

ZONING

285 Attachment 3

Borough of Riverside

Allowed Uses in Primarily Residential Zoning Districts

The MHP Manufactured Home Park Overlay District shall have the same requirements as the A-R District, except that the areas within the MHP Overlay District shall also allow manufactured home parks as a special exception use, if the application meets the additional requirements for such use in § 285-35.

KEY:

- P = Permitted by use 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

Types of Uses (See definitions in Article III)	Zoning Districts			
	R-M	R-S	R-S1	A-R
Residential Uses				
Single-family detached dwelling	P	P	P	P
(Note: Manufactured/mobile homes shall also meet the additional requirements of § 285-35.)				
Twin dwelling (side-by-side)	P	P	N	N
Townhouse (rowhouse) ¹	P	N	N	N
Apartments, ¹ not including conversions of an existing building:				
Only 2 dwelling units in a building (“duplex”)	P	N	N	N
3 or more dwelling units in a building	P	N	N	N
Manufactured/mobile home park ¹	N	N	N	N
(Note: This use shall be only allowed, by special exception, in the MHP overlay district.)				
Boardinghouse (includes rooming house) ¹	N	N	N	N
Group home within a lawful existing dwelling unit, ¹ not including a treatment center	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.)	P	N	N	N
Commercial Uses				
Bed-and-breakfast inn ¹	N	SE	N	SE
Camp, ¹ not including recreational vehicle campground	N	N	N	SE

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	R-M	R-S	R-S1	A-R
Communications tower/antennae, commercial: ¹				
Meeting § 285-35P(1) pertaining to antenna placed on certain existing structures	P	P	P	P
Antennae/tower that does not meet § 285-35P(1), such as freestanding towers)	N	N	N	SE
Golf course, ¹ with minimum lot area of 50 acres	P	N	P	P
Kennel ¹	N	N	N	C
Plant nursery or tree farm, with any on-site retail sales limited to trees and shrubs primarily grown on the premises, and with a 5% maximum building coverage and a 2-acre minimum lot area	P	P	P	P
Institutional/Semipublic Uses				
Cemetery (not including crematorium) ¹	P	P	P	P
Church (See “place of worship” below.)				
College or university, educational and support buildings (other than environmental education center)	N	N	N	N
Community recreation center or library	N	P	N	N
Cultural center or museum	N	P	N	N
Day-care center, adult ¹	N	C	N	N
Day-care center, child ¹ (See also, as an accessory use in this table, provisions in § 285-35 for a place of worship.)	N	C	N	N
Emergency services station	C	C	C	C
Hunting and fishing club, with a 5% maximum building coverage in a residential district. This term shall not include uses listed separately in § 285-30	P	P	P	P
Membership club meeting and noncommercial recreational facilities, provided that an after-hours club, tavern or uses listed separately in § 285-30 shall only be allowed if so listed in this table and if the requirements for that use are also met	N	N	N	C
Nursing home or personal care home/assisted living ¹	C	C	C	C
Place of worship ¹ (includes church)	C	C	C	C
School, public or private, primary or secondary ¹	P	P	P	P
Public/Semipublic				
Borough government uses, other than uses listed separately in § 285-30	P	P	P	P
Government facility, other than uses listed separately in §	C	C	C	C

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Types of Uses (See definitions in Article III)	Zoning Districts			
	R-M	R-S	R-S1	A-R
285-30				
Publicly owned or operated recreation park or nonmotorized recreation trail	C	C	C	C
Public utility facility (See also § 285-19A.) other than uses listed separately in § 285-30	C	C	C	C
Swimming pool, nonhousehold ¹	N	N	N	C
U.S. Postal Service facility, which may include a leased facility	N	P	N	C
Accessory Uses				
See list of additional permitted uses in § 285-30C, such as a residential accessory structure or use				
See additional requirements in § 285-36 for specific accessory uses				
Composting, in addition to materials generated on site, which is permitted by right in all districts ²	N	N	N	C
Day-care center accessory to and on the same lot as an existing lawful place of worship	P	P	P	P
Day care ² as accessory to a dwelling:				
Day care of a maximum of 3 adults or youth, in addition to relatives of the caregiver	P	P	P	P
Group day-care home (7 to 12 children)	SE	SE	N	P
Family day-care home (4 to 6 children)	P	P	SE	SE
Farm-related business ^{2,3}	N	N	N	C
Home occupation, major ²	SE	SE	SE	SE
Home occupation, minor ²	P	P	P	P
Retail sales of agricultural products ²	P	P	P	P
Stable, household ²	N	N	N	P
Target practice for firearms by a resident or owner of a lot of greater than 2 acres	N	N	N	C
Temporary retail sales (shall only occur if allowed by § 285-8G)				
Unit for care of relative, ² except special exception approval shall be required if a new detached building will be constructed or placed on the lot	P	P	P	P
Miscellaneous Uses				
Crop farming	P	P	P	P
Wholesale greenhouses	C	C	C	C

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	R-M	R-S	R-S1	A-R
Forestry (includes timber harvesting) ¹	P	P	P	P
Groundwater or springwater withdrawal, averaging more than 100,000 gallons per day, removed from a tract for off-site consumption ¹ (not including on-site beverage bottling)	C	C	C	C
Nature preserve or environmental education center, with a 10-acre minimum lot area for any use involving a principal building	N	N	P	P
Parking lot for carpooling	N	N	N	N
Parking lot as the principal use of a lot	N	N	N	N
Livestock or poultry, raising of: ¹				
Not intensive	C	C	C	C
Intensive	C	C	C	C
Sewage sludge/biosolids, land application of ²	C	C	C	C
Sewage treatment plant	C	C	C	C
Stable, nonhousehold ² (includes horse-riding academy) (See also “Keeping of pets” in § 285-36.)	N	N	N	P
Wind turbines:				
Maximum of 1 wind turbine per lot, as an accessory use ²	P	P	P	P
Other wind turbines, such as 2 or more wind turbines per lot ¹	N	N	N	C
All uses that will be unable to comply with the performance standards of this chapter (See the environmental protection requirements of Article VI.)	N	N	N	N

NOTES:

¹ See additional requirements in § 285-35.

² See additional requirements in § 285-36.

³ See standards in § 285-36. Some farm-related business are permitted by right.