

ZONING

270 Attachment 2

Borough of Mount Joy

**Table of Permitted Uses: Primarily Nonresidential Districts
[Amended 6-5-2017 by Ord. No. 2-17]**

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
- § 270-6 = See additional requirements in § 270-62
- § 270-63 = See additional requirements in § 270-63

Types of Uses (See definitions in Article II)	Zoning Districts					
	CBD	NC	GC	LI	CI	GI
A. Residential Uses						
Single-family detached dwelling (including manufactured/mobile home [§ 270-62], except within a National Register or state-certified historic district)	SE	P	N	N	N	N
Semidetached dwelling, with each dwelling unit on its own lot	N	P	N	N	N	N
Townhouse/row house (§ 270-62)	N	P	N	N	N	N
Apartments (§ 270-62)	P ¹	P ¹	N	N ²	N ²	N
Conversion of an entire building into a single dwelling unit	SE	N	N	N	N	N
Boardinghouse or rooming house (§ 270-62)	N	N	SE	N	N	N
Group Home within a lawful preexisting dwelling unit (§ 270-62), not including a treatment center	P	P	P	N	N	N
B. Commercial Uses						
Adult use (§ 270-62)	N	N	N	N	N	SE
After-hours club (Note: This use is effectively prohibited by State Act 219 of 1990.)	N	N	N	N	N	N
Amusement arcade	N	SE	P	N	N	N
Auto repair garage or service station (§ 270-62)	N	SE	SE	N	N	N
Auto, boat or mobile/manufactured home sales (§ 270-62)	N	SE	P	N	N	N
Bakery, retail	P	P	P	N	N	N
Bed-and-breakfast inn (§ 270-62)	P	P	P	N ²	N ²	N
Beverage distributor, which may include retail and/or wholesale sales	N	SE	P	N	N	N
Car wash (§ 270-62)	N	SE	P	N	N	N
Catering, custom, for off-site consumption	P	P	P	P	P	P
Communications tower/antennas, commercial (§ 270-62)						
Meeting section § 270-62M(1) pertaining to accessory structures	P	P	P	P	P	P
Other, such as a freestanding tower	N	N	SE	N	SE	SE
Communication antennas, towers and/or equipment located within a public or private street right-of-way (§ 270-62SS)	N	N	N	SE	SE	SE

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	CBD	NC	GC	LI	CI	GI
Conference center	P	N	P	P	P	N
Construction company or tradeperson's headquarters (including but not limited to landscaping, janitorial or pest control contractor)(See also as a home occupation). (Accessory outdoor storage shall be permitted provided it meets the plant screening requirements of § 270-113 and § 270-114.)	P	SE	P	P	P	P
Crafts or artisan's studio (see also as home occupation)	P	P	P	P	P	P
Custom printing, photocopying, faxing, mailing or courier service	P	P	P	P	P	P
Exercise club	P	P	P	P	P	P
Financial institution, including banks (§ 270-62), with any drive-through facilities meeting § 270-63	P ⁴	P ⁴	P	N ²	N ²	N
Flea market/auction house	P	N	P	N ²	N ²	N
Funeral home (§ 270-62)	P	P	P	N ²	N ²	N
Gas station (See "auto service station")						
Greenhouse or garden center	N	N	P	P	P	P
Kennel (§ 270-62)	N	N	N	N	N	SE
Laundromat	SE	P	P	N ²	N ²	N
Laundry, commercial or industrial	N	N	P	P	P	P
Lumber yard	N	N	P	N	P	P
Massage therapy, certified (See "personal services")						
Motel or hotel (§ 270-62)	P	N ³	P	P	N ²	N
Office	P	P	P	P	P	P
Pawn shop	SE	SE	SE	N	N	N
Personal services (includes tailoring, custom dressmaking, haircutting/styling, dry-cleaning, shoe repair, certified massage therapy, and closely similar uses) (See also as home occupation)	P	P	P	N ²	N ²	N
Picnic grove, private (§ 270-62)	P	P	P	N	N	N
Plant nursery, which may include a greenhouse and/or on-site sales	P	P	P	N	P	P
Recreation, indoor (§ 270-62) (includes bowling alley, roller or ice skating, batting practice and closely similar uses; other than uses listed separately)	P	N	P	N ²	N ²	N
Recreation, outdoor (including miniature golf course, golf driving range, amusement park, boating, fishing, and closely similar uses; other than uses listed separately)	N	N	P	N	N	N
Repair service, household appliance	P	P	P	P	P	P
Restaurant (§ 270-62) with drive-through service (§ 270-63)	N	N	P	N	N	N
Restaurant (§ 270-62) without drive-through service	P ⁶	P ⁶	P	N ⁷	N ⁷	N
Retail store (not including uses listed individually in this table)	P ⁵	P ⁵	P	N ⁷	N ⁷	N
Self-storage development (see under "industrial uses")						

