

ZONING

130 Attachment 1

Borough of Edgeworth

Table of Use Regulations

[Amended 2-19-2008 by Ord. No. 513;
 3-8-2011 by Ord. No. 522; 11-19-2013 by Ord. No. 531; 10-20-2015 by Ord. No. 541; 2-20-
 2018 by Ord. No. 548; 2-20-2018 by Ord. No. 549; 1-21-2020 by Ord. No. 553; 8-20-2024
 by Ord. No. 559]

(To be used in conjunction with descriptions and
 §§ 130-21 through 130-27 and 130-28, Specific Regulations)

Use	Residential				Commercial		CO
	R-1	R-2	R-3	SU	C-1	C-2	
Agricultural							
Crop farming				C			
Nursery				C			
Greenhouse				C			
Kennel				C			
Stable				C			
Residential							
Single-family detached	P	P	P	P			P
Two-family				P			
Multifamily (triplex, quadruplex, townhouse)					C	C	
Conversion				C	C	C	
Dwelling in combination					C	C	
Apartment dwelling					C		
Mobile home park						C	
Planned residential development				C			
Institutional and recreational							
Place of worship					C	C	
School			C				
Commercial school					C	P	
Library/museum						P	
Community center					C		
Day nursery						C	
Hospital					S		
Nursing home						C	
Group home						C	
Public park/recreation facility	C	C	C	C	C	C	P
Private club					C	C	
Public utility facility	S	S	S	S	S	S	S
Office Uses							
Emergency service	C	C	C	C	P	P	
Medical office					P	P	
Office					P	P	

EDGEWORTH CODE

Use	Residential				Commercial		CO
	R-1	R-2	R-3	SU	C-1	C-2	
Retail and Consumer							
Retail sales					P	C	
Service business					C	C	
Financial establishment					P	P	
Eating place					P	C	
Eating place, drive-through					C		
Funeral home						C	
Motel or hotel					C		
Theater					C		
Tavern					C		
Lumberyard					C		
Veterinary						C	
Automotive sales					S		
Automotive accessories					C		
Public lot/garage					C		
Retail center					C	C	
Public utility facility and storage yard	S	S	S	S	S	S	
Adult business						C	
Communication tower						C	
Outdoor advertising sign	N	N	N	N	N	S	
Short-term rental			P				
Medical marijuana dispensary	N	N	N	N	N	C	
Recreational marijuana dispensary (permitted only if legalized by the commonwealth)	N	N	N	N	N	C	
Industrial							
Manufacturing					C		
Research					C	C	
Wholesale						C	
Printing					C		
Contracting						C	
Self-storage facility						C	
Crafts					C		
Gas resources development	N	N	N	N	C	C	
Wireless communications facility (nontower)	P	P	P	P	P	P	
Wireless communications facility (tower-based)					C	C	
Medical marijuana grower/processor	N	N	N	N	N	C	
Recreational grower/processor (permitted only if legalized by the commonwealth)	N	N	N	N	N	C	
Accessory Uses							
Home-based business	P	P	P	P	P	P	P
Customarily incidental uses	P	P	P	P		P	P
Commercial accessory bldg					C	C	

ZONING

Use	Residential				Commercial		CO
	R-1	R-2	R-3	SU	C-1	C-2	
Commercial outdoor storage and display					C		
Temporary structure	P	P	P	P	P	P	P
Helipad						C	
Mixed-use structure					P	P	