

ZONING

27 Attachment 1

**Borough of Homestead**

**Table of Permitted Uses**

**[Amended 9-13-2007 by Ord. No. 1196; 8-8-2013 by Ord. No. 1219; 7-13-2017 by Ord. No. 2017-05; 9-13-2018 by Ord. No. 2018-06; 2-11-2021 by Ord. No. 2020-05; 11-17-2022 by Ord. No. 2022-04]**

<b>Type of Uses</b> See definitions in Article II P = Permitted by right (zoning decision by Zoning Officer) C = Conditional use N = Not permitted (§27-502) = Additional requirements in §27-502 (§27-503) = Additional requirements in §27-503	<b>R-1</b>		<b>R-3</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>WD D</b>	<b>POS P</b>
<b><u>Agricultural Uses</u></b>								
Commercial forestry, with a minimum 10 acres (§ 27-502), which requires review by the Planning Commission.	P	P	P	P	P	P	P	P
Plant nursery (§ 27-502)	N	N	N	C	C	C	P	N
<b><u>Residential Uses</u></b>								
Single-family detached	P	P	P	N	N	N	N	N
Modular home on a permanent foundation	P	P	N	N	N	N	N	N
Townhouse (§ 27-502)	N	C	P	N	N	N	N	N
Duplex	C	P	P	N	N	N	N	N
Triplex	N	P	P	N	N	N	N	N
Quadruplex	N	P	P	N	N	N	N	N
Garden apartment (§ 27-502)	N	N	P	N	N	C	P	N
Mid-rise apartment (§ 27-502)	N	N	C	N	N	C	N	N
High-rise apartment (§ 27-502)	N	N	N	N	N	C	N	N
Conversion apartment (§ 27-502)	C	C	C	N	N	N	N	N
Apartments in combination with first floor commercial or office use (§ 27-502)	N	N	N	C	P	C	N	N
Boarding/lodging home (§ 27-502)	N	N	N	N	C	N	N	N
Group residence (§ 27-502)	P	P	P	N	N	N	N	N
Juvenile facility (§ 27-502)	N	C	C	N	N	C	N	N
Personal care home (§ 27-502)	N	C	C	N	N	C	N	N
Transitional dwelling (§ 27-502)	N	C	C	N	N	C	N	N
Housing for the elderly (§ 27-502)	C	C	C	N	C	C	N	N

## HOMESTEAD CODE

<b>Commercial Uses</b>								
Adult bookstore, adult movie theater, adult live entertainment facility (§ 27-502)	N	N	N	N	N	N	C	N
Amusement arcade	N	N	N	P	N	P	P	N
Art gallery	N	N	N	P	P	P	P	N
Artist studio	N	N	N	C	C	P	P	N
ATM (freestanding) (§ 27-502)	N	N	N	N	N	N	P	N
Automobile, mobile/manufactured home sales (§ 27-502)	N	N	N	N	N	C	P	N
Auto repair garage (§ 27-502)	N	N	N	N	N	N	P	N
Auto service station (§ 27-502) which may or may not include a convenience store or a car wash	N	N	N	N	P	C	C	N

# ZONING

## Table of Permitted Uses (Cont'd)

<b>Type of Uses</b> See definitions in Article II P = Permitted by right (zoning decision by Zoning Officer) C = Conditional use N = Not permitted (§27-502) = Additional requirements in §27-502 (§27-503) = Additional requirements in §27-503	<b>R-1</b>	<b>R-3</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>WD D</b>	<b>POS P</b>
Bed-and-breakfast (§ 27-502)	C	C	C	N	N	N	N
Bottle club (§ 27-502)	N	N	N	C	N	N	N
Building materials storage and sales (§ 27-502)	N	N	N	N	N	C	N
Car wash (§ 27-502)	N	N	N	N	N	C	N
Carpenter's shop (§ 27-502)	N	N	N	N	N	C	N
Commercial, general (not including uses listed individually in this table)	N	N	N	N	N	N	P
Commercial recreation	N	N	N	C	N	C	P
Commercial school (§ 27-502)	N	N	N	P**	N	P	N
Communication antennae/tower, commercial (not including antennas standard or antennas for emergency service providers)				N			
If location on existing structures, including building rooftops, water tanks, or existing towers (§ 27-502)	N	N	N		C	N	N
New communications antennae/tower, commercial (§ 27-502)	N	N	N	C	C	C	N
Financial institution (drive-in see (§ 27-502))	N	N	N	P	N	P	P
Food store	N	N	N	C	P	P	P
Funeral home (§ 27-502)	C	C	C	N	N	C	N
Hotel/motel (§ 27-502)	N	N	N	C	N	C	P
Indoor amusement	N	N	N	P**	N	P	P
Kennel (§ 27-502)	N	N	N	N	N	P	N
Launderette/laundromat	N	N	N	N	P	P	N
Marina and recreational boat docking and service	N	N	N	N	N	N	P
	N	N	N	C	N	N	N
Medical marijuana dispensary	N	N	N	N	N	N	C
Medical marijuana grower/processor	N	N	N	P**	P	P	P
Medical office	N	N	N	P**	N	P	P
Music studio	N	N	N	P**	P	P	P
Office, business/professional (not including home occupation)	N	N	N	N			
	N	N	N	P**	N	N	P
Off-track betting establishment	N	N	N		P	P	P
Personal service							

