condominium lot | P | P | P | P | | |
| Townhouse/row house [§ 380-34A(40)] | N | P | N | P | | |
| Apartments [§ 380-34A(40)] | P ¹ | P | P | P | P* | |
| Boardinghouse or rooming house [§ 380-34A(9)] | N | N | SE | N | | |
| Dormitory [§ 380-34A(37)] housing only full-time students and staff of an accredited college or university | N | N | N | P | | |
| Group home within a lawful pre-existing dwelling unit [§ 380-34A(17)], not including a treatment center | P | P | P | P | | |
| Student group residence [§ 380-34A(37)], such as special-interest housing | N | N | N | SE ² | | |
| Traditional neighborhood development meeting § 380-29 shall be allowed as a conditional use within the TN Overlay District | | | | | | |
| Principal solar energy systems (PSES) | | | | | | P |
| b. Commercial uses: | | | | | | |
| See also “student activity center” under institutional uses for customarily incidental commercial uses located within the R1A District. | | | | | | |
| Adult use [§ 380-34A(1)] | N | N | SE | N | | |
| After-hours club (Note: This use is effectively prohibited by State Act 219 of 1990) | N | N | N | N | | |
| Amusement arcade | N | SE | P | N | SE | |
| Auto repair garage or service station [§ 380-34A(6)] | N | N | SE | N | | |
| Auto, boat or mobile/manufactured home sales [§ 380-34A(5)] | N | N | P | N | | |
| Bakery, retail | P ¹ | P | P | N | P | |

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|---|------------------|----------------|----------------|-----------------|------------------|-----|
| | RP | NC | GC | R1A | LCO** | GEO |
| Bed-and-breakfast inn [§ 380-34A(8)] | P ¹ | P | P | P | P | |
| Beverage distributor, which may include retail and/or wholesale sales | N | N | SE | N | P | |
| Car wash [§ 380-34A(11)] | N | N | P | N | | |
| Catering, custom, for off-site consumption | N | P | P | N | | |
| Communications tower/antennae, commercial [§ 380-34A(13)] | | | | | | |
| Meeting § 380-34A(13)(a) pertaining to accessory structures | P | P | P | P | | |
| Other, such as a freestanding tower | N | N | SE | SE | | |
| Conference center | N | P | P | P | | |
| Construction company or tradesperson’s headquarters (including but not limited to landscaping, janitorial or pest-control contractor; see also as home occupation). Accessory outdoor storage shall be permitted, provided that it meets the plant screening requirements of §§ 380-57 and 380-58. | N | P | P | N | | |
| Crafts or artisan’s studio (see also as “home occupation”) | P ³ | P | P | P | P | |
| Custom printing, photocopying, faxing, mailing or courier service | P ³ | P | P | N | | |
| Exercise club | N | P | P | P | P | |
| Financial institution (§ 380-34; includes banks), with any drive-through facilities meeting § 380-35 | N | P ⁴ | P ⁴ | N | P ^{***} | |
| Flea market/auction house | N | N | P | N | | |
| Funeral home (§ 380-34). See “crematorium” as a separate use. | SE ³ | P | P | N | | |
| Gas station – see “auto service station” | | | | | | |
| Greenhouse, garden center or plant nursery | N | P | P | N | | |
| Kennel [§ 380-34A(20)] | N | N | SE | N | | |
| Laundromat | N | P | P | N | P | |
| Laundry, commercial or industrial | N | N | P | N | | |
| Lumberyard | N | N | P | N | | |
| Massage therapy, certified – see “personal services” | | | | | | |
| Motel or hotel [§ 380-34A(18)], which may include an accessory restaurant | N | SE | P | SE ⁵ | | |
| Office | P ³ | P | P | P | P | |
| Pawn shop | N | N | SE | N | | |
| Personal services (includes tailoring, custom dressmaking, haircutting/styling, dry-cleaning, shoe repair, certified massage therapy and closely similar uses) (See also “home occupation”) | P ⁶ | P | P | N | P | |
| Recreation, indoor (§ 380-34) (includes bowling alley, roller or ice skating, batting practice and closely similar uses; other than uses listed separately in this § 380-27) | N | P | P | N | | |

