

ZONING

160 Attachment 1

Borough of Sellersville

Use Regulations Table

[Amended 7-8-2013 by Ord. No. 685; 9-10-2018 by Ord. No. 720; 12-11-2023 by Ord. No. 743]

KEY:

P – Permitted

CU – Conditional Use

SE – Permitted by Special Exception

Blank – Not Permitted

Uses	LR Low Density Residential	MR Medium Density Residential	MR-1 Medium Density Residential-1	PR Planned Residential	NC Neighborhood Commercial	BC Borough Core	I Industrial District
Residential							
One-family dwelling	P	P	P	P	P	P	
Twin dwelling		P	P	P	P	P	
Duplex dwelling		P		P	P	P	
Townhouse dwelling (§ 160-29)		P	P	P	P	P	
Conversion apartments (§ 160-31)		SE			SE	SE	P
Multiple dwelling (§ 160-30)		P		P	P	P	
Dormitory (§ 160-33)	SE	SE		P	P	P	
Boardinghouse (§ 160-32)						P	
Mobile home park (§ 160-63)				P			
Age-restricted multiple dwelling (§ 160-30.1)					P		
Institutional							
Business colleges, trade schools, music and dance schools and similar organizations						P	P

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Uses	LR Low Density Residential I	MR Medium Density Residential	MR-1 Medium Density Residential-1	PR Planned Residential	NC Neighborhood Commercial	BC Borough Core	I Industrial District
Cemeteries	SE						
Churches	SE	SE		P	P	P	
Clubs				P		P	
Cultural facilities		P	P	P		P	
Private nursery and kindergartens (§ 160-35)	SE	SE	SE	P	SE		
Day-care facility (§ 160-34)	SE	SE	SE	P	SE	SE	
Elementary schools	SE	SE		P			
Nursing home (§ 160-36)	SE	SE			P	P	
Personal care facility (§ 160-37)	SE	SE			P	P	
Police and fire stations (§ 160-38)		P	P		P	P	P
Private noncommercial recreation facility	SE	SE	SE	P		P	
Public noncommercial recreation facility						P	
Public recreation facility	P	P	P	P			
Secondary schools	SE	SE					
Commercial							
Business service establishments (§ 160-40)					P	P	P
Commercial recreation entertainment facility (§ 160-41)						P	CU
Department stores						P	
Gasoline-dispensing facility (§ 160-43)					P	P	
Hotels and motels (§ 160-44)						P	
Monument and burial vault dealers						P	
Mortuaries (§ 160-45)		SE	SE			P	

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Uses	LR Low Density Residential 1	MR Medium Density Residential	MR-1 Medium Density Residential-1	PR Planned Residential	NC Neighborhood Commercial	BC Borough Core	I Industrial District
Motor vehicle service stations (§ 160-43)						P	P
Adult-oriented uses (§ 160-61)							SE
Nightclubs (§ 160-47)						P	
Offices (§ 160-39)							
Business				P	P	P	P
Professional		P	P	P	P	P	P
Public service		P	P	P	P	P	P
Financial				P	P	P	P
Personal service establishments (§ 160-46)				P	P	P	
Quick-service restaurants (§ 160-47)					SE	P	
Retail stores and businesses (§ 160-42)				P	P	P	
Sit-down restaurants and taverns (§ 160-47)				P	P	P	
Vehicle/equipment/sales or rentals							P
Veterinary office or hospital (§ 160-48)		SE	SE			P	
Industrial							
Contractors offices/storage						P	P
Manufacturing, assembly, processing and repair						P	P
Processing, milling, storage and/or sale of feed, oil, lumber, grain and gas							P
Research or testing laboratories						P	P

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Uses	LR Low Density Residential 1	MR Medium Density Residential	MR-1 Medium Density Residential-1	PR Planned Residential	NC Neighborhood Commercial	BC Borough Core	I Industrial District
Warehousing and distribution, including wholesale business						P	P
Utilities and Transportation							
Bus and taxi terminals				P	P	P	P
Community garage or parking lot (§ 160-50)					P	P	P
Non-tower-based wireless communications facilities (§ 160-49)	CU	CU	CU	CU	CU	CU	CU
Principal supply utilities (§ 160-51)	SE	SE	SE	P	P	P	P
Rail terminals						P	
Sewage facilities	P	P	P	P	P	P	P
Tower-based wireless communications facilities in the public right-of-way [subject to location restrictions set forth in Section 160-49C(1)(a)] (§ 160-49)	CU	CU	CU	CU	CU	CU	CU
Tower-based wireless communications facilities outside the public right-of-way (§ 160-49)					CU		CU
Accessory							
Accessory buildings and private garages (§ 160-59)	P	P	P	P	P	P	P
Accessory sewage facilities	SE	P	P	P	P	P	P
Accessory supply utilities	SE	P	P	P	P	P	P

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Apartment combined with commercial use (§ 160-52)					P	P	
Family/group day-care home (§ 160-34)	SE	SE		SE	SE	SE	
Home occupation (§ 160-54)	SE	SE		P	P	P	
Horticulture (§ 160-55)	P	P	P				
Off-street parking (Article IX)	P	P	P	P	P	P	P
On-lot storage (§ 160-83A)	P	P		P	P	P	P
Private swimming pool (§ 160-56)	P	P	P		P		
Produce stand (§ 160-53)	SE				SE	SE	
Rooming house (§ 160-57)		SE			P	P	
Signs (Article VIII)	P	P	P	P	P	P	P
Temporary structures and/or use (§ 160-58)	P	P	P	P	P	P	P
Other accessory uses customarily incidental to a permitted principal use (§ 160-60)	P	P	P	P	P	P	P