

# ZONING

## 400 Attachment 3

### Borough of Spring Grove

#### Table of Permitted Uses [Amended 4-6-2009 by Ord. No. 1-2009]

**KEY:**

- P = Permitted by right (zoning decision by Zoning Officer)
- SE = Special exception use (zoning decision by Zoning Hearing Board)
- C = Conditional use (zoning decision by Borough Council)
- N = Not permitted
- (§ 400-21) = See additional requirements in § 400-21
- (§ 400-22) = See additional requirements in § 400-22

Types of Uses (See definitions in Article II)	Zoning Districts				
	LDR	TR	V	GC	I
<b>a. Residential Uses</b>					
Single-family detached dwelling	P	P	P	P	N
(Manufactured/mobile homes shall meet the additional requirements of § 400-21)					
Twin dwelling, side-by-side, with each new dwelling unit on its own fee-simple or condominium lot	N*	P	P	P	N
Townhouse/row house (§ 400-21), with each new dwelling on its own fee-simple lot or condominium arrangement	N*	P	P	P	N
Apartments (§ 400-21), other than conversions of an existing building into an increased number of dwelling units	N	P	P****	P****	N
Manufactured/mobile home park (§ 400-21)	N	SE	N	N	N
Boardinghouse (includes rooming house)	N	N	N	N	SE
Cluster/traditional neighborhood development meeting § 400-18	C	C	N	N	N
Group home (§ 400-21) within a lawful existing dwelling unit under the lot standards for a dwelling unit, not including a treatment center	P	P	P	P	P
Conversion of an existing building to result in an increased number of dwelling units (see also “unit for care of relative” under accessory uses)	N	N	N	N	N
<b>b. Commercial Uses</b>					
Adult use (§ 400-21)	N	N	N	N	SE
After hours club (note: this use is effectively prohibited by state Act 219 of 1990)	N	N	N	N	N
Amusement arcade	N	N	N	SE	N
Auto repair garage or service station (§ 400-21)	N	N	N	SE	SE
Auto, boat or mobile/manufactured home sales (§ 400-21)	N	N	N	P	N
Bakery, retail	N	N	P	P	P
Bed-and-breakfast inn (§ 400-21)	N	SE**	P	P	P
Beverage distributor, which may include retail and/or wholesale sales	N	N	N	P	N
Car wash (§ 400-21)	N	N	N	P	P

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	LDR	TR	V	GC	I
Catering, custom, for off-site consumption	N	N	P	P	P
Commercial communications antennas/tower (§ 400-21)					
● In compliance with § 400-21A(12)(a) pertaining to accessory structures on nonresidential lots (such as church steeples)	N	N	N	P	P
□ Other, such as a freestanding tower [§ 400-21A(12)(b)]	N	N	N	N	SE
Conference center	N	N	N	P	P
Construction company or tradesperson’s headquarters (including but not limited to landscaping, janitorial pest control contractor; see also as home occupation)	N	N	P	P	P
Accessory outdoor storage shall be permitted, provided it meets the plant screening requirements of §§ 400-50 and 400-51 and is limited to a rear yard in the V District					
Crafts or artisan’s studio (see also as home occupation)	N	N	P	P	P
Custom printing, photocopying, faxing, mailing or courier service	N	N	P	P	P
Exercise club	N	N	P	P	P
Financial institution (§ 400-21; includes banks), with any “drive- through” facilities meeting § 400-22	N	N	P*****	P	P
Flea market/auction house	N	N	P	P	P
Funeral home (§ 400-21) see crematorium as a separate use	N	N	P	P	P
Gas station - see auto service station					
Greenhouse, garden center or plant nursery	N	N	P	P	P
Hobby/trade school	N	N	P	P	P
Kennel (§ 400-21)	N	N	N	N	SE
Laundromat	N	N	P	P	P
Laundry, commercial or industrial	N	N	N	P	P
Lumber yard	N	N	N	P	P
Medical or dental facility	C	C	P	P	P
Motel or hotel (§ 400-21)	N	N	P	P	P
Office	N	N	P	P	P
Pawn shop	N	N	N	SE	N
Personal services (includes tailoring, custom dressmaking, haircutting/styling, dry cleaning, shoe repair, massage therapy, certified, and closely similar uses) (see also home business)	N	N	P	P	P
Recreation, indoor (§ 400-21) (includes bowling alley, roller or ice skating, batting practice and closely similar uses; other than uses listed separately in this § 400-1)	N	N	N	P	P
Recreation, outdoor (including miniature golf course, golf driving range, amusement park, private picnic groves and closely similar uses; other than uses listed separately in this § 400-16)	N	N	N	P	P
Repair service, household appliance	N	N	P	P	P
Restaurant (§ 400-21) with drive- through service (§ 400-22)	N	N	N	P	P

