

ZONING

27 Attachment 1

Borough of Gettysburg

USE REGULATIONS TABLE

[Amended by Ord. No. 1481-21, 10/12/2021; by Ord. No. 1490-24, 5/13/2024]

| Residential Uses | R-1 | R-1A | R-2 | Elm Street | Old Town | INS-1 | RO | ROR | TC | GC | IND | HC |
|---------------------------------|------------|-------------|------------|-------------------|-----------------|--------------|-----------|------------|-----------|-----------|------------|-----------|
| Apartments | | | P | P | P | | SE | P | | | SE | |
| Condominiums | | | P | P | P | | SE | P | | | SE | |
| Conversion apartments | | | SE | | SE | SE | SE | SE | SE | SE | SE | |
| Group-care housing | | | | | SE | | | | | SE | | |
| Mobile home parks | | | SE | | | | | | | | | |
| Single-family attached | | | P | P | P | | P | | | | SE | |
| Single-family detached dwelling | P | P | P | P | P | P | P | | P | | SE | |
| Single-family semidetached | SE | SE | P | P | P | | P | | P | | SE | |
| Staff housing | | | | | | P | | | | | | |
| Student housing | | | SE | | SE | P | SE | | | | SE | |
| Student housing, institutional | | | | | | P | SE | | | | SE | |
| Two-family dwelling | | | P | P | P | | P | | P | | SE | |
| Unit for care of relative | P | P | P | | P | | | | | | | |

GETTYSBURG CODE

| Nonresidential Uses | R-1 | R-1A | R-2 | Elm Street | Old Town | INS-1 | RO | ROR | TC | GC | IND | HC |
|----------------------------------------------|-----|------|-----|------------|----------|-------|----|-----|----|----|-----|----|
| Adult day care | | | | | | | | | | | | P |
| Adult use | | | | | | | | | | | SE | |
| Amusement arcade | | | | | | | | | | P | | |
| Assembly (materials previously manufactured) | | | | | | | | | | | P | |
| Auto service station | | | | | | | | | P | P | | |
| Auto sales | | | | | | | | | | P | | |
| Bed-and-breakfast | | P | SE | P | P | | P | P | P | P | SE | P |
| Betting parlor | | | | | | | | | | SE | | |
| Boat sales | | | | | | | | | | P | | |
| Boardinghouse/Rooming house | | | | | SE | | | | | P | | |
| Bus terminal | | | | | | | | | | SE | | |
| Business school | | | | | P | | | | | P | | |
| Business services | | | | | | | | | | P | | |
| Car wash | | | | | | | | | | SE | | |
| Cemeteries | | | | | | SE | | | | | | |
| Club or lodge | | | | | SE | | | | P | | | |
| Commercial auditorium | | | | | P | | | | | P | | |
| Commercial communications tower | | | | | | | | | | SE | | |
| Community market | | | | | | | | P | | | | |
| Construction/contractors' establishment | | | | | | | | | | | P | |
| Convenience store | | | | | P | | | | P | P | | |
| Cultural center | | | | P | P | | | | | P | | |
| Day-care center, child | | | | P | P | | | | | P | | P |
| Educational institutions (public or private) | | | | | | | | | | | | |
| Emergency services station | P | P | P | P | P | P | P | | P | P | P | |
| Equipment rental | | | | | | | | | | P | | |
| Essential services | P | P | P | P | P | P | P | | P | P | P | |

