

# ZONING

## 260 Attachment 1

### Borough of Wilkesburg

Key:

- P Permitted use by right
- SE Use by special exception
- CU Conditional use

**Table 10, Authorized Principal Uses  
[Amended 2-21-2018 by Ord. No. 18-002]**

Use	R-1S	R-1	R-2	R-3	MU	INST	IND	CBD	C-1	TOD
<b>Residential</b>										
Conversion dwelling			CU	CU	CU					CU
Dormitories						P				
Duplex			P	P	P					
Group home	CU	CU	CU	CU	CU					
Manufactured housing, residential design	P	P	P	P	P					
Mobile home park							CU			
Multifamily dwellings				P	P					CU
Retirement housing facility				P	P	P	P	CU	CU	
Single-family attached dwellings	P		P	P	P					P
Single-family detached dwellings	P	P	P	P	P					P
Townhouses				P						CU
<b>Hotels, motels, or other accommodation</b>										
Bed-and-breakfast	CU	CU	CU	CU	CU			CU		
Hotel, motel					CU		P	P	P	CU
Rooming house and boardinghouse					CU					
<b>Commercial</b>										
Adaptive reuse (see Article IV)	CU	CU	CU	CU	CU	CU	CU	CU	CU	
Adult business							CU			
After-hours club									CU	
Amusement arcade					CU			P	P	
Amusement park							CU		CU	
Animal cemetery									P	
Auditorium					P	P	P	P	P	
Automobile detail shop					CU		P		P	
Automobile repair							P		P	
Bakery					P		P	P	P	CU
Beverage distributor					CU	P	P	P	P	CU
Bookstore					P			P	P	CU
Car rental					CU				P	
Car wash							P		P	
Catering					P		P	P	P	CU

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Use	R-1S	R-1	R-2	R-3	MU	INST	IND	CBD	C-1	TOD
Cemetery and mausoleums									P	
Communications antenna	CU	CU	CU	CU	CU	CU	CU	CU	CU	
Conference center						P	P	P	P	
Convenience stores or centers					P		P	P	P	CU
Craft studio					P			P	P	CU
Custom printing					P		P	P	P	CU
Drive-through facilities								CU	CU	
Drugstore					P			P	P	
Exercise club				P	P			P	P	CU
Financial institution					P		P	P	P	CU
Flea market								P	P	
Funeral home					CU			CU	CU	
Garden center					CU		P	CU	P	
Gas station					CU				CU	
Golf course									P	
Kennel							P		P	
Laundromat					P		P	P	P	CU
Lumberyard							P		P	
Manufactured home sales							P		P	
Nightclub							P		P	
Offices, business and professional					P	P	P	P	P	CU
Outdoor advertising sign						CU			CU	
Personal services					P	P	P	P	P	CU
Post office					P		P	P	P	CU
Recording studio					CU			CU	P	CU
Restaurant				CU	P	P		P	P	CU
Retail store					P	P	P	P	P	P
Self-storage							P		P	
Shopping center (3+ acres)							CU		CU	
Tattoo parlor					P			P	P	CU
Tavern or bar					P			P	P	CU
Vehicle/boat/equipment sales							P		P	
Veterinarian office					P		P	P	P	
<b>Industrial</b>										
Asphalt/concrete plant							P			
Automotive wrecking and graveyards, salvage yards, and junkyards							P			
Commercial motor vehicle repair							P			
Construction-related businesses							P			
Laboratory or specialized industrial facility							P			

