

ZONING

337 Attachment 1

City of Clairton

**Table 337-18, Permitted Uses
[Amended 5-12-2015 by Ord. No. 1908]**

KEY:

- P = Permitted use by right (zoning determination by the Zoning Officer)
- SE = Special exception use (zoning decision by the Zoning Hearing Board)
- CU = Conditional use (zoning decision by the Council)
- N = Not permitted
- (§ 337-37) = Subject to additional requirements specified in Article V, § 337-37, of this chapter

USES (See definitions in Ch. 337, Art. II.)	Zoning Districts								
	SC	R-1	R-2	MU-R	MU-V	MU-T	CBD	C/I	I
Residential Uses									
Dwelling, single-family detached	P	P	P	P	P	P	N	N	N
Dwelling, single-family attached	N	P	P	N	P	P	N	N	N
Dwelling, duplex (§ 337-37O)	N	SE	SE	N	P	P	N	N	N
Dwelling, multifamily - conversion apartment (§ 337-37N)	N	SE	SE	N	P	P	N	N	N
Dwelling, multifamily - garden apartment (§ 337-37P)	N	SE	SE	N	N	P	N	N	N
Dwelling, multifamily - high-rise apartment (§ 337-37P)	N	N	SE	N	N	P	N	N	N
Dwelling, multifamily - residence over business	N	N	N	P	N	P	P	P	N
Boardinghouse (includes rooming house) (§ 337-37F)	N	N	SE	N	N	P	P	P	N
Group home (§ 337-37T)	CU	CU	CU	CU	CU	CU	N	N	N
Live-work unit	N	N	N	N	P	P	N	N	N
Mobile home park (§ 337-37CC)	N	N	CU	N	CU	CU	N	N	N
Institutional/Semipublic Uses									
Cemetery	P	P	P	N	N	N	P	P	P
City and government uses	P	P	P	P	P	P	P	P	P

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	SC	R-1	R-2	MU-R	MU-V	MU-T	CBD	C/I	I
Institutional/Semipublic Uses (cont.)									
Community garden	P	P	P	P	P	P	P	P	P
Community recreation center	P	N	N	P	N	P	P	P	P
Cultural center or museum	N	N	N	N	N	P	P	P	P
Day-care center, adult (§ 337-37I)	N	N	N	P	P	P	P	P	P
Day-care center, child (§ 337-37I)	N	N	N	P	P	P	P	P	P
Educational institution	P	N	N	N	N	N	P	P	P
Emergency services station or training facility	N	N	N	N	P	P	P	P	P
Family day-care home (accessory use) (§ 337-37I)	N	CU	P	P	P	P	N	P	P
Group day-care home (accessory use) (§ 337-37I)	N	N	P	P	P	P	N	P	P
Heliport or helipad (§ 337-37U)	N	N	N	N	N	N	CU	CU	CU
Hospital (§ 337-37W)	N	N	N	N	N	CU	CU	CU	CU
Membership club	N	N	N	P	P	P	P	P	P
Nursing home and related health care facilities	N	N	P	N	N	P	P	P	P
Parks and recreation (public)	P	P	P	P	P	P	P	P	P
Personal care home or assisted-living facility	N	N	P	N	N	P	P	P	P
Place of worship (§ 337-37FF)	P	N	P	P	P	P	P	P	P
Public utility facility (facilities such as substations, but not including vehicle garages, warehouses, storage yards or commercial communications antennas) (§ 337-37GG)	N	N	N	N	P	P	P	P	P
Nature preserve or environmental education center	P	P	N	N	N	N	N	N	N
Temporary shelter (§ 337-37QQ)	N	N	N	N	N	CU	N	N	N
Treatment center (§ 337-37PP)	N	N	N	N	N	N	N	N	P
Commercial Uses									
Adult-oriented establishment (§ 337-37A)	N	N	N	N	N	N	N	CU	P
Amusement arcade	N	N	N	N	N	N	P	P	N