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| Recreation, outdoor (including miniature golf course, golf driving range, amusement park, private picnic groves and closely similar uses; other than uses listed separately in this § 380-27, such as under “university or college”) | N | SE | P | N | | |
| Repair service, household appliance | N | P | P | P | | |
| Restaurant [§ 380-34A(33)] with drive-through service [§ 380-35D(5)] | N | N | SE | N | | |
| Restaurant [§ 380-34A(33)] or banquet hall, without drive-through service | N | P | P | N | P | |
| Retail store (other than uses listed separately in this § 380-27) | N | P ⁶ | P | N | P | |
| Self-storage development – see under industrial uses | | | | | | |
| Short-term rental [§ 380-34A(44)] | SE | N | N | N | | |
| Target range, firearms | | | | | | |
| Completely indoor and enclosed | N | N | P | P | | |
| Other than above | N | N | N | N | | |
| Tattoo or body-piercing establishment | N | N | SE | N | | |
| Tavern, which may include a state-licensed microbrewery (not including an after-hours club) | N | SE | SE | N | SE | |
| Theater, indoor, other than an adult use | N | P | P | P | P | |
| Trade/hobby school | N | P | P | P | | |
| Veterinarian office [§ 380-34A(42)] | N | P | P | N | | |
| Wholesale sales — see under industrial uses | | | | | | |
| c. Industrial uses: | | | | | | |
| Assembly or finishing of products using materials produced elsewhere (such as products from plastics manufactured off site) | N | N | SE | N | | |
| Building supplies and building materials, wholesale sales of | N | N | P | N | | |
| Distribution as a principal use (other than trucking company terminal) | N | N | SE | N | | |
| Electricity-generating plant (other than waste-to-energy) | N | N | N | N | | |
| Industrial equipment sales, rental and service, other than vehicles primarily intended to be operated on public streets | N | N | P | N | | |
| Junk – outdoor storage, display or processing of, other than within an approved junkyard or solid waste disposal area | N | N | N | N | | |
| Junkyard [§ 380-34A(19)] | N | N | SE | N | | |
| Liquid-fuel storage, bulk, for off-site distribution, other than auto service station, retail propane distributor, prepackaged sales or fuel tanks for company vehicles | N | N | N | N | | |
| Manufacture and/or bulk processing of the following, provided that manufacturing occurs only indoors: | | | | | | |
| Agricultural chemicals, fertilizers or pesticides | N | N | N | N | | |
| Apparel, textiles, shoes and apparel accessories (see also “crafts studio”) | N | N | SE | N | | |

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|--|------------------|----|----|-----|-------|-----|
| | RP | NC | GC | R1A | LCO** | GEO |
| Ceramics products (other than crafts studio) | N | N | SE | N | | |
| Chemicals, bulk manufacture, bulk processing, mixing, recycling or bulk storage of | N | N | N | N | | |
| Clay, brick, tile and refractory products | N | N | SE | N | | |
| Computers and electronic and microelectronic products | N | N | P | N | | |
| Concrete, cement, lime and gypsum products | N | N | N | N | | |
| Electrical equipment, appliances and components | N | N | SE | N | | |
| Fabricated metal products (except ammunition or explosives) | N | N | SE | N | | |
| Manufacture and/or bulk processing of the following, provided that manufacturing occurs only indoors: | | | | | | |
| Food (human) and beverage products, at an industrial scale as opposed to a clearly retail scale (other than uses listed individually in this § 380-27) | N | N | P | N | | |
| Food products – meat packing | N | N | N | N | | |
| Food products for animals | N | N | N | N | | |
| Gaskets | N | N | SE | N | | |
| Glass and glass products (other than crafts studio) | N | N | SE | N | | |
| Incineration, reduction, distillation, storage or dumping of slaughterhouse refuse, rancid fats, garbage, dead animals or offal (other than within an approved solid waste facility) | N | N | N | N | | |
| Jewelry and silverware | N | N | P | N | | |
| Leather and allied products (other than crafts studio or tannery) | N | N | SE | N | | |
| Machinery | N | N | SE | N | | |
| Manufactured or modular housing | N | N | N | N | | |
| Medical equipment and supplies | N | N | P | N | | |
| Metal products, primary | N | N | N | N | | |
| Mineral products, nonmetallic (other than mineral extraction) | N | N | N | N | | |
| Paper and paper products (including recycling, but not including manufacture of raw paper pulp) | N | N | P | N | | |
| Paper – raw pulp | N | N | N | N | | |
| Paving materials, other than bulk manufacture of asphalt | N | N | N | N | | |
| Pharmaceuticals and medicines | N | N | SE | N | | |
| Plastics, polymers, resins, vinyl, coatings, adhesives or sealants, printing ink or photographic film | N | N | N | N | | |
| Products from previously manufactured materials, such as glass, leather, plastics, cellophane, textiles, rubber or synthetic rubber | N | N | P | N | | |
| Roofing materials and asphalt saturated materials | N | N | N | N | | |
| Rubber, natural or synthetic | N | N | N | N | | |

