

# ZONING

## 205 Attachment 3

### Borough of Oakmont

**Chart C**  
**Principal Land Use Table**  
**[Amended 2-18-2019 by Ord. No. O4-2019]**

**R= Use by Right; C = Conditional; S = Use by Special Exception**

Land Use		Zoning Districts							
		R1	R2	R3	C	I	LI	MXD	MXD2
<b>Residential Uses</b>	1	Boardinghouse			C				
	2	Multiuse buildings				C		R	R
	3	Group care facility			C	C			
	4	Group care home			C	C			
	5	Home-based business, no impact	R	R	R	R		R	R
	6	Home occupation			C				
	7	Manufactured mobile home park			C				
	8	Multifamily, apartment dwelling			C	C		R	R
	9	Multifamily, townhouse dwelling			R			R	R
	10	Nursing home			C	C			
	11	Single-family, attached dwelling		C	C			R	R
	12	Single-family, detached dwelling	R	R	R			R	R
<b>Nonresidential Uses</b>	13	Adult book/video store				C			
	14	Adult entertainment nightclub				C			
	15	Amphitheater						C	C
	16	Amusement arcade				R			
	17	Animal hospital with kennel					R		
	18	Animal hospital without kennel				R			
	19	Artisan workspace/sales				R			R
	20	Automobile rental				R			
	21	Automobile repair				S	R	S	
	22	Automobile sales and service				S	S	C	
	23	Automobile salvage/junkyard					C		
	24	Bar/tavern				C		C	C
	25	Bed-and-breakfast		C	C	C		C	C
	26	Beverage distribution				C	C		
	27	Billboard					C		
	28	Biomedical operation					C		
	29	Boat launch				C	C	C	C
	30	Boatworks					C		
	31	Building materials sales or storage yard					R	C	
	32	Bulk materials or machinery storage					C	C	
	33	Car wash					R		
	34	Cemetery/crematorium/mausoleum					C		
	35	Day-care center			C	C		C	C
	36	Civic buildings (e.g., library, museum)	C	C	C	C			

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Nonresidential Uses	37	Club/lodge (civic/social)			C	C	C			
	38	Coffee shop				R	R		C	C
	39	Collection and recycling facility					C			
	40	Commercial boat operation				C			C	C
	41	Communications tower					S			
	42	Concrete or asphalt batch plant					C			
	43	Confectionary				R	R		C	C
	44	Convenience store				C				C
	45	Day care home (adult and/or child)	C	C	C	C				
	46	Doggie day care					R			
	47	Dry cleaning plant					R			
	48	Emergency services, private			C	C	C			
	49	Emergency services, public			R	R	R	R	R	R
	50	Essential services	R	R	R	R	R	R	R	R
	51	Exterminator					R			
	52	Extraction of minerals	C	C	C	C	C	C		
	53	Financial institution				C	R		C	C
	54	Food processing and packing plant					C			
	55	Fuel/energy recharge service station				C	C			
	56	Furniture refinishing plant					R			
	57	Garage, public				C	C		C	C
	58	Garden center/nursery/greenhouse				C		C		
	59	Oil and gas well								
	59.1	Conventional oil and gas well	Available only on Borough-owned property. See § 205-443B				C			
	59.2	Unconventional oil and gas well, injection well and/or drilling					C			
	59.3	Natural gas compressor station and natural gas processing plant					C			
	60	Golf, miniature				R				
	61	Health and fitness-related establishment				R			C	C
	62	Health care facility				C				
	63	Hotel/motel				C	C			
	64	Incinerator					C			
65	Kennel					C				
66	Laundry and/or dry-cleaning establishment				R			C	C	
67	Manufacturing, heavy					S				
68	Manufacturing, light					C	C			
69	Marina			C	C	C		C	C	
70	Mechanical repair, large					R				
71	Mechanical repair, small				R	R	C			

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			R1	R2	R3	C	I	LI	MXD	MXD2
	72	Medical or dental clinic				R			C	C
	73	Mini-warehouse					R	C		
	74	Monument works					R	C		
	75	Mortuary/funeral home			S	S				
	76	News and magazine store				R				R
	77	Office, professional or business				R	R		R	R
	78	Office, public			R	R	R			
	79	Park, private	C	C	C	C	C	C	C	C
Nonresidential Uses	80	Park, public	R	R	R	R	R	R	R	R
	81	Parking lot (commercial)				C	C	C		
	82	Personal services				R		C	C	C
	83	Place of assembly	S	S	S	S				
	84	Place of worship	S	S	S	S				
	85	Railroad				R	R	R		
	86	Recreation facility, private				C	C		C	C
	87	Recreation facility, public	R	R	R	R	R	R	R	R
	88	Research and development					C	C		
	89	Restaurant, drive-through				S	S			
	90	Restaurant, fast food				S				
	91	Restaurant, standard				R			C	C
	92	Retail, large				C				
	93	Retail, small				R				
	94	School, business or industrial				S	S			
	95	School, public or private		S	S	S	S			
	96	Shopping center, community				C				
	97	Shopping center, neighborhood				C				
	98	Station, commuter rail				C			C	C
	99	Station, passenger (railway/bus)			R	R	R		R	R
100	Swimming pool (commercial)				C	C				
101	Telecommunications tower					S				
102	Theater, indoor				C					
103	Trade shop				C	R				
104	Truck terminal					R				
105	Warehouse					R	C			
106	All other uses	C	C	C	C	C	C	C	C	

**NOTES:**

- \* Denotes that gas and oil well production is exclusively limited to public parks in R-1 Residential, R-2 Residential, and R-3 Residential Districts.
- \*\* Forestry is permitted in all zoning districts of Oakmont Borough.
- \*\*\* Planned office center development: see § 205-468.
- \*\*\*\* Planned residential development: see Article VI.