

ZONING

**Table 185-19
Use Regulations Table
[Amended 11-8-2003 by Ord. No. 285; 4-4-2006 by Ord. No. 303; 8-7-2007 by Ord. No. 310; 5-11-2021 by Ord. No. 401]**

KEY:

P indicates a land use which is Permitted.

N indicates a land use which is Not Permitted.

C indicates a land use which will be permitted by the Borough Council, if certain conditions are met.

S indicates a land use which may be permitted by the Zoning Hearing Board as a Special Exception, if certain requirements are met.

LAND USE CATEGORY		ZONING DISTRICTS							
		R-1	R-2	BC	SC	HC	LI	SWD	SWS
A.	RESIDENTIAL LAND USES								
A(1)	Single-family detached dwelling	P	P	P	N	N	N	N	N
A(2)	Single-family semidetached dwelling	N	N	P	N	N	N	N	N
A(3)	Single-family attached dwelling	N	N	P	N	N	N	N	N
A(4)	Two-family duplex dwelling	N	N	P	N	N	N	N	N
A(5)	Performance subdivision	N	P	N	N	N	N	N	N
A(6)	Conversion to apartments	N	N	S	N	N	N	N	N
A(7)	Rooming house	N	N	S	N	N	N	N	N
A(8)	Dwelling in combination	N	N	P	N	N	N	N	N
A(9)	Mobile home park	N	C	N	N	N	N	N	N
A(10)	Elderly housing	C	C	S	S	N	N	N	N
B.	INSTITUTIONAL RECREATIONAL AND EDUCATIONAL								
B(1)	Religious use	P	P	P	P	N	N	N	N
B(2)	School	P	P	P	P	N	N	N	N
B(3)	School, trade or commercial	N	N	P	P	N	N	N	N
B(4)	Cultural facility	P	P	P	P	N	N	N	N
B(5)	Community center	S	S	S	P	N	N	N	N
B(6)	Day nursery	S	S	S	S	N	N	N	N
B(7)	Recreational facility, government	P	P	P	P	N	P	P	P
B(8)	Recreational facility, nongovernment	S	S	S	P	N	P	P	P
B(9)	Club or lodge, private	N	N	S	S	N	N	N	N
B(10)	Convalescent home	N	N	S	S	N	N	N	N
B(11)	Medical center	N	N	S	S	N	S	N	N
B(12)	Senior's social center	C	C	S	S	N	N	N	N
C.	BUSINESS AND OFFICE USES								
C(1)	Professional service	N	N	C	P	P	P	N	P
C(2)	Business service, nongovernment	N	N	C	P	P	P	N	P
C(3)	Business service, government	N	N	P	P	P	P	N	P
C(4)	Animal kennel	N	N	N	S	S	S	N	N
D.	COMMERCIAL USES								
D(1)	Retail shop	N	N	C ¹	P ¹	P ¹	N ²	N	N
D(2)	Bulk commercial	N	N	N	C	P	P	N	N
D(3)	Personal service	N	N	C	P	P	N	N	N
D(4)	Repair service	N	N	C	P	P	N	N	N
D(5)	Restaurant (sit down)	N	N	C	P	P	P	N	N

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LAND USE CATEGORY		ZONING DISTRICTS							
		R-1	R-2	BC	SC	HC	LI	SWD	SWS
D(6)	Restaurant (drive-through)	N	N	N	P	P	P	N	N
D(7)	Restaurant (fast service)	N	N	C	P	P	P	N	N
D(9)	Mortuary or funeral home	N	N	C	P	C	P	N	N
D(10)	Public entertainment (indoor)	N	N	S	S	S	N	N	N
D(11)	Public entertainment (outdoor)	N	N	N	S	S	S	S	S
D(12)	Motel, hotel, tourist home	N	N	N	P	N	P	N	N
D(13)	Shopping center complex	N	N	N	P	N	N	N	N
D(14)	Adult business uses	N	N	N	N	N	S	N	N
D(15)	Medical marijuana dispensary and medical marijuana grower/processor	N	N	N	N	N	P	N	N
E. AUTOMOTIVE SERVICE USES									
E(1)	Parking area or garage	N	N	C	C	C	C	C	C
E(2)	Gasoline service station	N	N	N	C	C	C	N	N
E(3)	Repair garage	N	N	N	C	C	C	N	P
E(4)	Sale of auto parts	N	N	N	C	C	C	N	N
F. TRANSPORTATION FACILITIES									
F(1)	Bus or taxicab terminal	N	N	N	P	P	P	N	N
F(2)	School bus yard	N	N	N	N	N	P	N	N
F(3)	Truck terminal	N	N	N	N	N	P	N	N
F(4)	Railroad station/service	N	N	N	N	P	P	N	N
G. UTILITIES									
G(1)	Communication facility	N	N	C	N	C	P	P	P
G(2)	Cellular telecommunications facility	N	N	**	N	N	P	P	S
G(3)	Supply utility	C	C	C	C	C	C	C	P
G(4)	Petroleum product and gas substation	N	N	N	C	N	C	P	P
G(5)	Sanitary utility	C	C	C	C	C	C	C	C
G(6)	Fire station	P	P	P	P	P	P	N	P
G(7)	Fire signal	P	P	P	P	P	P	P	P
H. INDUSTRIAL USES									
H(1)	Wholesale business and storage	N	N	C	C	N	C	N	N
H(2)	Warehouse	N	N	N	N	N	P	N	N
H(3)	Miniwarehouse	N	N	N	N	S	S	N	N
H(4)	Manufacturing	N	N	N	N	N	P	N	N
H(5)	Laboratory	N	N	N	N	N	P	N	P
H(6)	Contractor's office and storage	N	N	N	N	N	C	N	P
I. ACCESSORY USES									
I(1)	Home occupation	S	S	S	S	S	S	N	N
I(2)	No-impact home-based business	P	P	P	P	P	P	N	N
I(3)	Residential accessory	P	P	P	P	P	P	N	N
I(4)	Accessory dwelling	C	C	C	C	C	C	N	N
I(5)	Temporary structure or use	C	C	C	C	C	C	C	C
I(6)	Nonresidential accessory	N	N	P	P	P	P	C	C

ZONING

LAND USE CATEGORY		ZONING DISTRICTS							
		R-1	R-2	BC	SC	HC	LI	SWD	SWS
I(7)	Outside storage	N	N	N	C	N	C	C	P
I(8)	Outside display	N	N	N	P	P	N	N	N
I(9)	Travel trailer storage	C	C	C	C	C	C	C	C
I(10)	Signs	*	*	*	*	*	*	*	*
J. SOLID WASTE FACILITIES									
J(1)	Sanitary landfill	N	N	N	N	N	N	P	N
J(2)	Incinerator	N	N	N	N	N	N	P	N
J(3)	Transfer station	N	N	N	N	N	N	N	P
J(4)	Recycling facility	N	N	N	N	C	C	N	P
K. FORESTRY									
K(1)	Forestry/timber harvesting	P	P	P	P	P	P	P	P

NOTES:

* See Article VII.

** Municipal property only.

¹ Editor's Note: Except for the sale of fireworks.

² Editor's Note: The sale or storage of fireworks is permitted as a special exception use.