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| Manufacture and/or bulk processing of the following, provided that manufacturing occurs only indoors: | | | | | | |
| Scientific, electronic and other precision instruments | N | N | P | N | | |
| Soaps and cleaning compounds | N | N | N | N | | |
| Sporting goods, toys, games, musical instruments or signs | N | N | P | N | | |
| Transportation equipment | N | N | N | N | | |
| Wood products and furniture (not including raw paper pulp) | N | N | P | N | | |
| See § 380-6 for uses that are not listed | | | | | | |
| Mineral extraction [§ 380-34A(22)] and related processing, stockpiling and storage | N | N | SE | N | | |
| Packaging | N | N | P | N | | |
| Package delivery services distribution center | N | N | P | N | | |
| Photo processing, bulk | N | N | P | N | | |
| Principal solar energy systems (PSES) | | | | | | P |
| Printing or bookbinding | N | N | P | N | | |
| Recycling collection center [§ 380-34A(31)], not involving operations of an industrial scale (See also “Borough-owned use”) | N | SE | SE | P | | |
| Recycling center, bulk processing, provided that all operations of an industrial scale occur within an enclosed building (this use shall not include a solid waste disposal or transfer facility nor a junkyard) | N | N | SE | N | | |
| Research and development, engineering or testing facility or laboratory | N | N | P | P | | |
| Sawmill/planing mill | N | N | SE | N | | |
| Self-storage development [§ 380-34A(36)] | N | N | SE | N | | |
| Trucking company terminal (§ 380-34) | N | N | N | N | | |
| Warehousing or storage as a principal use | N | N | N | N | | |
| Warehousing or storage as an accessory use to a permitted principal use on the same lot or an adjacent lot or located in the same zoning district | N | P | P | P | | |
| Welding | N | N | P | N | | |
| Wholesale sales (other than motor vehicles) | N | N | P | N | | |
| d. Institutional uses: | | | | | | |
| Alternative School Campus | N | P | N | P | | |
| Cemetery (see “crematorium” listed separately) | N | P | P | P | | |
| College or university: | | | | | | |
| Educational and customary support uses | P | N | P | P | | |
| Recreation and athletic uses | N | N | N | P | | |