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USES (See definitions in Ch. 337, Art. II.)	Zoning Districts								
	SC	R-1	R-2	MU-R	MU-V	MU-T	CBD	C/I	I
Commercial Uses (cont.)									
Animal shelter (§ 337-37C)	N	N	N	N	N	CU	CU	P	P
Auditorium (commercial), arena, performing arts center	N	N	N	N	N	P	P	N	N
Auto body shop or repair garage (§ 337-37E)	N	N	N	N	SE	CU	N	P	P
Auto, boat or mobile/manufactured home sales	N	N	N	N	N	CU	N	P	P
Bank or financial institution	N	N	N	N	N	P	P	P	N
Bakery, retail	N	N	N	P	P	P	P	P	N
Bed-and-breakfast inn	N	N	P	P	P	P	P	P	N
Beverage distributor (wholesale and/or retail) (§ 337-37G)	N	N	N	N	N	CU	CU	P	P
Bus maintenance or storage yard	N	N	N	N	N	N	N	P	P
BYOB club (§ 337-37J)	N	N	N	N	N	N	CU	CU	P
Car wash	N	N	N	N	N	N	N	P	P
Catering business (§ 337-37H)	N	N	N	CU	CU	CU	P	P	N
Check-cashing business	N	N	N	N	N	N	P	P	N
Clubs (§ 337-37J)	N	N	N	N	N	P	P	P	N
Communications antennas (as an accessory use) (§ 337-37K)	N	N	N	N	N	CU	CU	CU	P
Communications tower (§ 337-37L)	N	N	N	N	N	N	N	CU	P
Crematorium	N	N	N	N	N	N	N	P	P
Conference center or expo	N	N	N	N	P	P	P	P	P
Crafts or artisan's studio	N	N	N	P	P	P	P	P	P
Custom printing, copying, faxing or mailing	N	N	N	N	N	P	P	P	N
Drive-through facility (accessory use) (§ 337-37M)	N	N	N	N	N	P	CU	P	P
Exercise club	N	N	N	N	N	P	P	P	N
Flea market or auction house	N	N	N	N	N	N	P	P	P
Funeral home	N	N	P	P	N	P	P	P	P

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	SC	R-1	R-2	MU-R	MU-V	MU-T	CBD	C/I	I
Commercial Uses (cont.)									
Garden center or nursery	N	N	N	N	N	N	N	P	P
Gas station (§ 337-37S)	N	N	N	N	N	N	N	P	P
Greenhouse (commercial)	N	N	N	N	P	N	N	P	P
Home occupation (accessory use) (§ 337-37V)	CU	CU	CU	CU	CU	CU	N	N	N
Hotel or motel (§ 337-37X)	N	N	N	N	N	N	P	P	N
Kennel	N	N	N	N	N	N	N	P	P
Laundromat	N	N	N	N	N	P	P	P	N
Lumberyard	N	N	N	N	N	N	N	P	P
Microbrewery (in combination with a restaurant)	N	N	N	N	N	P	P	P	N
Nightclub	N	N	N	N	N	N	P	P	N
No-impact home-based business (accessory use to a dwelling)	P	P	P	P	P	P	P	N	N
Office (not including medical clinics or labs)	N	N	N	P	P	P	P	P	P
Office (may include medical clinics or labs)	N	N	N	N	N	P	P	P	P
Pawnshop	N	N	N	N	N	CU	P	P	P
Personal services (tailoring, hairstyling, nails, travel, dog grooming, dry cleaning, massage therapy)	N	N	N	P	P	P	P	P	N
Pet day care (§ 337-37EE)	N	N	N	N	N	CU	N	P	N
Professional services	N	N	N	P	P	P	P	P	N
Recording studio	N	N	N	N	N	P	P	P	N
Recreation, commercial indoor (§ 337-37HH)	CU	N	N	N	N	P	P	P	N
Recreation, commercial outdoor (§ 337-37HH)	CU	N	N	N	N	N	N	P	N
Repair service (household appliance)	N	N	N	P	P	P	P	P	P
Restaurant or banquet hall (§ 337-37II)	N	N	N	CU	N	P	P	P	N
Retail store ≤ 7,000 square feet (§ 337-37JJ)	N	N	N	N	SE	P	P	P	N
Retail store >7,000 ≤ 22,000 square feet (§ 337-37JJ)	N	N	N	N	N	P	CU	P	P

