

ZONING

27 Attachment 3

Township of Salisbury

Table of Permitted Uses: Business Districts

Types of Uses (See definitions in Part 2)	Business Districts			
	C1	C2	C3	I
Agricultural Uses				
Crop farming	P	P	P	P
Composting (see also § 27-403, Subsection 4C)	P	P	P	P
Raising of livestock (beyond what is allowed under crop farming) (see also § 27-402, Subsection 1MM)	N	N	N	SE
Retail sales of agricultural products grown primarily on the premises, as an accessory use (see also § 27-403, Subsection 4N)	P	P	P	P
Sale or mixing of agricultural fertilizers, seeds or animal feed (not involving bulk manufacture for sale)	P	P	P	P
Residential Uses				
Boardinghouse (SW) (see also § 27-402, Subsection 1I)	N	N	SE	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	N	N
Duplex (SW)	SE	SE	N	N
Garden apartment (SW) (see also § 27-402, Subsection 1III)	P	P	N	N
Group home within a permitted dwelling unit, not including a treatment center (see also § 27-402, Subsection 1CC)	P	P	P*	P*
High-rise apartments	C	C	N	N
Manufactured/mobile home park (SW) (see also § 27-402, Subsection 1OO)	N	N	N	C
Mid-rise apartments	C	C	N	N
Mobile home, other than 1 located within a manufactured/mobile home park (see also § 27-402, Subsection 1NN)	P	P	N	N
Planned residential development — complying with Part 9 and the approval procedures of the Pennsylvania MPC	N	N	N	N
Single-family detached dwelling	P	P	N	N
Townhouse (SW) (see also § 27-402, Subsection 1III)	N	N	N	N
Triplex (SW)	SE	SE	N	N
Twin dwelling (SW)	N	N	N	N
Commercial Uses				

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Types of Uses (See definitions in Part 2)	Business Districts			
	C1	C2	C3	I
Adult store, adult movie theater, adult live entertainment use or massage parlor (see also § 27-402, Subsection 1A)	N	N	N	SE
After-hours club Note — This use is also prohibited by § 7327 of Title 18 of the Pennsylvania Statutes.	N	N	N	N
Airport	N	N	N	SE
Amusement park	N	N	C	N
Auditorium, commercial or nightclub (see also § 27-402, Subsection 1C)	N	N	SE	N
Auto reconditioning	N	P	P	P
Auto repair garage (see also § 27-402, Subsection 1D)	N	N	SE	SE
Auto service station — not primarily intended to service tractor-trailer trucks (see also § 27-402, Subsection 1F)	N	N	SE	SE
Auto service station — primarily intended to service tractor-trailer trucks (§ 27-402, Subsection 1F)	N	N	N	N
Auto, boat or manufactured/mobile homes sales (see also § 27-402, Subsection 1E)	N	N	P	P
Bakery	N	P	P	P
Bed-and-breakfast use (see also § 27-402, Subsection 1G)	P	P	P	P
Betting use (see also § 27-402, Subsection 1H)	N	N	N	SE
Beverage distributor	N	N	P	P
Business services	P	P	P	P
Bus terminal, inter-city (see also § 27-402, Subsection 1J)	N	N	C	P
Campground (see also § 27-402, Subsection 1K)	N	N	N	P
Car wash (SW) (see also § 27-402, Subsection 1L)	N	N	P	P
Cellular telephone and similar antennas attached to existing communications towers, power lines and nonresidential principal buildings (see also § 27-402, Subsection 1P)	P	P	P	P
Commercial outdoor recreation (includes miniature golf course and golf driving range)	N	N	P	P
Commercial indoor recreation (includes bowling alley, roller or ice skating, batting practice and similar uses)	N	N	P	P
Communications tower, commercial (includes cellular telephone towers) (see also § 27-402, Subsection 1P)	N	N	N	SE
Conference center	N	N	P	P
Construction company headquarters/storage	N	SE	P	P
Convenience store, major	N	N	P	N
Crafts or artisan's studio	N	P	P	P
Dog day care (see also § 27-402, Subsection 1T)	N	N	SE	P
Exercise club	P	P	P	P