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| Student activity center, which may include retail sales, dining facilities, snack bars, restaurants, taverns, entertainment, personal services, photocopying, financial institutions, theaters, indoor recreation and closely similar uses that the applicant proves to the Zoning Officer are customarily incidental to a college/university, and provided that each establishment (other than a bookstore or dining facilities) shall have a maximum floor area of 10,000 square feet. No use shall involve drive-through facilities. Such use shall be set back a minimum of 200 feet from any lot zoned R-1 or R-2 or occupied by an existing dwelling that is not owned by the college/university or its affiliates. Such uses shall be limited to types and sizes that would primarily serve students and staff of the college or university. | N | N | N | P | | |
| Offices for a college or university shall be allowed in R-1A, in addition to wherever “offices” are allowed. | | | | | | |
| See “residential uses” listed separately in this table | | | | | | |
| Community center or library | P | P | P | P | | |
| Crematorium | N | N | N | P | | |
| Cultural center or museum | P | P | P | P | | |
| Day-care center, adult [§380-34A(2)] | P ³ | P | P | P | | |
| Day-care center, child [§380-34A(15)] (see also as an accessory use) | P ³ | P | P | P | | |
| Hospital or surgery center | N | N | SE | N | | |
| Membership club meeting and recreational facility, but with any after-hours club or tavern having to meet the requirements for such use | N | P | P | P | | |
| Nursing home or personal-care home/assisted-living [§ 380-34A(26)] | N | P | P | N | | |
| Place of worship [§ 380-34A(29)] | P | P | P | P | | |
| School, public or private, primary or secondary [§ 380-34A(35)] | N | P | P | P | | |
| Student group residence [§ 380-34A(37)] | SE | SE | SE | P | | |
| Treatment center [§ 380-34A(41)] | N | N | SE | N | | |
| e. Public/semipublic uses: | | | | | | |
| Borough-owned uses | P | P | P | P | | |
| Government facility, other than uses separately in this § 380-27 | SE | SE | SE | SE | | |
| Emergency services station, which may include a supporting social club building or facility | N | P | P | P | | |
| Publicly owned or publicly operated recreation, or closely similar primarily outdoor park open for public recreation use without admission charge | P | P | P | P | | |

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|--|------------------|----|----|-----|-------|-----|
| | RP | NC | GC | R1A | LCO** | GEO |
| 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)] | N | N | P | P | | |
| U.S. Postal Service facility, which may include a leased facility | P | P | P | P | | |
| f. 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 a lawful place of worship | P | P | P | P | | |
| Day-care, child [see § 380-35D(4)]: | | | | | | |
| Group day-care home | P ³ | P | P | P | | |
| Family day-care home | P ³ | P | P | P | | |
| Heliport | N | N | N | SE | | |
| Home occupation accessory to a lawful dwelling unit: | | | | | | |
| General home occupation [§ 380-35D(8)] | SE | P | P | SE | | |
| Light home occupation [§ 380-35D(8)] | P | P | P | P | | |
| Telephones (outdoor pay) or vending machines – see § 380-35D(13) | | | | | | |
| g. Miscellaneous uses: | | | | | | |
| Erosion and sedimentation controls, flood hazard and stormwater improvements | P | P | P | P | | |
| Forestry | P | P | P | P | | |
| Nature preserve or environmental education center | P | P | P | P | | |
| Parking lot as the principal use of a lot | SE | P | P | P | | |
| Crop farming | 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 Within the RP District, this use shall be limited to within buildings that existed at the time of adoption of this chapter. Minor additions shall be allowed to an existing building for handicapped accessibility and emergency access. See minimum floor area requirements for dwellings in § 380-55. Apartments shall only be allowed in a building that also includes an allowed principal commercial or institutional use.

² Except permitted by right for a use that is on a university campus. See setbacks in § 380-34.

³ Within the RP District, this use shall be limited to within buildings that existed at the time of adoption of this chapter. Minor additions shall be allowed to such buildings for handicapped accessibility and emergency access. See minimum floor area requirements for dwellings in § 380-55.

⁴ Provided that any drive-through service shall need special exception approval. The applicant shall prove that the entrances and exits for the drive-through service have been designed to minimize conflicts with pedestrian travel along streets. To the maximum extent feasible, drive-through service entrances and exits shall use alleys and side streets, as opposed to crossing major pedestrian routes along main streets.

⁵ An accessory restaurant and tavern shall be allowed as a special exception use if there is a minimum lot area of three acres.

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⁶ Limited to indoor sales and display, except for clearly customarily accessory activities, such as sidewalk sales. Such use shall not include the sale of gasoline or propane. A retail store may include drive-through service with special exception approval. The applicant shall prove that the entrances and exits for the drive-through service have been designed to minimize conflicts with pedestrian travel along streets. To the maximum extent feasible, drive-through service entrances and exits shall use alleys and side streets, as opposed to crossing major pedestrian routes along main streets. No retail establishment shall exceed a floor area of 7,500 square feet.

* Only allowed in combination with a principal street level: a) allowed commercial use; or b) a college or university use allowed in the underlying district.

**For the column for the LCO Overlay District, only uses that are allowed in addition to the underlying zoning district are listed in this table.

***Without drive- through service.