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Use	R-1S	R-1	R-2	R-3	MU	INST	IND	CBD	C-1	TOD
Large-area distribution or transit warehouse							P		P	
Light industrial structures and facilities							P			
Mini-warehouse							P		P	
Process plants (metals, chemicals, etc.)							P			
Recycling business							P			
Refrigerated warehouse or cold storage							P			
Tank farms							P			
Warehouse and storage services (including distribution)							P		P	
<b>Public assembly</b>										
Amphitheater								P	P	
Amusement, sports, or recreation establishment				CU					P	
Bowling, billiards, pool, etc.					P			P	P	CU
Clubs and lodges					CU			CU	CU	
Community center	CU	CU	CU	CU	CU	CU	CU	CU	CU	
Drive-in theaters							P		P	
Exhibition, convention							P	CU	P	
Indoor theater					P	CU		P	P	CU
Place of worship	CU	CU	CU	CU	CU	CU	CU	CU	CU	
Sports stadium or arena				CU					P	
<b>Institutional or community facility</b>										
Aquarium/zoo facility						P			P	
Assisted living facility				CU	CU	P			P	
College or university facility					P		P	P	P	P
Community food bank							P	P		
Day-care center (non-home-based)					P	P	P		P	P
Exhibitions and art galleries					P			P	P	P
Group care facility						P	P		P	
Hospital building						P		P	P	
Life care or continuing care services				P		P			P	
Medical and dental offices					P	P		CU	P	CU
Medical clinic					P	P		CU	P	
Methadone treatment center						CU	CU			
Nursing home						CU			CU	
Personal care home				P		P			P	
School (public and private)	SE	SE	SE	SE	SE	SE	SE	SE	SE	

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Use	R-1S	R-1	R-2	R-3	MU	INST	IND	CBD	C-1	TOD
Single-room occupancy (SRO) housing						P	P			
<b>Government uses</b>										
Ambulance facility					P	P	P	P	P	P
Correctional or rehabilitation facility							CU			
Emergency operation center					P	P	P	P	P	
Fire station					P	P	P	P	P	P
Library	P	P	P	P	P	P	P	P	P	
Magistrate office					P	P	P	P	P	
Municipal building	P	P	P	P	P	P	P	P	P	
Park	P	P	P	P	P	P	P	P	P	
Police station					P	P	P	P	P	P
Salt storage facility					P	P	P	P	P	
<b>Transportation-related facilities</b>										
Automobile parking facilities					CU	P	P	P	P	CU
Bus or truck maintenance facility							P		P	
Bus terminal					CU		P	CU	P	CU
Courier and messenger services							P		P	
Heliport facility							CU	CU	CU	
Multistoried parking structure					CU		CU	CU	CU	CU
Park-and-ride facility	SE	SE	SE	SE	SE	SE	SE	SE	SE	
Taxi and limousine service							P		P	
Towing and other road services							P		P	
Truck or freight transportation services							P		P	
<b>Utility uses</b>										
Essential services	P	P	P	P	P	P	P	P	P	
Gas or electric power generation facility							P			
Hazardous waste collection							CU			
Hazardous waste treatment and disposal							CU			
Incinerator, or similar facility							CU			
Large solar energy production facility							CU			
Large wind energy production facility							CU			
Radio, television, or wireless transmitter							CU		CU	

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Use	R-1S	R-1	R-2	R-3	MU	INST	IND	CBD	C-1	TOD
Railroad facility							CU			
Solid waste landfill facility							CU			
Solid waste transfer station							CU			
Telecommunications tower							CU		CU	
Wastewater storage or pumping station facility; lift stations	CU	CU	CU	CU	CU	CU	CU	CU	CU	
Water supply pump station	CU	CU	CU	CU	CU	CU	CU	CU	CU	
Water supply-related facility	CU	CU	CU	CU	CU	CU	CU	CU	CU	
Water tank (elevated, at grade, underground)	CU	CU	CU	CU	CU	CU	CU	CU	CU	
Water treatment and purification facility							CU			
Weather stations or transmitters	CU	CU	CU	CU	CU	CU	CU	CU	CU	
<b>Agriculture, forestry, fishing and hunting</b>										
Agricultural activities (all others not specifically listed)							CU		CU	
Animal production, including slaughter							CU			
Aquaculture/aquafarming							P			
Farmers market					P			P	P	P
Forestry and logging	P	P	P	P	P	P	P	P	P	
Grain silos and other storage structure for grains and agricultural products							P			
Greenhouses/nurseries					CU		P	CU	P	
Hatcheries and poultry houses							P			
Stables and other equine-related facilities							P		P	
Urban agriculture, limited (no animals)	CU	CU	CU	CU	CU	CU	CU	CU	CU	
<b>Mining and extraction operations</b>										
Coal							CU			
Metals (iron, copper, etc.)							CU			
Natural gas compressor station							CU			
Natural gas processing plant							CU			
Nonmetallic mining							CU			

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Oil or gas well							CU			
Quarrying and stone cutting							CU			