

ZONING

27 Attachment 2

Township of Salisbury

Table of Permitted Uses: Residential Districts

Types of Uses (See definitions in Part 2)	Residential Districts					
	CR	R1	R2	R3	R4	R5
Agricultural Uses						
Crop farming	P	P	P	P	P	P
Crop storage, commercial, as principal use	N	N	N	N	N	N
Composting (see also § 27-403, Subsection 4C)	P	P	P	P	P	P
Raising of livestock (beyond what is allowed under crop farming) (see also § 27-402, Subsection 1MM)	N	N	N	N	N	N
Retail sales of agricultural products grown primarily on the premises, as an accessory use (see also § 27-403, Subsection 4N)	P	P	P	P	P	P
Sale or mixing of agricultural seeds or animal feed (not involving bulk manufacturing for sale)	P	N	N	N	N	N
Residential Uses						
Boardinghouse (SW) (see also § 27-402, Subsection 1I)	N	N	N	N	N	N
Conversion of an existing building into an increased number of dwelling units (other than 1 accessory apartment within an existing single-family detached dwelling) (see also § 27-402, Subsection 1Q)	SE	SE	SE	SE	SE	SE
Duplex (SW)	N	N	N	N	P	P
Garden apartment (SW) (see also § 27-402, Subsection 1III)	N	N	N	N	P	P
Group home within a permitted dwelling unit, not including a treatment center (see also § 27-402, Subsection 1CC)	P	P	P	P	P	P
High-rise apartments	N	N	N	N	N	N
Manufactured/mobile home park (SW) (see also § 27-402, Subsection 1OO)	N	N	N	N	N	C
Mid-rise apartments	N	N	N	N	N	N
Mobile home, other than 1 located within a manufactured/mobile home park (see also § 27-402, Subsection 1NN)	P	P	P	P	P	P

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	CR	R1	R2	R3	R4	R5
Planned residential development — complying with Part 9 and the approval procedures of the Pennsylvania MPC	N	N	P	N	N	N
Single-family detached dwelling	P	P	P	P	P	P
Townhouse (SW) (see also § 27-402, Subsection 1III)	N	N	N	P	P	P
Triplex (SW)	N	N	N	N	N	P
Twin dwelling (SW)	N	N	N	P	P	P
Commercial and Industrial Uses						
All principal uses not specifically listed in this table as permitted (except as provided in § 27-106)	N	N	N	N	N	N
Airport	N	N	N	N	N	N
Bed-and-breakfast use (see also § 27-402, Subsection 1G)	SE	N	SE	SE	SE	SE
Campground (see also § 27-402, Subsection 1K)	N	N	N	N	N	N
Communications tower, commercial (includes cellular telephone towers), provided that placement of additional antennas on an existing communications tower in the CR District is a permitted-by-right use, provided it does not increase the total height by more than 10 feet (see also § 27-402, Subsection 1P)	SE	N	N	N	N	N
Golf course (see also § 27-402, Subsection 1BB)	N	P	P	P	P	P
Junk - outdoor storage, display or processing of	N	N	N	N	N	N
Light business conversion, limited to the conversion of a dwelling that existed at the time of adoption of this chapter and that is directly abutting an arterial street other than Broadway Avenue (see also § 27-402, Subsection 1LL)	N	N	N	SE	SE	SE
Medical offices located on the same lot as an approved existing hospital (Note — The definition of “offices” may include medical laboratories and testing facilities.)	N	N	N	SE	N	N