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Types of Uses (See definitions in Part 2)	Business Districts			
	C1	C2	C3	I
Financial institution (see also § 27-402, Subsection 1W)	P	P	P	P
Flea market	N	N	P	N
Forestry - see “tree harvesting”				
Funeral home (3/4 acre minimum lot area required)	N	P	P	P
Heliport (see also § 27-402, Subsection 1DD)	N	N	N	SE
Kennel (see also § 27-402, Subsection 1JJ)	N	N	P	P
Laundry/laundromat, commercial or industrial (SW)	N	N	P	P
Lumberyard	N	N	C	P
Medical office or clinic	P	P	P	P
Medical marijuana dispensaries (see also § 27-402, Subsection 1SSS)	P	P	P	P
Medical marijuana grower/processors (see also § 27-402, Subsection 1QQQ)	P	P	P	P
Medical marijuana transport vehicle offices (see also § 27-402, Subsection 1RRR)	P	P	P	P
Membership club	N	N	P	N
Motel or hotel (see also § 27-402, Subsection 1FF)	N	N	P	P
Office	P	P	P	P
Pawn shop	N	SE	SE	N
Personal services (includes tailoring, custom dressmaking, haircutting/styling, dry-cleaning, shoe repair and similar uses)	N	P	P	N
Pharmacy or drugstore within a building containing offices of 10 or more medical doctors or dentists	P	P	P	P
Plant nursery not including retail sale of items not primarily grown on the premises (see also § 27-402, Subsection 1XX)	P	P	P	P
Plant nursery including accessory retail sale of closely related items and plants not grown on the premises (see also § 27-402, Subsection 1XX)	N	P	P	P
Repair of household items	N	P	P	P
Restaurant, fast-food (SW) (including a use primarily involving delivery of ready-to-eat food) (see also § 27-402, Subsection 1ZZ)	N	N	SE	N
Restaurant, standard (SW) Within the C1 District, it shall be limited to being within an approved office building (see also § 27-402, Subsection 1ZZ)	P	P	P	N
Retail store (a permitted commercial use not including uses listed individually in this table, and not including a shopping center)	N	P	P	N
Shopping center (see also § 27-402, Subsection 1CCC)	N	N	P	N
Stable, nonhousehold (see also § 27-402, Subsection 1FFF)	N	N	N	P
Target range, completely indoor and enclosed (see also § 27-402, Subsection 1HHH)	N	N	P	P

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Types of Uses (See definitions in Part 2)	Business Districts			
	C1	C2	C3	I
Target range, not completely indoor or enclosed (see also § 27-402, Subsection 1HHH)	N	N	N	SE
Taxi terminal	N	N	C	P
Tavern	N	N	P	N
Theater, indoor	N	N	P	N
Trade school	P	P	P	P
Veterinarian office	P	P	P	P
Wind turbine(s), other than one that is allowed as an accessory use under § 27-403 (see also § 27-402, Subsection 1000)	N	N	SE	SE
Industrial Uses				
Assembly of materials manufactured elsewhere	N	N	N	P
Beverage bottling (SW)	N	N	N	P
Building supplies, wholesale sales of	N	N	P	P
Distribution as a principal use (other than truck terminal)	N	N	N	SE
Finishing of previously prepared resin, vinyl, polymer or rubber products	N	N	N	P
Industrial equipment sales and rental, other than vehicles primarily intended to be operated on public streets	N	N	N	P
Junk - outdoor storage, display or processing of, other than within an approved junkyard or solid waste disposal area	N	N	N	N
Junkyard (see also § 27-402, Subsection 1HH)	N	N	N	SE
Liquid fuel storage, bulk	N	N	N	SE
Manufacture and/or bulk processing of:				
— Agricultural chemicals, fertilizers or pesticides	N	N	N	SE
— Animal feed, bulk manufacture for off-site use	N	N	N	P
— Apparel, textiles, shoes and apparel accessories	N	N	N	P
— Asphalt and similar materials	N	N	N	SE
— Cement, actual manufacture of	N	N	N	SE
— Cement, gypsum, concrete or plaster products, other than actual manufacture of cement	N	N	N	SE
— Ceramic products	N	N	N	P
— Chemicals, bulk manufacture or bulk storage of highly hazardous or toxic chemicals	N	N	N	N
— Chemical products that are not highly hazardous or toxic, other than fertilizers or pesticides	N	N	N	SE
— Coke or potash work, including coke oven	N	N	N	N
— Creosote, including treatment with	N	N	N	P
— Electrical and electronic machines, supplies and equipment	N	N	N	P

