

ZONING

312 Attachment 1

Borough of Millvale

Table 1: Principal Land Use Table

Land Use	R-1	R-2	S	C	1	RF-A	RF-B	RF-C	RO
Residential Uses	Single-family dwelling	R	R	R	C				C
	Two-family dwelling	C	R	R	C				C
	Townhouse		R						C
	Apartment		R		C				C
	Mobile home park		C						
	High-rise residential								
	Boarding house								
	Group care facility								
	Personal care boarding home				C				
All other residential uses									
Non-Residential Uses	Amusement arcade								
	Animal hospital				C				
	All other nonresidential uses								
	Artisan workspace/sales					S			
	Auto sales/service and repair			C	C	R			
	Auto wrecking/vehicle salvage yard								
	Bakery/confectionery			C	R				
	Banks and financial institutions			C	R				
	Bed-and-breakfast			C	C				
	Brewery/brew pub/tap room			C	R	R			C
	Building material yards or establishments					R			
	Clinic, large-scale								
	Clinic, small-scale								
	Club/lodge			C	R				
	Community center				R				
	Convenience store				C				
	Day-care facility	R	R	C	C				
	Day-care home	R	R						
	Emergency services				C	C			
	Essential services	R	R	R	R			C	
	Forestry	R	R	R	R	R	R	R	R
	Fuel/service stations				C				
	Funeral home		C	C	R				
	Grocery store/butcher shop/green grocer			C	R				
	Health/fitness club			C	R			R	R
	Home-based business, no-impact	R	R	R	R				
	Home occupation	C	C	C					
	Hospital				S				
	Hotel/motel			R	R	R			
	Laundromat			R					
	Laundry and/or dry cleaning plant					C			
	Library				R				

MILLVALE CODE

Land Use	R-1	R-2	S	C	I	RF-A	RF-B	RF-C	RO	
Nonresidential Uses (cont'd)	Light manufacturing				R				C	
	Livery									
	Manufacturing, processing, producing or fabricating operation									
	Marina, docks, portals for water access					R	R	C	C	
	Medical office			R						
	Mixed nonresidential/residential			R	R	C				
	Municipal building			R	R	R		R		
	Noncommercial greenhouse			R		R				
	Outdoor advertising	See Article VI								
	Parking lot or facility, public				R			R	R	C
	Parking lot, private									
	Personal and professional services			C	R					C
	Pharmacy				R					
	Place of assembly/worship				C					
	Planned mixed-use development									
	Planned residential development									
	Printing, publications, and engraving plants					C				
	Professional and business offices		C	R	R					C
	Public park, recreation area, playground	C	C				R	R	R	C
	Public utility building	S			S	S				
	Research and development establishment					R				C
	Restaurant, sit-down			R	R					C
	Restaurant, takeout				R					C
	Retail, small-scale				R					C
	Riverboat gambling								C	
	School, academic	C								
	School, commercial/other				R					
	Scrap yard									
	Sewage treatment facility					C				
	Sexually oriented business									
	Storage building for retail on premises				C					
	Storage firm					R				
	Tattoo shop			C	R					
Terminal facility					S					
Tower, noncommunication				S						
Theater				C	S					
Warehouse					R					
Wholesale business					R					