

ZONING

270 Attachment 1

Borough of Mount Joy

Table of Permitted Uses: Primarily Residential Districts

Key:

- P = Permitted by right (zoning decision by Zoning Officer)
- CU = Conditional use (zoning decision by Borough Council)
- SE = Special exception use (decision by Zoning Hearing Board)
- N = Not permitted
- § 270-62 = See additional requirements in § 270-62
- § 270-63 = See additional requirements in § 270-63

Types of Uses (See definitions in Article II)	Zoning Districts			
	C	LDR	MDR	MHDR
A. Residential uses:				
Single family detached dwelling (manufactured homes shall meet the additional requirements of § 270-62)	SE	P	P	P
Semidetached dwelling, with each new dwelling unit on its own fee-simple or condominium lot	N	N	P	P
Townhouse/row house (§ 270-62), with each new dwelling on its own fee-simple or condominium lot	N	N	P	P
Apartments (§ 270-62), in newly constructed buildings	N	N	N	P
Manufactured/mobile home park (§ 270-62)	N	N	N	SE
Retirement community (§ 270-62)	N	N	SE	SE
Boardinghouse (includes rooming house)	N	N	N	N
Cluster development (§ 270-62)	N	N	C	C
Group home within a lawful existing dwelling unit (§ 270-62), not including a treatment center	P	P	P	P
Apartments, 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*	N*
B. Commercial uses:				
Bed-and-breakfast inn (§ 270-62)	N	SE	SE	SE
Campgrounds (§ 270-62)	P	N	N	N
Commercial communications antennas/tower (§ 270-62)				
Meeting § 270-62M(1) pertaining to accessory structures on nonresidential lots	P	P	P	P
Other, such as a freestanding tower	N	N	N	N
Crafts or artisan’s studio (see also as home occupation)	N	N	P	P
Neighborhood business**	N	N	P	P
Picnic grove, private (§ 270-62)	P	N	N	N
Plant nursery, with any on-site retail sales limited to plant materials primarily grown on the premises	P	N	N	N
Recreation, outdoor (including boating, fishing and closely similar uses; other than uses listed separately)	SE	N	N	N
C. Institutional uses:				
Cemetery, which shall not include a crematorium	N	N	SE	P
Community center, youth recreation center or library	N	SE	P	P
Cultural center of museum	C	N	SE	SE

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Day-care center, adult (§ 270-62)	N	N	N	SE
Day-care center, child (§ 270-62) (See also as an accessory use)	N	N	SE	SE
Membership club, other than an after hours club or tavern	N	N	N	SE
Nursing home or assisted living facility/personal care home (§ 270-62) (See also within a retirement community under residential uses in this table)	N	N	N	SE
Place of worship (§ 270-62)	N	SE	SE	SE
School, public or private, primary or secondary (§ 270-62)	N	SE	P	P
D. Public/Semipublic Uses				
Borough-owned uses	P	P	P	P
Government facility, other than uses listed separately in this section	SE	N	SE	SE
Emergency services station, which may include a supporting social club facility				
Not including a supporting social club facility	N	N	P	P
Including a supporting social club facility	N	N	SE	SE
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 § 270-14) (other than commercial communications antennas)	SE	N	SE	SE
Swimming pool, nonhousehold (§ 270-62)	P	SE	SE	SE
United States Postal Service facility (may include leased facility)	N	N	N	N
E. Accessory uses:				
See list of additional permitted uses in § 270-47C, such as residential accessory structures or uses (See additional requirements in § 270-63 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 6,000 square feet	P	P	P	P
Day-care [§ 270-63D(3)] as accessory to a dwelling:				
Day-care of a maximum of 3 adults or youth, in addition to relatives of the caregiver	P	P	P	P
Group day-care home	SE	N	N	SE
Family day-care home	SE	N	SE	P
Home occupation, general (§ 270-63)	SE	SE	SE	SE
Home occupation, light (§ 270-63)	P	P	P	P
Unit for care of relative (§ 270-63)	N	SE	SE	SE
F. Miscellaneous Uses				
Nature preserve, wildlife sanctuary or environmental education center	P	N	N	N
Parking lot as the principal use of a lot	N	N	SE	SE
Pasture and grazing land	P	P	N	N
Raising of livestock (§ 270-62)	P	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

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Crop farming (which may include horticultural uses)	P	N	N	N
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All uses that will be unable to comply with the performance standards of this chapter, especially including the environmental protection requirements of Article V	N	N	N	N

NOTES:

- * 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 § 270-111. In addition, in the MDR District, this use shall be limited to a lot with a lot area of one acre of greater.
- ** Neighborhood businesses may only be located on corner lots.