

ZONING

290 Attachment 2

Borough of West Mifflin

Table of Uses

KEY:

P = Permitted use

C = Conditional use

S = Special exception

N = Not permitted

| | Zoning District | | | | | | | | | | Additional Standards |
|--|-----------------|-----|-----|-----|-----|-----|-----|-----|----|------|----------------------|
| | R-1 | R-2 | R-3 | R-4 | C-1 | C-2 | I-1 | I-2 | WD | MUOD | |
| Residential Uses | | | | | | | | | | | |
| One-family dwelling | P | P | P | P | N | N | N | N | N | N | |
| Two-family dwelling | N | P | P | P | C | C | N | N | N | P | § 290-107 |
| Multifamily dwelling | N | N | P | N | C | C | N | N | N | P | § 290-94 |
| Multistory, multifamily dwelling | N | N | P | N | C | C | N | N | N | P | § 290-94 |
| Tiny house | N | N | N | P | N | N | N | N | N | N | § 290-108 |
| Townhouse | N | P | P | P | C | C | N | N | N | P | § 290-106 |
| Mobile home park | N | C | N | C | N | N | N | N | N | N | Ch. 250 |
| Planned residential development (PRD) | C | C | C | C | N | N | N | N | N | P | Article VII |
| Group residence | P | P | P | P | P | P | P | P | N | P | |
| Boardinghouse | N | P | P | P | C | C | N | N | N | P | § 290-69 |
| Home occupation | S | S | S | S | C | C | C | C | C | C | § 290-85 |
| No-impact home-based business | P | P | P | P | P | P | P | P | P | P | § 290-95 |
| Commercial and Industrial Uses | | | | | | | | | | | |
| Adult-oriented use | N | N | N | N | N | N | N | N | C | N | § 290-63 |
| Airports | N | N | N | N | N | N | N | C | N | N | |
| Arcade | N | N | N | N | P | P | P | N | N | P | |
| Assisted living residence | N | N | C | C | P | P | P | N | N | C | § 290-64 |
| Automobile service garage | N | N | N | N | P | N | P | P | P | C | § 290-65 |
| Automobile sales | N | N | N | N | P | N | P | P | P | P | § 290-66 |
| Bed-and-breakfast | P | P | P | N | N | P | N | N | N | N | § 290-67 |
| Billboards and electronic changeable copy billboards | N | N | N | N | C | C | C | C | C | N | § 290-68 |
| Car wash | N | N | N | N | P | P | P | P | P | P | § 290-70 |

WEST MIFFLIN CODE

| | Zoning District | | | | | | | | | | Additional Standards |
|--|-----------------|-----|-----|-----|-----|-----|-----|-----|----|----------------|----------------------|
| | R-1 | R-2 | R-3 | R-4 | C-1 | C-2 | I-1 | I-2 | WD | MUOD | |
| Casino | N | N | N | N | N | N | N | N | C | N | § 290-71 |
| Child day-care center | N | N | N | N | C | C | N | N | N | C | § 290-72 |
| Child day-care home, large family | C | C | C | C | C | C | N | N | N | S | § 290-72 |
| Child day-care home, small family | P | P | P | P | S | S | N | N | N | S | § 290-72 |
| Commercial contractor's yard | N | N | N | N | C | N | P | P | P | N | § 290-76 |
| Convenience store, large | N | N | N | N | C | C | P | P | C | C | § 290-78 |
| Convenience store, neighborhood | N | N | N | N | P | P | P | P | P | P | |
| Crematory | N | N | N | N | C | C | P | P | N | C | § 290-80 |
| Drive-through facility | N | N | N | N | C | C | C | C | N | C | § 290-81 |
| Dry-cleaning processing facility | N | N | N | N | C | C | P | P | P | C | § 290-82 |
| Funeral homes and mortuaries | N | N | N | N | P | P | P | P | N | P | |
| Garden center, plant nursery, landscaping business or greenhouse | N | N | N | N | N | P | P | P | N | P | § 290-83 |
| Gasoline service station | N | N | N | N | N | C | N | P | P | C ¹ | § 290-65 |
| Junkyard | N | N | N | N | N | N | N | N | C | N | § 290-87 |
| Kennel | N | N | N | N | C | C | C | C | N | N | § 290-88 |
| Long-term nursing care facility | N | N | C | C | P | P | P | N | N | C | § 290-89 |
| Manufacturing | N | N | N | N | N | N | P | P | N | N | |
| Manufacturing, light | N | N | N | N | N | N | P | P | P | N | |
| Medical facilities | N | N | N | N | P | P | P | N | N | P | |
| Medical marijuana dispensary | N | N | N | N | P | P | P | P | P | P | § 290-90 |
| Medical marijuana processing facility | N | N | N | N | N | N | C | C | N | N | § 290-91 |
| Motel, hotel or inn | N | N | N | N | P | P | P | P | P | P | § 290-93 |
| Natural gas compressor station | N | N | N | N | N | N | C | C | N | N | |
| Natural gas processing plant | N | N | N | N | N | N | C | C | N | N | |
| Offices, general | N | N | N | N | P | P | P | P | P | P | |
| Oil and gas development | N | N | N | N | N | N | C | C | N | N | § 290-96 |
| Older-adult daily living center | N | N | C | C | P | P | P | N | N | P | § 290-97 |
| Personal care home | N | N | C | C | P | P | P | N | N | C | § 290-98 |
| Personal services | N | N | N | N | P | P | P | N | N | P | |
| Personal storage facility, interior unit access | N | N | N | N | C | N | P | P | N | N | § 290-104 |
| Personal storage facility, exterior unit access | N | N | N | N | N | N | P | P | N | N | § 290-105 |

