

ZONING

300 Attachment 1

Township of Fairview

Table 5-2

Permitted Uses — Growth Area Zoning Districts

[Amended 1-14-2014 by Ord. No. 2014-2; 10-30-2017 by Ord. No. 2017-3; 4-24-2023 by Ord. No. 2023-4; 7-28-2025 by Ord. No. 2025-3]

KEY:

- P Permitted by right (zoning decision by Zoning Officer)
- SE Special exception use (zoning decision by Zoning Hearing Board of the Township of Fairview)
- CU Conditional use (zoning decision by Board of Supervisors of the Township of Fairview)
- N Not permitted

Types of Uses	RS Single-Family Residential Zoning District	RMU Residential Mixed-Use Zoning District	VR Village Residential Zoning District	VMU Village Mixed-Use Zoning District	VB Village Business Zoning District	CB Commercial Business Zoning District	IB Industrial Business Zoning District	AB Airport Business Zoning District	Criteria and Regulations Section
A. RESIDENTIAL USES									
Apartment conversion	N	SE	SE	SE	P (upper floor)	N	N	N	§ 300-70
Group home	P	P	P	P	N	N	N	N	§ 300-70
Mobile/manufactured home park	N	CU	N	N	N	N	N	N	§ 300-70
Multifamily dwelling	N	P	P	P	P (upper floor)	P (upper floor)	N	N	§ 300-70
Single-family attached dwelling	N	P	P	P	N	N	N	N	§ 300-70
Single-family detached dwelling	P	P	P	P	N	N	N	N	
Single-family semidetached dwelling	N	P	P	P	N	N	N	N	§ 300-70
Two-family detached dwelling	N	P	P	P	N	N	N	N	§ 300-70

FAIRVIEW CODE

Types of Uses	RS Single-Family Residential Zoning District	RMU Residential Mixed-Use Zoning District	VR Village Residential Zoning District	VMU Village Mixed-Use Zoning District	VB Village Business Zoning District	CB Commercial Business Zoning District	IB Industrial Business Zoning District	AB Airport Business Zoning District	Criteria and Regulations Section
B. NONRESIDENTIAL USES									
B.1 COMMERCIAL USES									
Airport	N	N	N	N	N	N	N	P	§ 300-71
Animal hospital	N	N	N	N	N	P	P	N	§ 300-71
Automobile and other similar light-duty motor and passenger vehicle rental/sales, repair/service, washing and/or fuel/gas sales	N	N	N	N	N	P	P	P	§ 300-71
Bank	N	P	N	P	P	P	N	P	
Beer and ale wholesale distribution	N	N	N	N	N	P	P	P	
Boarding house	N	N	N	SE	P	P (upper floor)	N	N	§ 300-71
Business park	N	N	N	N	N	P	P	P	§ 300-71
Commercial recreation, indoor	N	SE	N	SE	P	P	P	P	
Commercial recreation, outdoor	N	SE	N	N	SE	N	N	P	§ 300-71
Convenience store	N	SE	N	N	P	P	N	P	§ 300-71
Copy shop/business service	N	P	N	P	P	P	P	P	
Craftsman/artisan studio	N	P	N	P	P	P	P	N	
Financial service, other	N	N	N	N	P	P	N	P	
Food service	N	P	N	P	P	P	P	P	
Funeral home	N	N	N	P	P	P	N	N	§ 300-71
Golf course	P	P	N	N	N	N	N	N	§ 300-71
Home improvement center, lumber sales, and building materials sales	N	N	N	N	N	P	P	P	§ 300-71
Hotel	N	N	N	N	P	P	N	P	
Kennel, commercial	N	N	N	N	N	N	P	N	§ 300-71
Landscaping service	N	N	N	N	N	P	P	P	§ 300-71

