

ZONING

27 Attachment 1

Borough of Ben Avon
Table I - Land Use Table

[Amended by Ord. 756, 8/21/2012; by Ord. No. 779, 8/31/2017; and by Ord. No. 784, 3/19/2019]

P — Principal Use Permitted by Right
C — Principal Use Permitted by Conditional Use
S — Principal Use Permitted by Special Exception

Land Use		R-L Low Density Residential District	R-M Moderate Density Residential District	R-H High Density Residential District	MU Mixed-Use District	C-NC Neighborhood Commercial District	C-HC Highway Commercial District	C-BE Business Enterprise District	C-MW Manufacturing and Warehousing District	COS Civic and Open Space Conservation	T Transportation District
Residential											
1	Accessory Dwelling		S	S							
2	Apartments, Garden		S	P	S	S					
3	Apartments, High-Rise			C	P						
4	Boarding House		S	S	P	P					
5	Duplex		P	P	S	S					
6	Group Care Facility			C	C						
7	Halfway House			C	C						
8	Mobile Home Park							C			
9	Nursing Home/Life Care		C	C	C	C	P	P			
10	Personal Care Home	C	C	C	C						
11	Quadplex		S	P	S						
12	Single-Family Dwelling	P	P	P	S	S	S			S	

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13	Townhouse		P	P	S	S					
Nonresidential											
1	Agricultural Activities	S								P	
2	Amphitheater				P					P	
3	Assembly or Fabrication Facility, see Industry, Light										
4	Automobile Rental					S	P	P			
5	Automobile Sales (car, truck, motorcycle, boat or trailer)				S		P	P	P		
6	Automotive Services					S	P	P	P		
7	Bakery				P	P	P	P	P		
8	Bed and Breakfast	S	P	P	P						
9	Billboard								S		
10	Business Services				P	P	P	P			
11	Car Wash					S	P	P	P		
12	Catering Service				P	P	P	P			
13	Cemetery						P	P	S		
14	Check Cashing Establishment				S		S				
15	Cinema				C		C	C			
16	Communications Antenna	P	P	P	P	P	P	P	P	P	P
17	Communications Tower							C	C		
18	Community Center				S	S					
19	Conference Center						P	P	S		

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20	Consignment Store				C	C	P	S			
21	Contractor's Storage Yard							P	P		
22	Convenience Store				S	S	P	P			
23	Correctional Facility							C	P		
24	Country Club Golf Course	P	P							S	
25	Crematorium						C	P	P		
26	Day Care Center (adult or child)		S		P	P	P				
27	Day Care Home (adult or child)		S		P	P	P				
28	Drive-In Theater							C	C		
29	Driving Range	S	S							S	
30	Dry Cleaning Customer Services				P	P	P	P			
31	Dry Cleaning Facility						S	P	P		
32	Emergency Services				S						
33	Essential Services	P	P	P	P	P	P	P	P	P	P
34	Exercise/Fitness Facility				P	P	P	P			
35	Farmers Market				S	S	P	P			
36	Feed Store						S	P	P		
37	Financial Institution				P	P	P	P			
38	Flea Market							P	P		
39	Flex Space							P	P		
40	Food Packaging Facility					S	S	P	P		
41	Food Processing Facility					C	C	C	C		
42	Forestry	P	P	P	P	P	P	P	P	P	P

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43	Freight Terminal							P	P		
44	Funeral Home/Mortuary			S	P	P	P				
45	Gallery				P	P	P				
46	Gasoline/Energy Recharge Station					S	S	S			
47	Greenhouse							P	P		
48	Grocery Store				S	S	P	P	S		
49	Hardware Store				P	P	P	P	P		
50	Heliport				P						P
51	Home Based Business, No Impact	P	P	P	P	P					
52	Home Based Business, Other	S	S		S	S					
53	Hospital				P						
54	Hotel/Motel				S	S	P	P			
55	Industry, Heavy (manufacturing, etc.)								P		
56	Industry, Light (warehousing, distribution, etc.)							P	P		
57	Junkyard							C	P		
58	Kennel						S	S	P		
59	Landfill								P		
60	Laundromat				P	P	P	P			
61	Library				P	P	P				
61.1	Low Impact Residential Commercial Business		C								
62	Marina									P	P

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63	Massage Therapy Establishment				P	P	P	P			
64	Medical Clinic				P	P	P	P			
64.1	Medical Marijuana Dispensary				P		P				
64.2	Medical Marijuana Grower/Professor						C	P	P		
65	Methadone Treatment Facility							C	P		
66	Municipal Facility				S	S	S				
67	Municipal Facility				P	P	P				
68	Nursery	S					P	P	S	S	
69	Office, Medical				S	S	P	P			
70	Office, Professional/Administrative				P	P	P	P			
71	Oil/Gas Well							C	C	C	
72	Park	P	P	P	P	P	P	P	P	P	P
73	Parking Surface Lot, Private				S	S	S	S	S		
74	Parking Surface Lot, Public				P	P	P	P			
75	Parking Structure, Private				S	S	S	S	S		
76	Parking Structure, Public				P	P	P	P			
77	Performance Studio				P	P	P				
78	Personal Services				P	P	P	P			
79	Pet Cemetery						P	P	P	S	
80	Pharmacy				P	P	P	S			
81	Place of Assembly	S	S	S	P	P	P	S			
82	Place of Worship	S	S	S	P	P	P	S			
83	Post Office				S	S	S	S			

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84	Printing and Publishing Facility							P	P		
85	Professional Services				P	P	P	P			
86	Public Facility				P	P	P	P	P	S	P
87	Public Safety Facility (fire, police, emergency services etc.)	S	S	S	S	P	P	P	P		
88	Public Works Facility	S	S	S	S	P	P	P	P		
89	Railroad Facility							S	P		P
90	Recreation, Indoor (bowling, paintball, billiards, arcades, etc.)				S	S	P	P	P	P	
91	Recreation, Outdoor (athletic fields, go-carts, etc.)			S				S	P	P	
92	Recycling, Retail								P		
93	Repair Shop (electrical and household appliances, etc.)				P	P	P	P			
94	Research Facility						S	P	P		
95	Restaurant, with Drive-Thru						P	P	P		
96	Restaurant, without Drive-Thru				P	P	P	P	P		
97	a. Retail Business <5,000 square feet				P	P	P	P			
	b. Retail Business >5,000 - 20,000 square feet					P	P	P			
	c. Retail Business >20,000 square feet						P	P			

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98	Rifle Range							C	C		
99	Roadside Stand	S					S	S			
100	School, Academic			C	C	C	C				
101	School, Commercial				S	S	P	P			
102	School, Kindergarten, Pre-, Nursery			S	S	S	P				
103	Sexually-Oriented Business								C		
103.1	Short Term Rental	S	S	S							
104	Social Club				P	P	P	P			
105	Stable									C	
106	Storage Facility, Self-Service					S	S	P	P		
107	Storage, Outside						S	P	P		
108	Swimming Pool, Public		S		S	S	S			P	
109	Tattoo/Piercing Establishment				S		S				
110	Tavern/Bar				C	C	C	C	C		
111	Terminal, Freight						S	S	P		P
112	Terminal, Passenger						S	S	P		P
113	Theater				C	C	P	S		C	
114	Tower Non-communications				C	C	C	C	C	C	
115	Trail									P	P
116	Veterinary Office (no overnight boarding)				P	P	P	P	P		
117	Water Storage									C	
118	Wholesale Business						S	P	P		

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119	All Other Uses							C	C		

See § 2000-422 for requirements related to BYOB establishments.