

ZONING

312 Attachment 1

Borough of Milford

Schedule of Uses

R - Residential District

(See § 312-15A)

[Amended 1-22-2024 by Ord. No. 488]

INTENT: To provide for the continued development of low density, single-family residential neighborhoods and providing for two-family dwellings, with high quality living conditions, and without the hazards of high traffic volume or conflicts with non-residential uses.

<p style="text-align: center;">PRINCIPAL PERMITTED USES (Zoning Officer)</p> <p>Borough facilities and uses Forestry enterprises Group homes Single-family dwelling</p> <p style="text-align: center;">CONDITIONAL USES (Planning Commission/Borough Council)</p> <p>Conversion from nonresidential to residential use Day care, adult and child, as an accessory use Home occupations Places of worship Religious quarters Two-family dwellings Single-family dwelling with garage apartment</p>	<p style="text-align: center;">ACCESSORY USES (Zoning Officer)</p> <p>Accessory uses customary to approved uses Fences Home gardens and home nurseries Home greenhouses No impact home-based businesses Private garages, carports, sheds Private swimming pools Required parking areas Signs accessory to approved uses Yard sales</p> <p style="text-align: center;">SPECIAL EXCEPTIONS (Planning Commission/ Zoning Hearing Board)</p> <p>None</p>
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NOTE: Uses not specifically listed by this R District Schedule shall not be permitted in the R District except as approved in accord with § 312-15B.

MILFORD CODE

**Schedule of Uses
LC - Limited Commercial District**

[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I); 1-22-2024 by Ord. No. 488]

INTENT: To provide for less intense nonresidential uses to supplement the areas available for such uses in the C District, and a mix of housing types. Where designated, the LC District serves as a transition zone between the R District and the C District.

PRINCIPAL PERMITTED USES (Zoning Officer)	CONDITIONAL USES (Planning Commission/Borough Council)
Bed-and-breakfast establishments Borough facilities and uses Forestry enterprises Group homes Offices, professional - less than 1,000 square feet gross floor area Offices, general - less than 1,000 square feet gross floor area Print shops Public and semipublic buildings and uses Religious quarters Restaurants, traditional and taverns - less than 1,000 square feet gross floor area Retail businesses - less than 1,000 square feet gross floor area Schools, public or private Service establishments excluding tattoo, body piercing or branding establishments Single-family dwellings Studios/galleries Two-family dwellings Single-family dwelling with garage apartment	Banks Boarding and lodging houses Clubs/lodges, private Communication towers Dog grooming Funeral parlors Home occupations Hotels Motels Multi-family dwellings and projects Multiple use sites for uses allowed in LC District Night clubs Offices, professional - 1,000 square feet or more gross floor area Offices, general - 1,000 square feet or more gross floor area Outdoor entertainment Parking lots, commercial Places of worship Research and development firms Restaurants, traditional and taverns - 1,000 square feet or more gross floor area Retail businesses - 1,000 square feet or more gross floor area Short-term rentals Theaters Multifamily dwelling
ACCESSORY USES (Zoning Officer)	SPECIAL EXCEPTIONS (Planning Commission/ Zoning Hearing Board)
Accessory uses customary to approved uses Communication antennas mounted on existing buildings Day care, adult and child, as an accessory use Essential services Fences Home greenhouses No impact home-based businesses Private garages, carports, sheds Private swimming pools Required parking areas Signs accessory to approved uses Yard sales	None

NOTE: Uses not specifically listed by this LC District Schedule shall not be permitted in the LC District except as approved in accord with § 312-15B.

ZONING

Schedule of Uses

C - Commercial District

[Amended 5-5-2008 by Ord. No. 389; 11-3-2008 by Ord. No. 395; 12-7-2009 by Ord. No. 403; 4-5-2010 by Ord. No. 408; 4-5-2010 by Ord. No. 409; 4-4-2016 by Ord. No. 443; 7-10-2017 by Ord. No. 449; 8-6-2018 by Ord. No. 456; 9-15-2020 by Ord. No. 468; 1-22-2024 by Ord. No. 488]

INTENT: To provide for a broad range of nonresidential uses and a mix of housing types.

