

# ZONING

## 27 Attachment 1

Borough of Forest Hills

**Table 27-1  
Permitted Uses and Conditional Uses  
[Amended by Ord. 1048, 3/25/2015; by Ord. 1053, 11/18/2015; by Ord. 1056, 6/15/2016; by Ord. 1057, 6/15/2016; by Ord. 1059, 10/19/2016; by Ord. No. 1067, 10/18/2017; by Ord. No. 1071, 4/18/2018; and by Ord. No. 1086, 8/19/2020]**

Zoning District/Uses	R-1	R-2	R-3	S-1	S-2	S-3	B-1
<b>Residential Uses</b>							
Single-Family Dwelling	P	P	P	CU			
Two-Family Dwelling		P	P	CU			
Townhouse		CU	P	CU	P		
Conversion Dwelling		CU	CU	CU	CU		
Garden Apartment				P	CU		
Apartment, Mid-Rise				CU	CU	CU	
Apartment, High-Rise				CU	CU		
Religious Communal Living (1)	CU	P	P	P	P		
Family Care Facility	CU	CU	CU	CU	CU		
Group Home		CU	CU	CU			
Assisted Living Facility				CU	CU		
No-Impact Home-Based Business	P	P	P	P	P	P	
Home-Based Business	P	P	P	P	P	P	
<b>Nonresidential Uses</b>							
Hospital					CU		P
Nongovernmental Service Organization				CU	CU	CU	P
Parks and Recreation	P	P	P	P	P	P	P
Public Building		CU		CU	CU		P
Public Building Conversion	CU	CU	CU	CU	CU		
Religious Assembly	CU	CU	CU	P	P		P

## FOREST HILLS CODE

<b>Zoning District/Uses</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>S-1</b>	<b>S-2</b>	<b>S-3</b>	<b>B-1</b>
School	CU	CU	CU	CU	P	CU	P
<b>Commercial Uses</b>							
Adult-Oriented Business							CU
Ancillary Shop (2)					CU	CU	
Automotive Service Station							CU
Bank					P	CU	P
Bank with Drive-Thru					CU		P
Bed-and-Breakfast	CU	CU	CU				
Cemetery	CU						
Child Day-Care Center				CU	CU	CU	CU
Child Day-Care Facility				CU	CU	CU	CU
Commercial School				CU	P	P	P
Forestry	P	P	P	P	P	P	P
Funeral Home	CU			CU	CU		
Grocery Store							CU
Horticulture				CU	P		
Hotel/Motel					CU	CU	CU
Mobile Food Vehicle	P	P	P	P	P	P	P
Office, Existing Building, Administrative				P	P	P	P
Office, Existing Building, Medical				CU	P	P	P
Office, Existing Building, Professional				P	P	P	P
Office, Existing Building, Outpatient Medical or Dental Clinic					CU	CU	P
Office, New Building, Administrative, Professional, Medical				CU	CU	CU	P
Oil and Gas Development							CU
Oil and Gas Development Related Operations							CU
Personal Service Shop					CU	CU	P
Recreation and Entertainment, Indoors							CU
Recreation/Entertainment, Outdoors				CU	P		
Research Laboratory					CU	CU	
Restaurant					CU	CU	CU
Restaurant, Drive-Through					CU	CU	CU
Restaurant, Small					P		P
Retail Sales and Service, Consumer Fireworks							CU
Retail Sales and Service, Existing Building				CU	P		P
Retail Sales and Service, New Building					CU	CU	P
Self-Storage Facility					CU		
Temporary Retail Sales and Service, Consumer Fireworks							CU
Vehicle Rental and Storage Facility						CU	
Wireless Communications Facilities located outside of the right-of-way and WCF's taller than 50 feet				CU	CU	CU	CU
All other uses not specifically listed as permitted or conditional use in any zoning district							CU
<b>Accessory Uses</b>							
Accessory Uses, except LPG storage, transfer and sale	P	P	P	P	P	P	P
LPG storage, transfer and sale							P

Key: P - Permitted Use; CU - Conditional Use

**Notes:**

- (1) No more than four residents permitted in the R-1 Zoning District.
- (2) As accessory use.