ZONING

Types of Uses	RS Single- Family Residential Zoning District	RMU Residential Mixed-Use Zoning District	VR Village Residential Zoning District	VMU Village Mixed-Use Zoning District	VB Village Business Zoning District	CB Commercial Business Zoning District	IB Industrial Business Zoning District	AB Airport Business Zoning District	Criteria and Regulations Section
Laundry and dry cleaning (personal)	N	P	N	P	P	P	N	N	
Liquor store	N	N	N	N	N	P	N	P	
Mini-storage warehouse	N	N	N	N	N	P	P	P	§ 300-71
Motel	N	N	N	N	N	P	N	P	
Motor vehicle auction	N	N	N	N	N	N	P	P	§ 300-71
Multiple permitted principal uses on a lot	P	P	P	P	P	P	P	P	§ 300-44
Nightclub	N	N	N	N	SE	SE	SE	N	§ 300-71
Off-track betting parlor	N	N	N	N	N	SE	N	N	§ 300-71
Office, business and professional and medical	N	P	N	P	P	P	P	P	
Parking lot/structure	N	N	N	N	P	P	P	P	
Personal service	N	P	N	P	P	P	N	P	
Restaurant	N	P	N	P	P	P	N	P	
Retail business	N	P	N	P	P	P	P	P	
School, commercial	N	P	N	P	P	P	P	P	
School, vocational	N	N	N	N	N	N	P	P	
Sexually oriented businesses and/or related uses	N	N	N	N	N	N	SE	N	§ 300-71
Shopping center	N	N	N	N	N	P	N	P	§ 300-71
Shopping center, large	N	N	N	N	N	P	N	P	§ 300-71
Tattoo parlor/body piercing business	N	N	N	N	P	P	N	N	
Tavern/bar	N	N	N	N	SE	SE	SE	SE	§ 300-71
Theater, indoor	N	N	N	SE	P	P	N	P	
Therapeutic massage business	N	P	N	P	P	P	N	P	
Travel plaza	N	N	N	N	N	P	P	N	§ 300-71
Veterinary office	N	P	N	P	P	P	P	P	§ 300-71

FAIRVIEW CODE

Types of Uses	RS Single-Family Residential Zoning District	RMU Residential Mixed-Use Zoning District	VR Village Residential Zoning District	VMU Village Mixed-Use Zoning District	VB Village Business Zoning District	CB Commercial Business Zoning District	IB Industrial Business Zoning District	AB Airport Business Zoning District	Criteria and Regulations Section
B.2 INDUSTRIAL USES									
Automobile wrecking, junk and scrap storage and sales	N	N	N	N	N	N	P	N	§ 300-72
Data center	N	N	N	N	N	CU	CU	N	§ 300-72
Heavy equipment, boat, mobile/manufactured home, recreational vehicle, truck, and other similar large or heavy-duty motor vehicle rental/sales, repair/service, washing, and/or fuel/gas sales	N	N	N	N	N	N	P	P	§ 300-72
Industrial use, general	N	N	N	N	N	N	P	P	
Industrial use, light	N	N	N	N	P	P	P	P	
Laundry and dry cleaning (industrial)	N	N	N	N	N	N	P	P	
Mineral extraction	N	N	N	N	N	N	P	SE	§ 300-72
Outdoor storage	N	N	N	N	N	N	P	P	§ 300-72
Research and development	N	N	N	N	P	P	P	P	
Sawmill	N	N	N	N	N	N	P	N	
Solid waste transfer	N	N	N	N	N	N	P	N	§ 300-72
Truck drop lot	N	N	N	N	N	N	P	P	
Warehousing and distribution	N	N	N	N	N	N	P	P	
Wholesaling	N	N	N	N	N	P	P	P	
B.3 INSTITUTIONAL/CIVIC USES									
Animal rescue shelter	N	N	N	N	P	P	P	P	§ 300-72
Cemetery	N	N	N	N	N	N	N	P	§ 300-72
Clinic, medical	N	N	N	N	P	P	N	P	
Clubhouse or lodge, private	N	N	N	P	P	P	P	P	§ 300-72
Community center	P	P	N	P	P	P	N	P	