HOMESTEAD CODE

**Table of Permitted Uses  
(Cont'd)**

<b>Type of Uses</b> See definitions in Article II P = Permitted by right (zoning decision by Zoning Officer) C = Conditional use N = Not permitted (\$27-502) = Additional requirements in §27-502 (\$27-503) = Additional requirements in §27-503	<b>R-1</b>		<b>R-3</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>WD D</b>	<b>POS P</b>
Radio, television station/studio	N	N	N	P**	N	P	N	N
Repair service	N	N	N	P	P	P	N	N
Restaurant, excluding fast food/drive-through	N	N	N	P	P	P	P	N
Restaurant, fast-food (drive-through, see § 27-502)	N	N	N	P*** N	N	P	P	N
Retail convenience store	N	N	N	P	P	P	N	N
Retail store (not including uses listed individually in this table)	N	N	N	N	P	P	P	N
Shopping center (§ 27-502)	N	N	N	C	N	N	P	N
Short-term rental	N	C	C	N	N	C	C	N <sup>1</sup>
Supermarket	N	N	N	P	P	P	P	N
Theater	N	N	N	N	N	P	P	N
Under-21 dance club (§ 27-502)	N	N	N	N	N	N	C	N
Veterinary	N	N	N		P	P	N	N
<b>Institutional Uses</b>								
Cemetery (§ 27-502)	N	N	N	N	N	C	N	N
Day-care center, adult (§ 27-502) (See also as an accessory use)	N	N	C	N	P	P	N	N
Day-care center, child (§ 27-502) (See also as an accessory use)	N	N	N	P** N	P	P	N	N
Emergency care center (§ 27-502)	N	N	N	N	N	C	N	N
Hospital (§ 27-502)	N	N	N	P	N	C	N	N
Museum (§ 27-502)	N	N	N	N	N	P	P	C
Nursing home (§ 27-502)	N	C	N	N	N	C	N	N
Place of worship (§ 27-502)	C	C	C	N	C	N	N	N
Private club (§ 27-412)	N	N	N	N	C	C	N	N
Methadone treatment facility	N	N	N		N	C	N	N
<b>Manufacturing Uses*</b>								
Assembly of materials manufactured elsewhere or finishing of previously prepared resin, vinyl, polymer or rubber products	N	N	N	N	N	N	C	N
Asphalt plant	N	N	N	N	N	N	C	N
Bakery, wholesale (§ 27-502)	N	N	N	N	N	C	C	N
Beverage bottling	N	N	N	C	N	N	C	N
Distribution as a principal use (other than a freight terminal)	N	N	N	N	N	N	P	N
Freight terminal	N	N	N	N	N	N	C	N

# ZONING

## Table of Permitted Uses (Cont'd)

<b>Type of Uses</b> See definitions in Article II P = Permitted by right (zoning decision by Zoning Officer) C = Conditional use N = Not permitted (§27-502) = Additional requirements in §27-502 (§27-503) = Additional requirements in §27-503	<b>R-1</b>	<b>R-3</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>WD D</b>	<b>POS P</b>	
Industrial equipment sales, rental, service, other than vehicles primarily intended to be operated on public streets	N	N	N	N	N	N	C	N
Junk - outdoor storage, display or processing of, other than within an approved junkyard or solid waste disposal area	N	N	N	N	N	C	N	N
Junkyard (§ 27-502)	N	N	N	N	N	N	C	N
Liquid fuel storage, bulk for off-site use, other than company vehicles based onsite	N	N	N	N	N	N	C	N
Manufacture or bulk processing for resale of the following, provided manufacturing occurs only indoors (other than a home occupation):								
Apparel, textiles, shoes, and apparel accessories	N	N	N	N	N	N	C	N
Cement, actual manufacture of	N	N	N	N	N	N	C	N
Cement, gypsum, concrete or plaster products, other than actual manufacture of cement	N	N	N	N	N	N	C	N
Chemical products that are not highly hazardous or toxic, other than fertilizers or pesticides	N	N	N	N	N	N	C	N
Manufacture or bulk processing for resale of the following, provided manufacturing occurs only indoors (other than a home occupation):	N	N	N	N	N	N	C	N
Ceramics, clay, glass, wood, furniture or pottery products	N	N	N	N	N	N	C	N
Electrical, electronic and microelectronic machines, supplies and equipment	N	N	N	N	N	N	C	N
Fabricated metal products (except ammunition or explosives)	N	N	N	N	N	N	C	N
Food products, bulk manufacture (not including uses listed separately)	N	N	N	N	N	N	C	N
Furniture and wood products (other than raw paper pulp)	N	N	N	N	N	N	C	N
Glass and glass products	N	N	N	N	N	N	C	N
Jewelry, leather, clay and pottery products	N	N	N	N	N	N	C	N
Paper and cardboard products (other than raw paper pulp)	N	N	N	N	N	N	C	N
Paper, raw pulp	N	N	N	N	N	N	C	N