¹ The use in this district is gasoline service station/convenience store.

ZONING

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|---|-----------------|-----|-----|-----|-----|-----|-----|-----|----|------|---------------------------|
| | R-1 | R-2 | R-3 | R-4 | C-1 | C-2 | I-1 | I-2 | WD | MUOD | |
| Recreation facility, indoor (private or semipublic) | N | N | N | N | P | P | P | N | N | P | § 290-100 |
| Recreation facility, outdoor (private or semipublic) | N | N | N | N | P | P | P | N | P | P | § 290-101 |
| Research and development facility | N | N | N | N | N | N | P | P | C | P | § 290-102 |
| Restaurant | N | N | N | N | P | P | P | N | P | P | |
| Retail trade | N | N | N | N | P | P | P | P | P | P | |
| Transportation terminal | N | N | N | N | N | N | P | P | N | N | |
| Vehicle impound and tow lot | N | N | N | N | N | N | P | P | N | N | § 290-109 |
| Warehousing and distribution | N | N | N | N | P | P | P | P | C | N | § 290-110 |
| Wholesale distribution | N | N | N | N | P | P | P | P | C | N | § 290-111 |
| Public, Nonprofit and Institutional Uses | | | | | | | | | | | |
| Cemetery | C | C | C | C | N | N | N | N | N | N | § 290-74 |
| Church, place of worship | C | C | C | C | C | C | C | C | C | C | § 290-75 |
| Civic, social and fraternal club | N | C | C | C | P | P | P | P | P | C | § 290-73 |
| College or university | N | N | N | N | P | N | N | N | N | P | § 290-103 |
| Communications antenna (co-location) | S* | S* | S* | S* | P* | P* | P* | P* | P* | P | § 290-77 *See § 290-35 |
| Communications facilities | N | N | N | N | C | C | C | C | C | C | § 290-77 |
| Communications tower | N | N | N | N | C | C | C | C | C | C | § 290-77 |
| Community center | N | N | N | N | P | P | N | N | P | P | |
| County club or golf course | C | C | C | C | P | P | C | C | C | N | § 290-79 |
| Essential services | P | P | P | P | P | P | P | P | P | P | |
| Fire station | P | P | P | P | P | P | P | P | P | P | |
| Halfway house | N | N | N | N | N | N | N | N | C | N | § 290-84 |
| Hospital | N | N | N | N | C | C | C | C | N | P | § 290-86 |
| Marina, recreational boat docking | N | N | N | N | N | N | N | N | P | N | |
| Municipal, state or federal building or facility | P | P | P | P | P | P | P | P | P | P | |
| Public garage | N | N | N | N | N | N | P | P | P | N | |
| Public/private utility building | C | C | C | C | C | C | P | P | P | N | § 290-99 |
| School | C | C | C | C | P | C | N | N | N | P | § 290-103 |
| Conservation, Recreation and Natural Resource Uses | | | | | | | | | | | |
| Forestry | P | P | P | P | P | P | P | P | P | P | |
| Mineral extraction | P | P | P | P | P | P | P | P | P | P | |
| Any principal use not specifically listed | C | C | C | C | C | C | C | C | C | C | |