ZONING

Types of Uses	RS Single- Family Residential Zoning District	RMU Residential Mixed-Use Zoning District	VR Village Residential Zoning District	VMU Village Mixed-Use Zoning District	VB Village Business Zoning District	CB Commercial Business Zoning District	IB Industrial Business Zoning District	AB Airport Business Zoning District	Criteria and Regulations Section
Continuing care retirement community	P	P	N	N	N	P	N	N	§ 300-72
Convention center	N	N	N	N	N	P	N	P	
Day care, commercial	N	P	N	P	P	P	N	P	§ 300-72
Emergency services	N	P	N	P	P	P	P	P	
Government facility other than municipal-owned uses	P	P	P	P	P	P	P	P	
Group care	N	N	N	SE	P	P	N	P	§ 300-72
Hospital	N	N	N	N	N	P	N	P	§ 300-72
Library	N	P	N	P	P	P	N	P	
Long-term care nursing or personal care	N	N	N	P	P	P	N	P	§ 300-72
Museum	N	N	N	P	P	P	N	P	
Municipal-owned uses	P	P	P	P	P	P	P	P	§ 300-73
Nature preserve and wildlife sanctuary	N	N	N	N	N	N	N	P	
Park and other noncommercial recreational uses	P	P	P	P	P	P	P	P	
Place of worship and related uses	P	P	P	P	P	P	P	P	
Public/private utility	P	P	P	P	P	P	P	P	§ 300-72
School, public or private	P	P	P	P	P	P	P	P	
Treatment center	N	N	N	N	N	N	SE	N	§ 300-72
University/college	N	N	N	N	N	P	N	P	
B.4 FORESTRY/AGRICULTURE USES									
Agricultural operation	P	P	P	P	P	P	P	P	§ 300-73
Agricultural support business	N	N	N	N	N	P	P	N	§ 300-73
Community garden	P	P	P	P	P	P	P	P	§ 300-73
Forestry (commercial timber harvesting)	P	P	P	P	P	P	P	P	§ 300-73
Greenhouse/plant nursery	N	N	N	N	N	P	P	P	§ 300-73

FAIRVIEW CODE

Types of Uses	RS Single-Family Residential Zoning District	RMU Residential Mixed-Use Zoning District	VR Village Residential Zoning District	VMU Village Mixed-Use Zoning District	VB Village Business Zoning District	CB Commercial Business Zoning District	IB Industrial Business Zoning District	AB Airport Business Zoning District	Criteria and Regulations Section
B.5 MISCELLANEOUS USES									
Billboard	N	N	N	N	N	SE	SE	SE	Article IX
Solar energy production	N	N	N	N	N	N	P	P	§ 300-74
Telecommunications signal site (antenna only)	P	P	P	P	P	P	P	P	§ 300-75
Telecommunications signal site	N	SE	N	SE	SE	SE	SE	SE	§ 300-75
Wind energy production	N	N	N	N	N	N	P	P	§ 300-75
C. SPECIFIC ACCESSORY USES									
Accessory structures and uses customarily incidental and subordinate to the principal uses permitted in the applicable zoning district, other than specified elsewhere in this chapter including but not limited to Article VII of this chapter	P	P	P	P	P	P	P	P	N/A
Accessory apartment	N	SE	N	SE	N	N	N	N	§ 300-76
Agri-tainment/agri-tourism	SE	N	N	N	N	N	N	N	§ 300-76
Automated banking facility	N	SE	N	P	P	P	N	P	§ 300-76
Bed-and-breakfast	SE	P	SE	P	P	P	N	P	§ 300-76
Community garden	SE	P	SE	P	P	P	P	P	§ 300-76
Day care, accessory	P	P	P	P	P	P	P	P	§ 300-76
Day care, family	SE	P	SE	P	P	P	P	P	§ 300-76
Drive-through facility for permitted uses	N	SE	N	N	P	P	P	P	§ 300-76
Home occupation	SE	P	SE	P	P	P	P	P	§ 300-76
No-impact home occupation	P	P	P	P	P	P	P	P	§ 300-76
Noncommercial keeping of livestock	N	N	N	N	N	N	P	N	§ 300-76
Outdoor cafe/dining	N	P	N	P	P	P	P	P	§ 300-76
Outside display and sales	N	N	N	P	P	P	P	P	§ 300-76

ZONING

Types of Uses	RS Single- Family Residential Zoning District	RMU Residential Mixed-Use Zoning District	VR Village Residential Zoning District	VMU Village Mixed-Use Zoning District	VB Village Business Zoning District	CB Commercial Business Zoning District	IB Industrial Business Zoning District	AB Airport Business Zoning District	Criteria and Regulations Section
Roadside stand	N	P	N	P	P	P	P	P	§ 300-76
Rural occupation	SE	N	N	N	N	N	N	N	§ 300-76