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Plant nursery restricted to sale of items clearly grown on the premises (see also § 27-402, Subsection 1XX)	P	P	P	P	P	P
Plant nursery including retail sale of items not primarily grown on the premises	N	N	N	N	N	N
Recreation area, nonprofit private, with a maximum impervious coverage of 10% and a minimum lot area of 5 acres, not including a miniature golf course or golf driving range	SE	SE	SE	SE	SE	SE
Stable, nonhousehold (see also § 27-402, Subsection 1FFF)	N	SE	N	N	N	N
Institutional Uses						
Animal cemetery	N	N	N	N	N	N
Care and treatment facility for youth, nonprofit (SW) (see also § 27-402, Subsection 1M)	N	N	N	N	SE	N
Cemetery, without crematorium (see also § 27-402, Subsection 1N)	N	P	P	P	P	P
Crematorium	N	N	N	N	N	N
College or university educational and support buildings; hospital	N	N	N	SE	N	N
Community center (other than one limited to use by residents of 1 development) or library (see also § 27-402, Subsection 1R)	N	N	N	N	SE	SE
Cultural center or museum (see also § 27-402, Subsection 1R)	N	N	N	N	N	N
Day-care center, adult (see also § 27-402, Subsection 1B)	N	N	N	N	N	P
Day-care center, provided that the lot is adjacent to an arterial street (other than as accessory to a place of worship) (see also § 27-402, Subsection 1S)	N	N	N	N	P	P
Day-care home, family (see also § 27-403, Subsection 4D)	SE	SE	SE	SE	SE	SE
Day-care home, group (see also § 27-402, Subsection 1S)	N	N	N	N	SE	SE
Dormitory of a college, university, primary or secondary school or hospital, except as allowed within an approved “care and treatment facility for youth” (see also Part 10)	N	N	N	N	N	N

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Family support and lodging center (see also § 27-402, Subsection 1V)	N	N	SE	SE	SE	SE
Hospital (see also § 27-402, Subsection 1EE) (SW)	N	N	N*	N*	N	N
Hospital heliport (when situated on health care campus)	N	N	P	P	N	N
Life care center (see also § 27-402, Subsection 1KK) (SW)	N	N	N	N	SE	SE
Membership club	N	N	N	N	N	N
Nursing home, personal care home/assisted living facility, or hospice (SW) (see also § 27-402, Subsection 1TT, and/or Subsection 1UU)	N	N	N	N	SE	SE
Place of worship (see also § 27-402, Subsection 1WW)	N	P	P	P	P	P
Picnic grove, commercial (see also § 27-402, Subsection 1VV)	SE	N	N	N	N	N
School, public or private, primary or secondary, other than a “care and treatment facility for youth” (SW) (see also § 27-402, Subsection 1AAA)	N	P	P	P	P	P
Treatment center or outpatient treatment center (see also § 27-402, Subsection 1JJJ)	N	N	N	N	N	N
Miscellaneous Uses						
Groundwater or springwater withdrawal involving an average of more than 10,000 gallons per day for off-site use (see also § 27-515)	C	C	C	C	C	C
Public/Semipublic Uses						
Township-owned or -operated uses for a valid governmental purpose	P	P	P	P	P	P
Emergency services station	SE	SE	SE	SE	SE	SE
Nature preserve	P	P	P	P	P	P
Publicly owned recreation	P	P	P	P	P	P
Public utility facility, other than facilities exempted by § 27-115 or permitted as “essential services” in § 27-306, Subsection 5	N	N	N	N	N	N
Swimming pool, nonhousehold (see also § 27-402, Subsection 1GGG)	N	N	SE	SE	SE	SE
U.S. postal service facility	P	P	P	P	P	P

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Accessory Uses						
Accessory apartment, 1, within an existing single-family detached dwelling or twin dwelling (see also § 27-403, Subsection 4A):						
— Other than a “unit for care of a relative”	N	N	N	N	N	SE
— Limited to a “unit for care of a relative”	SE	SE	SE	SE	SE	SE
Day-care center accessory to a place of worship, with minimum lot area of 2 acres	P	P	P	P	P	P
Gas or oil well (see also § 27-403, Subsection 4G)	N	N	N	N	N	N
Heliport (see also § 27-402, Subsection 1DD)	N	N	N	N	N	N
Home occupation, general (see also § 27-403, Subsection 4H)	SE	SE	SE	SE	SE	SE
Home occupation, light (see also § 27-403, Subsection 4H)	P	P	P	P	P	P
Natural gas compressor station	N	N	N	N	N	N
Solar energy collectors as an accessory use (see also § 27-403, Subsection 4P)	P	P	P	P	P	P
Tree harvesting (see also § 27-514, Subsection 2)	P	P	P	P	P	P
Wind turbine, maximum of 1 per lot, as an accessory use (see also § 27-403, Subsection 4U)	SE	SE	SE	SE	SE	SE
See list of additional accessory uses in § 27-306, Subsections 3 and 4, and § 27-403, Subsection 4M.						

NOTES:

- (SW) = Public sewer and public water both required
 * = See Part 10 for the Health Care Overlay District