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Types of Uses (See definitions in Part 2)	Business Districts			
	C1	C2	C3	I
— Explosives, fireworks, ammunition or gunpowder, including bulk storage (except government-owned facility)	N	N	N	N
— Fabricated metal products (except ammunition or explosives)	N	N	N	SE
— Food products (not including uses listed individually in this table) (SW)	N	N	N	P
— Furniture and wood products (not including raw paper pulp)	N	N	N	P
— Glass and glass products	N	N	N	P
— Incineration, reduction, distillation, storage or dumping of slaughterhouse refuse, rancid fats, garbage, bones, dead animals or offal (other than within an approved solid waste facility)	N	N	N	N
— Jewelry and optical goods	N	N	N	P
— Leather, clay and pottery products	N	N	N	P
— Manufactured or modular housing	N	N	N	P
— Metal products, primary	N	N	N	SE
— Microelectronic components	N**	N	N	P
— Paper and cardboard products (not including manufacture of paper pulp)	N	N	N	P
— Paper, raw or paper pulp	N	N	N	N
— Paving or roofing materials, other than bulk manufacture or asphalt	N	N	N	SE
— Petroleum or kerosene refining or distillation	N	N	N	N
— Pharmaceutical	N	N	N	P
— Plastics, polymers, resins or vinyl	N	N	N	SE
— Products from previously manufactured materials, such as glass, leather, plastics, cellophane, textiles, rubber or synthetic rubber	N	N	N	P
— Rubber, natural or synthetic	N	N	N	SE
— Scientific, electronic and other precision instruments	N**	N	N	P
— Soaps, detergents, paints, varnishes or enamels	N	N	N	SE
— Tar, including tar distillation	N	N	N	N
— Tire treading	N	N	N	N
— Transportation equipment	N	N	N	P
Mineral extraction (see also § 27-402, Subsection 1QQ)	N	N	N	SE
Packaging	N	N	N	P
Package delivery services distribution center	N	N	N	P
Photo processing, bulk	P	N	P	P
Printing or bookbinding	N	N	N	P
Recycling collection center (see also § 27-402, Subsection 1YY)	P	P	P	P

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Types of Uses (See definitions in Part 2)	Business Districts			
	C1	C2	C3	I
Recycling center, bulk (other than a solid waste disposal or transfer facility)	N	N	N	P
Research, engineering or testing facility or laboratory within an enclosed building for scientific or industrial purposes, not including bulk manufacture for resale, but which may include custom production necessary for research, and which complies with the performance standards of Part 5	P	N	N	P
Sanitary landfill (see also § 27-402, Subsection 1EEE)	N	N	N	C
Sawmill/planing mill	N	N	N	P
Self-storage development (see also § 27-402, Subsection 1BBB)	N	N	N	P
Solid-waste-to-energy plant (see also § 27-402, Subsection 1EEE)	N	N	N	C
Solid waste transfer facility (see also § 27-402, Subsection 1EEE)	N	N	N	C
Trucking company terminal (see also § 27-402, Subsection 1LLL)	N	N	N	C
Warehousing (other than truck terminal) (see also § 27-402, Subsection 1NNN)	N	N	N	P
Wastewater treatment plant, central, serving uses off the tract	N	N	N	N
Welding	N	N	N	P
Wholesale sales	N	N	N	P
Other industrial uses not specifically listed in this table (except as provided for in § 27-106)	N	N	N	SE
All uses that would have a serious threat of being unable to comply with the performance standards of this chapter, especially including the “Environmental Protection” requirements in Part 5	N	N	N	N
Institutional Uses				
Academic clinical research centers (see also § 27-402, Subsection 1PPP)	P	P	P	P
Animal cemetery	N	N	N	SE
Cemetery, without crematorium (see also § 27-402, Subsection 1N)	P	P	P	P
Crematorium (see also § 27-402, Subsection 1N)	N	N	N	SE
College or university — educational and support buildings	P	P	P	P
Community center or library (see also § 27-402, Subsection 1R)	P	P	P	P
Cultural center or museum (see also § 27-402, Subsection 1R)	P	P	P	P
Day-care center, adult (see also § 27-402, Subsection 1B)	P	P	P	P
Day-care center, child (other than as accessory to a place of worship) (see also § 27-402, Subsection 1S)	P	P	P	P
Day-care, family (see also § 27-403, Subsection 4D)	P	P	P	P