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Types of Uses (See definitions in Article II)	Zoning Districts					
	CBD	NC	GC	LI	CI	GI
Shopping center, involving 5 or more retail establishments within individual first-floor outside entrances and exits for each establishment	N	N	P	N	N	N
Target range, firearms						
Completely indoor and enclosed	N	N	P	N	P	P
Other than above (§ 270-62)	N	N	N	N	N	SE
Tattoo or body piercing establishment	N	N	SE	N	N	N
Tavern, which may include a state-licensed microbrewery or nightclub (not including an after-hours club)	P	SE	P	N ⁷	N ⁷	N
Theater, indoor, other than an adult use	P	P	P	N ⁷	N ⁷	N
Trade/hobby school	P	P	P	P	P	P
Veterinarian office (§ 270-62)	P	P	P	N	N	N
Wholesale sales (See under “industrial uses”)						
C. Industrial Uses						
Anaerobic digester, principal (§ 270-48)	N	N	N	N	CU	N
Asphalt	N	N	N	N	N	SE
Assembly or finishing of products using materials produced elsewhere (such as products from plastics manufactured off-site)	N	N	N	SE	P	P
Building supplies and building materials, wholesale sales of	N	N	P	P	P	P
Distribution as a principal use (other than trucking company terminal)	N	N	N	N	P ⁸	P
Finishing of products (see “assembly”)						
Industrial equipment sales, rental and service, other than vehicles primarily intended to be operated on public streets	N	N	P	P	P	P
Junk — outdoor storage, display or processing of, other than within an approved junkyard or solid waste disposal area	N	N	N	N	N	N
Junkyard (§ 270-62)	N	N	N	N	N	SE
Liquid fuel storage, bulk, for off-site distribution, other than: auto service station, retail propane distributor, prepackaged sales of fuel tanks for company vehicles	N	N	N	N	N	SE
Manufacture and/or bulk processing of the following, provided manufacturing occurs only indoors:						
Agricultural chemicals, fertilizers or pesticides	N	N	N	SE	SE	SE
Apparel, textiles, shoes and apparel accessories (see also “crafts studio”)	N	N	P	P	P	P
Animal feed	N	N	N	P	P	P
Cement manufacture	N	N	N	N	N	P
Ceramics products (other than crafts studio)	N	N	N	P	P	P
Chemicals, bulk manufacture, bulk processing, mixing, recycling or bulk storage of highly hazardous or toxic chemicals	N	N	N	N	N	N