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Restaurant (§ 400-21) or banquet hall, without drive-through service	N	N	P	P	P
Retail store (other than uses listed separately in this § 400-16)	N	N	P*****	P	N
Self-storage development - see under industrial uses					
Target range					
<input type="checkbox"/> Completely indoor and enclosed	N	N	N	P	P
<input type="checkbox"/> Other than above	N	N	N	N	SE
Tattoo or body piercing establishment	N	N	N	N	SE
Tavern	N	N	SE	SE	SE
Theater, indoor, other than an adult use	N	N	P	P	P
Veterinarian office (§ 400-21) which may include animal hospital	N	N	P	P	P
Wholesale sales - see under industrial uses					
<b>c. Industrial Uses</b>					
Asphalt plant	N	N	N	N	SE
Assembly or finishing of products using materials produced elsewhere (such as products from plastics manufactured off site)	N	N	N	N	P
Building supplies and building materials, wholesale sales of	N	N	N	P	P
Distribution as a principal use (other than trucking company terminal)	N	N	N	N	SE
Electricity generating plant (other than waste-to-energy)	N	N	N	N	SE
Industrial equipment sales, rental and service (other than auto, boat or mobile home sales)	N	N	N	N	P
Junk - outdoor storage, display or processing of, other than within an approved junkyard or solid waste disposal area	N	N	N	N	N
Junkyard (§ 400-21)	N	N	N	N	SE
Liquid fuel storage, bulk, for off-site distribution, other than: auto service station, retail propane distributor, pre-packaged sales or fuel tanks for company vehicles	N	N	N	N	SE
Manufacture and/or bulk processing of the following, provided manufacturing occurs only indoors:					
<input type="checkbox"/> Agricultural chemicals, fertilizers or pesticides	N	N	N	N	SE
<input type="checkbox"/> Apparel, textiles, shoes and apparel accessories (see also crafts studio)	N	N	N	P	P
<input type="checkbox"/> Ceramics products (other than crafts studio)	N	N	N	P	P
Manufacture and/or bulk processing of the following, provided manufacturing occurs only indoors:					
<input type="checkbox"/> Chemicals, bulk manufacture, bulk processing, mixing, recycling or bulk storage of	N	N	N	N	SE
<input type="checkbox"/> Clay, brick, tile and refractory products	N	N	N	N	SE
<input type="checkbox"/> Computers and electronic/microelectronic products	N	N	N	P	P
<input type="checkbox"/> Concrete, cement, lime and gypsum products	N	N	N	N	SE
<input type="checkbox"/> Electrical equipment, appliances and components	N	N	N	N	P
<input type="checkbox"/> Explosives or ammunition	N	N	N	N	N