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|-----------------------------------------------|-----|------|-----|------------|----------|-------|----|-----|----|----|-----|----|
| Exercise club | | | | | P | | | | | P | | |
| Financial institutions, excluding drive-thrus | | | | P | P | | P | P | P | P | SE | |
| Food processing/manufacturing | | | | | | | | | | | SE | |
| Fraternities/sororities | | | | | | P | | | | | | |
| Funeral home | | | | | P | | P | | | P | SE | |
| General service | | | | P | P | | | | | | | |
| Gift shop | | | | | | | P | | P | P | SE | SE |
| Golf course | | | | | | | | | | P | | |
| Health-care staff housing | | | | | | | | | | | | P |
| Home occupations | | SE | SE | P | | | | | P | P | | P |
| Hospitals | | | | | | | | | | | | P |
| Hotel | | | | | P | | P | P | P | P | SE | |
| Indoor recreation center | | | | | P | | | | | | | |
| Kennel | | | | | | | | | | SE | P | |
| Laboratory/development research | | | | | | | | | | | P | |
| Laundry/dry-cleaning plant | | | | | | | | | | | P | |
| Laundry/dry cleaning | | | | | | | | | | P | P | |
| Library | | | | | P | P | | | | | | |
| Light metal processing | | | | | | | | | | | SE | |
| Live-work units | | | | P | P | | P | P | P | | SE | P |
| Lumber/building supply | | | | | | | | | | P | | |
| MRI and similar facilities | | | | | | | | | | | | P |
| Manufacture of small products | | | | | | | | | | | SE | |
| Medical laboratories | | | | | | | | | | | | P |
| Mixed-use building, extended height | | | | | | | | SE | | | | |
| Motel | | | | | | | | | | P | | |
| Movie house/theater | | | | | P | | P | P | | P | SE | |
| Municipal/government buildings | | SE | SE | | P | P | P | | P | | P | |

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|-----------------------------------|-----|------|-----|------------|----------|-------|----|-----|----|----|-----|----|
| Museum/historical facility | | | | P | P | | P | P | P | P | SE | |
| Nature preserve | | | | | | P | | | | | | |
| Newspaper printing | | | | | | | | | | | P | |
| Night club | | | | | | | | | | SE | | |
| No-impact home-based business | P | P | P | P | P | P | P | P | | | SE | |
| Nursing home | | | | | | | | | | | | P |
| Office | | | | | P | | P | P | | P | P | |
| Office/small shop/craftsman | | | | | | | | | | P | | |
| Outdoor commercial recreation | | | | | | | | | SE | SE | | |
| Outdoor storage | | | | | | | | | | | SE | |
| Packaging or bottling | | | | | | | | | | | SE | |
| Park/playground/recreation | | | P | P | P | P | | | P | P | | |
| Parking lot | | | | | P | | | | SE | P | P | P |
| Parking deck | | | | | P | | | | SE | | | P |
| Personal-care home | | | | | | | | | | SE | | P |
| Personal services | | | | P | P | | P | P | P | P | SE | |
| Photocopy centers/bus services | | | | | P | | | | | P | | |
| Places of worship | | | SE | | P | P | | | | P | | |
| Plant nursery | | | | | | | | | | P | | |
| Primary/secondary schools | | | P | | P | | | | | | | |
| Printing/publishing establishment | | | | | | | | | | | P | |
| Professional/business offices | | | SE | P | P | | | | P | P | | P |
| Professional health offices | | | | | | | | | | | | P |
| Recycling collection center | | | | | | | | | | | SE | |
| Repair of HH items | | | | | | | | | | P | | |
| Restaurants | | | | P | P | | P | P | P | P | SE | P |
| Retail use/store/business | | | | P | P | | | P | P | P | SE | |
| Schools | | | P | | P | P | | | | | | |
| Self storage | | | | | | | | | | | SE | |
| Shopping center | | | | | | | | | | P | | |

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| Social services | | | | | | | | P | | | | |
| Solid waste transfer station | | | | | | | | | | | SE | |
| Swimming pool, nonhousehold | | | | | | | | | | P | | |
| Target range | | | | | | | | | | SE | | |
| Tavern | | | | | P | | | | | P | | |
| Transit facility | | | | | | | | P | | | | |
| Treatment center | | | | | | | | | | SE | | |
| Trucking establishment | | | | | | | | | | | SE | |
| Uses with drive-thrus | | | | | SE | | SE | | SE | SE | SE | |
| Veterinary hospital | | | | | | | | | | SE | | |
| Veterinarian office | | | | | | | | | | P | | |
| Visitors' center | | | | | P | | | | | | | |
| Vocational school | | | | | | | | | | P | | |
| Warehouse/storage | | | | | | | | | | SE | P | |
| Wholesale/distribution | | | | | | | | | | | P | |

NOTES:

- P = Permitted by right.
 - SE = Permitted by special exception.
 - Blank = Not permitted.
- See text for complete details.