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	CBD	NC	GC	LI	CI	GI
Chemical products that are not highly hazardous or toxic chemicals (not including pharmaceuticals or uses listed separately)	N	N	N	SE	SE	SE
Clay, brick, tile and refractory products	N	N	N	N	P	P
Computers and electronic and microelectronic products	N	N	P	P	P	P
Concrete and cement products, other than actual manufacture of cement	N	N	N	N	P	P
Electrical equipment, appliances and components	N	N	P	P	P	P
Explosives or ammunition	N	N	N	N	N	N
Fabricated metal products (except ammunition or explosives)	N	N	N	SE	P	P
Food (human) and beverage products, at an industrial scale as opposed to a clearly retail scale (not including uses listed individually in this table)	N	N	P	P	P	P
Food products for animals	N	N	N	SE	SE	SE
Gaskets	N	N	N	P	P	P
Glass and glass products (other than crafts studio)	N	N	N	P	P	P
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	N	N
Jewelry and silverware	N	N	P	P	P	P
Leather and allied products (other than crafts studio or tannery)	N	N	N	P	P	P
Lime and gypsum products	N	N	N	P	P	P
Machinery	N	N	N	P	P	P
Manufactured or modular housing	N	N	N	N	P	P
Medical equipment and supplies	N	N	N	P	P	P
Metal products, primary	N	N	N	N	N	SE
Mineral products, nonmetallic (other than mineral extraction)	N	N	N	P	P	P
Paper and paper products (including recycling, but not including manufacture of raw paper pulp)	N	N	N	SE	P	P
Paper- raw pulp	N	N	N	N	N	SE
Paving materials, other than bulk manufacture of asphalt	N	N	N	N	SE	SE
Pharmaceuticals and medicines	N	N	N	P	P	P
Plastics, polymers, resins, vinyl, coatings, adhesives or sealants	N	N	N	SE	SE	P
Printing ink or photographic film	N	N	N	P	P	P
Products from previously manufactured materials, such as glass, leather, plastics, cellophane, textiles, rubber or synthetic rubber	N	N	P	P	P	P
Roofing materials and asphalt saturated materials	N	N	N	SE	P	P

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Rubber, natural or synthetic	N	N	N	SE	SE	P
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	CBD	NC	GC	LI	CI	GI
Scientific, electronic or other precision instruments	N	N	P	P	P	P
Soaps and cleaning compounds	N	N	N	P	P	P
Sporting goods, toys, games, musical instruments or signs	N	N	P	P	P	P
Transportation equipment	N	N	N	P	P	P
Wood products and furniture (not including raw paper pulp)	N	N	P	P	P	P
See § 270-5 for uses that are not listed						
Mineral extraction (§ 270-62) and related processing, stockpiling and storage	N	N	N	N	N	SE
Packaging	N	N	P	P	P	P
Package delivery services distribution center	N	N	N	SE	P	P
Petroleum refining	N	N	N	N	N	N
Photo processing, bulk	P	N	P	P	P	P
Printing or bookbinding	P	N	P	P	P	P
Recycling collection center (§ 270-62), provided all operations of an industrial scale occur within an enclosed building (other than Borough-owned use)	N	N	SE	SE	P	P
Recycling center, bulk processing, provided all operations of an industrial scale occur within an enclosed building (this use does not include paper processing, a solid waste disposal or transfer facility)	N	N	N	SE	SE	SE
Research and development, engineering or testing facility or laboratory	N	N	N	P	P	P
Sawmill/planing mill	N	N	N	SE	P	P
Self-storage development (§ 270-62)	P ¹⁰	N	SE	P	P	P
Slaughterhouse, stockyard or tannery (§ 270-62)	N	N	N	N	N	SE
Solar energy system, principal (§ 270-62)	N	N	N	SE	P	P
Solid waste landfill (§ 270-62)	N	N	N	N	N	SE
Solid waste transfer facility or waste-to-energy facility (§ 270-62)	N	N	N	N	N	SE
Trucking company terminal (§ 270-62)	N	N	N	N	N	SE
Warehousing or storage as a principal use	P ¹⁰	N	N	SE	P ¹¹	P
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	P ⁹	P ⁹	P	P	P	P
Welding	N	N	N	SE	P	P
Wholesale sales (other than motor vehicles)	N	N	P	SE	P	P
Wind energy system, principal (§ 270-62)	N	N	N	SE	P	P
D. Institutional uses:						
Cemetery (See “crematorium,” listed separately)	N	N	N	N	N	P
College or university, educational and support buildings	P	N	P	P	P	P
Community center or library	P	P	P	P	P	P
Crematorium	N	N	N	N	N	SE
Cultural center or museum	P	P	P	N	N ²	N
Day-care center, adult (§ 270-62)	P	P	P	P	P	N