PRINCIPAL PERMITTED USES (Zoning Officer)	CLASS I CONDITIONAL USES Standard Minimum Lot Size (Planning Commission/Borough Council)
Bed-and-breakfast establishments Borough facilities and uses Forestry enterprises Group homes Offices, professional - less than 1,000 square feet gross floor area Offices, general - less than 1,000 square feet gross floor area Print shops Public and semipublic buildings and uses Religious quarters Restaurants, traditional and taverns - less than 1,000 square feet gross floor area Retail businesses - less than 1,000 square feet gross floor area Schools, public or private Service establishments Single-family dwellings Studios/galleries Tattoo parlors Two-family dwellings Single-family dwelling with garage apartment	Abused person shelters Amusement arcades Bakeries and confectionaries Banks Boarding and lodging houses Brew pubs Bus stations Car and truck washes Cemeteries Clubs/lodges, private Communication towers Convenience stores with fuel pumps Dog grooming Farmers' market Funeral parlors Group quarters Health facilities Home occupations Hotels Laundromats Libraries, public Microbreweries Multifamily dwellings and projects Multiple-use sites for principal permitted and Class I conditional uses allowed in C District Multi-unit offices Night clubs Offices, professional - 1,000 square feet or more gross floor area Offices, general - 1,000 square feet or more gross floor area Outdoor entertainment Parking, commercial and municipal Places of worship Recreational facilities, commercial Research and development firms Restaurants, traditional and taverns - 1,000 square feet or more gross floor area Retail businesses - 1,000 square feet or more gross floor area Self-storage facilities Shopping centers/malls Short-term rentals Smoke shops and tobacco stores Theaters Trade schools Veterinary clinics Warehouses Wholesale businesses Multifamily dwelling
<p style="text-align: center;">ACCESSORY USES (Zoning Officer)</p> Accessory uses customary to approved uses Communication antennas mounted on existing buildings Day care, adult and child, as an accessory use Essential services Fences Home greenhouses No impact home-based businesses Private garages, carports, sheds Private swimming pools Required parking areas Signs accessory to approved uses Yard sales	

NOTE: Uses not specifically listed by this C District Schedule shall not be permitted in the C District except as approved in accord with § 312-15B.

MILFORD CODE

Schedule of Uses

C - Commercial District

[Amended 9-15-2020 by Ord. No. 468; 6-16-2025 by Ord. No. 501, approved 6-24-2025]

INTENT: To provide for a broad range of nonresidential uses and a mix of housing types.

<p>CLASS II CONDITIONAL USES One-Acre Minimum Lot Size (Planning Commission/Borough Council)</p>	<p>CLASS III CONDITIONAL USES Five-Acre Minimum Lot Size (Planning Commission/Borough Council)</p>
<p>Adult businesses Amusement parks Animal hospitals Commercial communication device sites Contractor’s yards Crematoria Detention facilities Distribution centers Flea markets, outdoor Gambling or betting uses Greenhouses, commercial Indoor shooting ranges Kennels Light manufacturing Motels Multiple use sites involving any Class II conditional use allowed in C District Nurseries, commercial Parking lots and garages, commercial Shooting ranges, indoor commercial Skill games Stables Townhouse dwelling structure Treatment centers/clinics Vehicle or equipment rental, repair or sales</p>	<p>Breweries Bulk fuel storage facilities Bus terminals Campgrounds or recreational vehicle parks Drive-in sales or service establishments Heliports, public and private Junkyards Livestock operations and the keeping of any livestock Menageries, zoos and keeping of wild or exotic animals Mobile home parks Multiple use sites involving any Class III conditional use allowed in C District Race tracks Sawmills Shooting ranges, outdoor commercial Solid waste facilities, commercial and public Solid waste staging areas, commercial and public Truck terminals</p> <p style="text-align: center;">SPECIAL EXCEPTIONS (Planning Commission/Zoning Hearing Board)</p> <p>None</p>

NOTE: Uses not specifically listed by this C District Schedule shall not be permitted in the LC District except as approved in accord with § 312-15B.