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Types of Uses (See definitions in Part 2)	Business Districts			
	C1	C2	C3	I
Day-care, group (see also § 27-402, Subsection 1S)	P	P	P	P
Dormitory of a college, university or primary or secondary school	N	N	SE	N
Golf course (see also § 27-402, Subsection 1BB)	P	P	P	P
Hospital (see also § 27-402, Subsection 1EE)	SE	N	N	N
Institutional group home (see also § 27-402, Subsection 1GG)	N	N	SE	N
Juvenile detention facility (see also § 27-402, Subsection 1II)	N	N	N	C
Life care center (see also § 27-402, Subsection 1KK)	SE	N	N	N
Membership club	P	P	P	P
Minimum security prison facility (see also § 27-402, Subsection 1PP)	N	N	N	C
Nursing home, personal care home/assisted living facility, or hospice (SW) (see also § 27-402, Subsections 1TT and/or 1UU)	P	P	P	P
Place of worship (see also § 27-402, Subsection 1WW)	P	P	P	P
Picnic grove, commercial (see also § 27-402, Subsection 1VV)	N	N	P	P
School, public or private, primary or secondary, other than a “care and treatment facility for youth” (SW) (see also § 27-402, Subsection 1AAA)	P	P	P	N
Treatment center, with a minimum lot area of 2 acres in the C1 and C3 Districts (see also § 27-402, Subsection 1JJJ)	C	N	C	C
Treatment center, outpatient (see also § 27-402, Subsection 1JJJ)	C	C	C	C
Public/Semipublic Uses				
Township-owned uses	P	P	P	P
Emergency services station	SE	SE	SE	SE
Nature preserve	P	P	P	P
Publicly owned recreation	P	P	P	P
Public utility facility, other than facilities exempted by § 27-104 or permitted as “essential services” in § 27-306, Subsection 5	SE	SE	SE	SE
Swimming pool, nonhousehold (see also § 27-402, Subsection 1GGG)	P	P	P	P
U.S. postal service facility	P	P	P	P
Miscellaneous Uses				
Gas or oil well (see also § 27-403, Subsection 4G)	N	N	N	SE
Groundwater or springwater withdrawal involving an average of more than 10,000 gallons per day for off-site use (see also § 27-515)	N	N	N	C
Natural gas compressor stations with a 750-foot setback from the nearest existing building	N	N	N	SE
Solar energy collectors, other than as allowed as an accessory use (see also § 27-402, Subsection 1DDD)	P	P	P	P

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Types of Uses (See definitions in Part 2)	Business Districts			
	C1	C2	C3	I
Accessory Uses				
Accessory apartment, 1, within an existing single-family detached dwelling or twin dwelling (see also § 27-403, Subsection 4A)	P	P	P	P
Day-care center accessory to a place of worship, with a minimum lot area of 2 acres	P	P	P	N
Heliport (see also § 27-402, Subsection 1DD)	N	N	N	SE
Home occupation, general or light (see also § 27-403, Subsection 4H)	P	P	P	P
Retail sales and/or personal services - limited to a maximum of 5% of the floor area of an industrial or office use	P	P	P	P
Solar energy collectors as an accessory use (see also § 27-403, Subsection 4P)	P	P	P	P
Tree harvesting (see also § 27-514, Subsection 2)	P	P	P	P
Wind turbine, maximum of 1 per lot, as an accessory use (see also under “Commercial Uses” above) (see also § 27-403, Subsection 4U)	P	P	P	P
See list of additional accessory uses in § 27-306, Subsections 3 and 4, and § 27-403, Subsection M.	P	P	P	P

NOTES:

- (SW) = Public sewer and public water both required
- * = If such dwelling exists prior to the adoption of this chapter
- ** = Except non-bulk manufacture that is directly part of a research process