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Commercial Uses (cont.)									
Self-storage facility (§ 337-37KK)	N	N	N	N	N	N	N	CU	P
Shopping center (§ 337-37LL)	N	N	N	N	N	N	CU	CU	P
Tattoo or body-piercing establishment	N	N	N	N	N	N	N	P	P
Tavern	N	N	N	N	N	P	P	P	P
Television/radio broadcasting studio	N	N	N	N	N	P	P	P	P
Theater, indoor (not adult)	N	N	N	N	N	P	P	P	P
Trade school	N	N	N	N	N	P	P	P	P
Veterinarian office	N	N	N	N	N	P	P	P	P
Wholesale services	N	N	N	N	N	N	N	P	P
Industrial Uses (§ 337-37Y)									
Asphalt plant	N	N	N	N	N	N	N	N	P
Assembly or finishing of products using materials (§ 337-37D)	N	N	N	N	N	N	N	CU	P
Building supplies and building materials (wholesale)	N	N	N	N	N	N	N	P	P
Data centers	N	N	N	N	N	N	N	P	P
Distribution center (§ 337-37SS)	N	N	N	N	N	N	N	P	P
Electric power generating plant (other than putrescent solid waste to energy, solar, wind) (§ 337-37Q)	N	N	N	N	N	N	N	SE	P
Freight terminal (§ 337-37R)	N	N	N	N	N	N	N	P	P
Industrial equipment sales, rental and service	N	N	N	N	N	N	N	P	P
Industrial incubator/park	N	N	N	N	N	N	N	P	P
Junkyard (§ 337-37Z)	N	N	N	N	N	N	N	CU	P
Liquid or gas fuel storage, bulk, for off site (§ 337-37AA)	N	N	N	N	N	N	N	CU	P
Manufacturing and/or bulk processing	N	N	N	N	N	N	N	P	P
Mineral extraction and related processing, stockpiling and storage (§ 337-37BB)	CU	CU	CU	CU	CU	CU	CU	CU	CU

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Industrial Uses (§ 337-37Y) (cont.)									
Packaging	N	N	N	N	N	N	N	P	P
Package delivery services distribution center	N	N	N	N	N	N	N	P	P
Petroleum refining or manufacture of ethanol or other alternative fuels	N	N	N	N	N	N	N	N	P
Printing or bookbinding	N	N	N	N	N	N	N	P	P
Recycling center	N	N	N	N	N	N	N	P	P
Research and development, engineering or testing facility or laboratory (other than medical laboratories) and related manufacture of prototypes	N	N	N	N	N	N	N	P	P
Sawmill/planing mill	N	N	N	N	N	N	N	N	P
Solid waste landfill (§ 337-37NN)	N	N	N	N	N	N	N	N	CU
Solid waste transfer facility or putrescent waste to energy facility (§ 337-37NN)	N	N	N	N	N	N	N	CU	CU
Truck stop	N	N	N	N	N	N	N	P	P
Warehousing or storage (§ 337-37SS)	N	N	N	N	N	N	N	P	P
Welding	N	N	N	N	N	N	N	P	P
Wholesale sales (other than motor vehicles)	N	N	N	N	N	N	N	P	P
Miscellaneous Uses									
Agricultural operation	P	N	N	N	N	N	N	N	N
Forestry	P	P	P	P	P	P	P	P	P
Parking structure (§ 337-37DD)	N	N	N	N	N	CU	CU	N	N
Parking lot (accessory for nonconforming structures) (§ 337-37DD)	N	N	CU	N	N	N	N	N	N
Parking lot (surface) (§ 337-37DD)	N	N	N	N	N	CU	CU	CU	P
Roadside stand	N	N	N	N	N	N	P	P	N

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Miscellaneous Uses (cont.)									
Solar energy collection system (§ 337-37MM)	N	N	N	N	N	N	N	N	CU
Stable, nonhousehold	P	N	N	N	N	N	N	N	N