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<input type="checkbox"/> Fabricated metal products (except ammunition or explosives)	N	N	N	N	P
<input type="checkbox"/> Food (human) and beverage products, at an industrial scale as opposed to a clearly retail scale (other than uses listed individually in this § 400-16)	N	N	N	P	P
<input type="checkbox"/> Food products - meat packing	N	N	N	N	SE
<input type="checkbox"/> Food products for animals	N	N	N	N	SE
<input type="checkbox"/> Gaskets	N	N	N	N	P
<input type="checkbox"/> Glass and glass products (other than crafts studio)	N	N	N	N	P
<input type="checkbox"/> Incineration, reduction, distillation, storage or dumping of slaughterhouse refuse, rancid fats, garbage, dead animals or offal (other than within an approved solid waste facility)	N	N	N	N	N
<input type="checkbox"/> Jewelry and silverware	N	N	N	N	P
<input type="checkbox"/> Leather and allied products (other than crafts studio or tannery)	N	N	N	N	P
<input type="checkbox"/> Machinery	N	N	N	N	P
<input type="checkbox"/> Manufactured or modular housing	N	N	N	N	P
<input type="checkbox"/> Medical equipment and supplies	N	N	N	N	P
<input type="checkbox"/> Metal products, primary	N	N	N	N	SE
<input type="checkbox"/> Mineral products, nonmetallic (other than mineral extraction)	N	N	N	N	P
<input type="checkbox"/> Paper and paper products (including recycling, but not including manufacture of raw paper pulp)	N	N	N	N	P
<input type="checkbox"/> Paper - raw pulp	N	N	N	N	P
<input type="checkbox"/> Paving materials, other than bulk manufacture of asphalt	N	N	N	N	SE
Manufacture and/or bulk processing of the following, provided manufacturing occurs only indoors:					
<input type="checkbox"/> Pharmaceuticals and medicines	N	N	N	N	SE
<input type="checkbox"/> Plastics, polymers, resins, vinyl, coatings, adhesives, sealants, printing ink or photo film	N	N	N	N	SE
<input type="checkbox"/> Products from previously manufactured materials, such as glass, leather, plastics, cellophane, textiles, rubber or synthetic rubber	N	N	N	N	P
<input type="checkbox"/> Roofing materials and asphalt saturated materials	N	N	N	N	SE
<input type="checkbox"/> Rubber, natural or synthetic	N	N	N	N	P
<input type="checkbox"/> Scientific, electronic and other precision instruments	N	N	N	N	P
<input type="checkbox"/> Soaps and cleaning compounds	N	N	N	N	P
<input type="checkbox"/> Sporting goods, toys, games, musical instruments or signs	N	N	N	N	P
<input type="checkbox"/> Transportation equipment	N	N	N	N	P
<input type="checkbox"/> Wood products and furniture (not including raw paper pulp)	N	N	N	N	P

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	<b>LDR</b>	<b>TR</b>	<b>V</b>	<b>GC</b>	<b>I</b>
Mineral extraction (§ 400-21) and related processing, stockpiling and storage	N	N	N	N	SE
Packaging	N	N	N	N	P
Package delivery services distribution center	N	N	N	N	P
Petroleum refining	N	N	N	N	N
Photo processing, bulk	N	N	N	P	P
Printing or bookbinding	N	N	N	P	P
Recycling collection center (§ 400-21), not involving operations of an industrial scale (see also Borough- owned use in this table)	N	N	N	SE	SE
Recycling center, bulk processing, provided all operations of an industrial scale occur within an enclosed building (this use shall not include a solid waste disposal or transfer facility or a junkyard) Research and development, engineering or testing facility or laboratory	N	N	N	N	SE, P
Sawmill/planing mill	N	N	N	N	P
Self-storage development (§ 400-21)	N	N	N	SE	P
Slaughterhouse, stockyard or tannery (§ 400-21)	N	N	N	N	N
Solid waste landfill, solid waste transfer facility or waste to energy facility (§ 400-21)	N	N	N	N	N
Trucking company terminal (§ 400-21)	N	N	N	N	SE
Warehousing or storage as a principal use	N	N	N	N	P
Warehousing or storage as an accessory use	N	N	N	P	P
Welding	N	N	N	N	P
Wholesale sales (other than motor vehicles)	N	N	N	N	P
<b>d. Institutional Uses</b>					
Cemetery (see crematorium listed separately)	N	P	N	P	P
College or university (other than residential uses)	N	N	P	P	P
Community center, youth recreation center or library	N	SE	P	P	P
Crematorium	N	N	N	N	SE
Cultural center or museum	N	N	P	P	P
Day-care center, adult (§ 400-21)	N	N	P	P	P
Day-care center, child (§ 400-21) (see also as an accessory use in this table and § 400-22)	N	N	P	P	P
Hospital or surgery center	N	N	N	P	N
Membership club meeting and recreational facility, but with any tavern or use listed separately in this section having to meet the requirements for such use, and with after-hours club being prohibited	N	SE	P	P	P
Nursing home or assisted living facility/personal care home (§ 400-21)	N	SE	N	P	P
Office (see also “home occupations” under accessory uses)	N	SE***	N	N	N
Place of worship (§ 400-21)	SE	SE	P	P	P
School, public or private, primary or secondary (§ 400-21)	P	P	P	P	P
Treatment center (§ 400-21)	N	N	N	N	SE
<b>e. Public/Semipublic Uses</b>					