HOMESTEAD CODE

**Table of Permitted Uses  
(Cont'd)**

<b>Type of Uses</b> See definitions in Article II P = Permitted by right (zoning decision by Zoning Officer) C = Conditional use N = Not permitted (§27-502) = Additional requirements in §27-502 (§27-503) = Additional requirements in §27-503	<b>R-1</b>		<b>R-3</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>WD D</b>	<b>POS P</b>
Paving or roofing material, other than bulk manufacture of asphalt	N	N	N	N	N	N	C	N
Petroleum or kerosene refining or distillation	N	N	N	N	N	N	C	N
Pharmaceutical	N	N	N	N	N	N	C	N
Plastics, polymers, rubber (natural or synthetic), resins or vinyl, actual manufacture of	N	N	N	N	N	N	C	N
Primary metal products	N	N	N	N	N	N	C	N
Products from previously manufactured materials, such as glass, leather, plastics, cellophane, textiles, rubber or synthetic rubber	N	N	N	N	N	N	C	N
Scientific, electronic, optical and other precision instruments	N	N	N	N	N	N	C	N
Soaps, detergents, paints, varnishes, or enamels	N	N	N	N	N	N	C	N
Tire retreading	N	N	N	N	N	N	C	N
Transportation equipment or manufactured/modular housing	N	N	N	N	N	N	C	N
Mineral extraction (§ 27-502) of stone	N	N	N	N	N	N	C	N
Of other than stone	N	N	N	N	N	N	C	N
Packaging as a principal industrial use	N	N	N	N	N	N	C	N
Photo processing, bulk	N	N	N	N	N	N	C	N
Printing or bookbinding	N	N	N	N	N	N	C	N
Recycling collection center (§ 27-502) (See also as accessory use)	N	N	N	N	N	N	C	N
Recycling center, bulk or industrial (other than a solid waste disposal or transfer facility)	N	N	N	N	N	N	C	N
Research and development, engineering or testing facility or laboratory	N	N	N	N	N	C	C	N
Sawmill/planing mill and related sales	N	N	N	N	N	N	C	N
Self-storage development (§ 27-502)	N	N	N	N	N	N	C	N
Solid waste to energy plant (§ 27-502)	N	N	N	N	N	N	C	N
Solid waste landfill (§ 27-502)	N	N	N	N	N	N	C	N
Solid waste transfer facility (§ 27-502)	N	N	N	N	N	N	C	N
Warehousing as a principal use (other than a freight terminal) (§ 27-502)	N	N	N	N	N	N	C	N
Welding shop	N	N	N	N	N	N	C	N
Wholesale distribution	N	N	N	N	N	C	C	N

# ZONING

## Table of Permitted Uses (Cont'd)

<b>Type of Uses</b> See definitions in Article II P = Permitted by right (zoning decision by Zoning Officer) C = Conditional use N = Not permitted (§27-502) = Additional requirements in §27-502 (§27-503) = Additional requirements in §27-503	<b>R-1</b>		<b>R-3</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>WD D</b>	<b>POS P</b>
<b>Public/Semipublic</b>								
Essential services	P	P	P	P	N	P	P	N
Public building or use, community center (§ 27-502)	C	C	C	N	P	P	N	P
Public building or use (§ 27-502)	C	C	C	P	N	P	N	P
Public building or use (§ 27-502)	N	N	N	C	C	C	P	N
Public parking lot/garage (§ 27-502)	C	C	C	C	N	P	N	N
Public utility structure (§ 27-502)	N	N	N	N	N	N	P	P
Recreation, passive	C	C	C	C	C	C	P	P
Recreational facility, public or nonprofit	C	C	C	N	N	N	N	N
School (§ 27-502)	N	N	N	N	N	C	N	N
Taxi stand, bus shelter (§ 27-502)	N	N	N	N	N	C	C	N
Transportation facility (§ 27-502)								

**NOTES:**

\*All manufacturing uses listed in this table require a minimum lot area of five acres and a minimum lot frontage of 300 feet, unless otherwise required by § 27-502.

\*\*This use is permitted in the C-1 District with the limitation that, when housed in a building along Eighth Avenue, it shall be a permitted use only above the first-floor level and shall otherwise be a nonpermitted use.

\*\*\*May not include a drive-through, which shall not be a permitted use in this district.

<sup>1</sup> See § 27-502.