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Types of Uses (See definitions in Article II)	Zoning Districts					
	CBD	NC	GC	LI	CI	GI
Day-care center, child (§ 270-62) (See also as an accessory use)	P	P	P	P	P	N
Hospital (§ 270-62)	SE	N	P	SE	P	P
Membership club meeting and recreation facility, not including an after-hours club or tavern	SE	SE	P	N	N	N
Nursing home or personal care home/assisted living (§ 270-62)	N	P	P	N	N	N
Place of worship (§ 270-62)						
Approved after the adoption of this chapter	SE	P	P	P	P	P
Expansion of an existing place of worship	P	P	P	P	P	P
School, public or private, primary or secondary (§ 270-62)	SE	P	P	P	P	N
Treatment center (§ 270-62)	N	N	N	N	N	SE
E. Public/semipublic uses:						
Borough-owned uses	P	P	P	P	P	P
Government facility, other than uses listed separately in this section						
Emergency services station, which may include a supporting social club building or facility	SE	N	P	P	P	P
Publicly owned or publicly operated recreation, or closely similar park open for public recreation use without charge	P	P	P	P	P	P
Public utility facility (See also § 270-14) (not including commercial communications antennas)	SE	SE	SE	SE	SE	P
Swimming pool, nonhousehold (§ 270-62)	N	N	P	P	P	P
F. Institutional/public uses:						
United States Postal Service facility, which may include a leased facility	P	P	P	P	P	P
G. Accessory uses:						
See list of additional permitted uses in § 270-46C, such as residential accessory structure or use; see additional requirements in § 270-63 for specific accessory uses						
Day-care center accessory to a lawful place of worship	P	P	P	P	P	N
Day-care, child (See § 270-63)						
Group day-care home	P	P	P	P	P	N
Family day-care home	P	P	P	P	P	N
Heliport	N	N	N	N	SE	SE
Home occupation accessory to a lawful dwelling unit						
General home occupation (§ 270-63)	P	P	P	N	N	N
Light home occupation (§ 270-63)	P	P	P	N	N	N
Telephone (outdoor pay) or vending machines (See § 270-63)						
H. Miscellaneous						
Erosion and sedimentation controls, water monitoring devices, flood hazard improvements, culverts and stormwater improvements	P	P	P	P	P	P

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Types of Uses (See definitions in Article II)	Zoning Districts					
	CBD	NC	GC	LI	CI	GI
Forestry	P	P	P	P	P	P
Nature preserve, wildlife sanctuary or environmental education center	P	P	P	P	P	P
Parking lots as the principal use of a lot	SE	SE	P	P	P	P
Pasture and grazing land	N	N	P	P	P	P
Raising of livestock (§ 270-62)	N	N	SE	N	SE	SE
Crop farming	N	N	P	N	P	P
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	N	N

NOTES:

- ¹ = Provided that a permitted principal commercial use occupies the majority of the street-level fronting a public street. In addition, in the NC District, apartments shall be limited to within buildings that existing prior to the adoption of this chapter. In the NC District, there shall be a maximum of 2 dwelling units on each lot.
- ² = Except permitted by special exception if approved within a restored historic building under § 270-117.
- ³ = Except permitted by right on a lot exceeding 2 acres.
- ⁴ = Provided any drive-through service shall need special exception approval. The applicant shall provide that the entrances and exits for the drive-through have been designed to minimize conflicts with pedestrian travel along Main Street. To the maximum extent feasible, drive-through service entrances and exits shall use alleys and side streets.
- ⁵ = Limited to indoor sales and display, except for clearly accessory and customary 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 drive-through service have been designed to minimize conflicts with pedestrian travel along Main Street. To the maximum extent feasible, drive-through service entrances and exits shall use alleys and side streets.
- ⁶ = Limited to a maximum floor area of 3,500 square feet, except a larger floor area may be approved as a special exception use.
- ⁷ = Except permitted by special exception in the LI or CI District if approved within a restored historic building under § 270-117.
- ⁸ = Within the CI District, see § 270-48.
- ⁹ = Shall not occupy street-level space adjacent to Main Street.
- ¹⁰ = Provided the use shall be located at a minimum of 200 feet from the right-of-way of Main Street.
- ¹¹ = Within the CI District, see also § 270-48.