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Types of Uses (See definitions in Article II)	Zoning Districts				
	LDR	TR	V	GC	I
Borough-owned uses	P	P	P	P	P
Government facility, other than uses listed separately in this § 400-16	N	SE	SE	SE	P
Emergency services station, which may include a supporting social club building or facility	N	N	P	P	P
Publicly owned or publicly operated recreation park	P	P	P	P	P
Public utility facility (see also § 400-5) (other than uses listed separately in this § 400-16)	N	N	N	SE	SE
Swimming pool, nonhousehold (§ 400-21)	SE	SE	N	P	P
U.S. postal service facility, (includes a leased facility)	N	N	P	P	P
<b>f. Accessory Uses</b>					
See list of additional permitted uses in § 400-16F, such as residential accessory structure or use					
See additional requirements in § 400-22 for specific accessory uses					
Day-care center accessory to and on the same lot as an existing lawful place of worship, with a minimum lot area of 30,000 square feet	P	P	P	P	P
Day care (§ 400-22) as accessory to a dwelling:					
<input type="checkbox"/> Day care of a maximum of 3 persons, in addition to relatives of the caregiver; day care of adults shall meet the requirements of adult day care	P	P	N	N	N
<input type="checkbox"/> Group day-care home	N	SE	P	P	P
<input type="checkbox"/> Family day-care home	N	SE	P	P	P
Home occupation, general (§ 400-22)	SE	SE	P	P	P
Home occupation, no-impact (§ 400-22)	P	P	P	P	P
Outdoor storage and display as an accessory use to a principal use (§ 400-22)	N	N	P	P	P
Outdoor storage and display as the principal use (§ 400-22)	N	N	N	N	P
Telephones (outdoor pay) or vending machines - see § 400-22					
Unit for care of relative (§ 400-22)	SE	SE	N	N	N
<b>g. Miscellaneous Uses</b>					
Forestry	P	P	P	P	P
Nature preserve or environmental education center	P	P	P	P	P
Parking lot as the principal use of a lot	N	SE	SE	P	P
Crop farming	P	P	P	P	P
Raising of livestock	N	N	N	N	N
Erosion and sedimentation controls, water monitoring devices, flood hazard improvements, culverts and stormwater improvements	P	P	N	N	N
All uses that will be unable to comply with the performance standards of this chapter; see the environmental protection requirements of Article V	N	N	N	N	N

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### NOTES:

- \* = Except as allowed under cluster/traditional neighborhood development.
- \*\* = This use shall only be allowed if the lot is adjacent to an arterial or collector street and is within a building constructed before 1940. No new front yard parking shall be allowed, and a residential appearance shall be maintained.
- \*\*\* = Office uses shall be limited to within buildings that existed at the time of adoption of this chapter and that are adjacent to Main Street. Minor additions shall be allowed to such buildings for handicapped accessibility and emergency access. One dwelling unit may exist in combination with an office use, provided the minimum floor area requirements for dwellings in § 400-8 are met.
- \*\*\*\* = Apartments shall be limited to within buildings that existed at the time of adoption of this chapter. Minor additions shall be allowed to an existing building for handicapped accessibility and emergency access. See minimum floor area requirements for dwellings in § 400-8. Apartments shall only be allowed in a building that also includes an allowed principal commercial or institutional use.
- \*\*\*\*\* = Drive-through service shall only be allowed if the applicant proves that the entrances and exits for the drive-through service have been designed to minimize conflicts with pedestrian travel along Main Street. To the maximum extent feasible, drive-through service entrances and exits shall use alleys and side streets, as opposed to crossing major pedestrian routes along main streets.
- \*\*\*\*\* = Limited to indoor sales and display, except for clearly customarily accessory activities, such as sidewalk sales. Such use shall not include the sale of gasoline or propane.