

ZONING

285 Attachment 4

**Borough of Riverside**

**Allowed Uses in Primarily Business Zoning Districts  
[Amended 5-7-2012 by Ord. No. 5-7-12]**

**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		
	C	LI	I
<b>Residential Uses</b>			
Single-family detached dwelling	P	P	N
(Note: Manufactured/mobile homes shall meet the additional requirements of § 285-35.)			
Twin dwelling (side-by-side)	N	N	N
Townhouse (rowhouse) <sup>1</sup>	N	N	N
Apartments, <sup>1</sup> not including conversions of an existing building:			
Only 2 dwelling units in a building (“duplex”)	P	N	N
3 or more dwelling units in a building	N	N	N
Boardinghouse (includes rooming house) <sup>1</sup>	C	N	N
Group home within a lawful existing dwelling unit, <sup>1</sup> not including a treatment center	C	C	C
Conversion of an existing building to result in an increased number of dwelling units (See also “unit for care of relative” under Accessory Uses.)	C	N	N
Manufactured/mobile home park <sup>1</sup>	N	N	N
<b>Commercial Uses</b>			
Adult use <sup>1</sup>	N	N	C
After-hours club	N	N	N
(Note: This use is effectively prohibited by State Act 219 of 1990. <sup>4</sup> )			
Airport <sup>1</sup> (See also “heliport.”)	N	N	C
Amusement arcade	P	N	N
Amusement park or water park	C	N	N
Animal cemetery <sup>1</sup>	P	P	N

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	C	LI	I
Auditorium (commercial), arena, performing arts center or exhibition trade show center	N	P	P
Auto repair garage or auto service station <sup>1</sup>	C	N	N
Auto, boat or mobile/manufactured home sales <sup>1</sup>	P	N	N
Bakery, retail	P	P	N
Bed-and-breakfast inn <sup>1</sup>	P	P	P
Betting use, in compliance with state law	N	N	C
Beverage distributor (wholesale and/or retail)	P	N	N
Bus maintenance or storage yard	N	P	P
Camp, <sup>1</sup> other than recreational vehicle campground	C	P	P
Campground, recreational vehicle, <sup>1</sup> which may include an accessory camp store that is primarily for use by campers	N	P	P
Car wash <sup>1</sup>	P	P	P
Catering, custom, for off-site consumption	P	P	P
Communications tower/antennae, commercial: <sup>1</sup>			
Meeting § 285-35P(1) pertaining to antenna placed on certain existing structures	P	P	P
Antennae/tower that does not meet § 285-35P(1), such as freestanding towers	N	C	C
(Note: § 285-35P also allows towers serving emergency services stations.)			
Conference center	P	P	P
Construction company or tradesperson's headquarters (including but not limited to landscaping, building trades or janitorial contractor) (See also as home occupation.)	P <sup>3</sup>	P	P
(Note: Accessory outdoor storage shall be permitted provided it meets the screening requirements of § 285-63.)			
Crafts or artisan's studio (See also as home occupation.)	P	P	P
Custom printing, copying, faxing, mailing or courier service	P	P	P
Exercise club	P	P	P
Financial institution <sup>1</sup> (includes banks) with any drive-through facilities meeting § 285-36	P	P	P
Flea market/auction house	P	P	P
Funeral home <sup>1</sup>	P	P	P
Garden center, retail (See also "wholesale greenhouses.")	P	P	P
Gas station (See "auto service station.")			

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	<b>C</b>	<b>LI</b>	<b>I</b>
Golf course, <sup>1</sup> with a minimum lot area of 25 acres	P	P	P
Heliport <sup>1</sup>	N	N	C
Horse-riding academy (See “stable” under Miscellaneous Uses.)			
Hotel or motel <sup>1</sup>	P	P	P
Kennel <sup>1</sup>	N	C	C
Laundromat	P	P	P
Laundry, commercial or industrial	N	P	P
Lumberyard	P	P	P
Motor vehicle racetrack <sup>1</sup>	N	N	C
Nightclub <sup>1</sup>	N	N	C
Office (may include medical labs) (See also “home occupations.”)	P	P	P
Pawnshop	N	N	P
Personal services (includes tailoring, custom dressmaking, haircutting/styling, dry cleaning, shoe repair, certified massage therapy and closely similar uses) (See also “home occupation.”)	P	P	P
Picnic grove, private <sup>1</sup>	C	P	P
Plant nursery (other than a retail garden center)	P	P	P
Propane retail distributor, with a maximum storage capacity of 100,000 cubic feet and a 150-foot minimum setback between any storage or dispensing facilities and any residential district, and with Fire Company review	N	C	C
Recording studio, music	P	P	P
Recreation, commercial indoor <sup>1</sup> (includes bowling alley, roller or ice-skating rink, batting practice, and closely similar uses), other than uses listed separately in § 285-30	P	P	P
Recreation, commercial outdoor (including miniature golf course, golf driving range, archery, paintball and closely similar uses), other than uses listed separately in § 285-30	P	P	P
Repair service, household appliance	P	P	P
Restaurant or banquet hall: <sup>1</sup>			
With drive-through service <sup>2</sup>	P	N	N
Without drive-through service	P	P	P
Retail store (not including uses listed individually in § 285-30) or shopping center	P	N	P

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	C	LI	I
(Note: Any drive-through service shall meet the requirements of § 285-36 for drive-through service and shall only be allowed in the C District.)			
Self-storage development <sup>1</sup>	N	N	P
Target range, firearms:			
Limited to use by residents or owners of a lot and their occasional guests	N	P	P
Completely indoor and enclosed	N	P	P
Other than above <sup>1</sup>	N	N	C
Tattoo or body piercing establishment (other than temporary tattoos or ear piercing, which are personal service uses)	N	N	P
Tavern, which may include a state-licensed microbrewery (not including an after-hours club or nightclub)	C	N	N
Theater, indoor movie, other than an adult use	P	P	N
Trade/hobby school	P	P	P
Veterinarian office <sup>1</sup>	P	P	P
Wholesale sales (See under Industrial Uses.)			
<b>Institutional/Semipublic Uses</b>			
Cemetery (See “crematorium,” listed separately.)	P	P	P
College or university, educational and support buildings	P	P	P
Community recreation center (limited to a government-sponsored or nonprofit facility) or library	P	P	P
Crematorium	N	N	C
Cultural center or museum	P	P	P
Day-care center, adult <sup>1</sup>	P	P	P
Day-care center, child <sup>1</sup> (See also as an accessory use.)	P	P	P
Dormitory as accessory to a college, university or school	N	N	N
Emergency services station	P	P	P
Hospital or surgery center	P	P	P
Hunting and fishing club	N	P	P
(Note: This term shall not include uses listed separately in § 285-30.)			
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	P	P	P

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	<b>C</b>	<b>LI</b>	<b>I</b>
Nursing home or personal care home/assisted living <sup>1</sup>	C	P	P
Place of worship <sup>1</sup> (includes church)	P	P	P
School, public or private, primary or secondary <sup>1</sup>	P	P	P
Treatment center <sup>1</sup>	N	N	C
<b>Public/Semipublic</b>			
Borough government uses, other than uses listed separately in § 285-30	P	P	P
Government facility, other than uses listed separately in § 285-30	C	C	C
Prison or similar correctional institution	N	N	C
Publicly owned or operated recreation park or nonmotorized recreation trail	P	P	P
Public utility facility (See also § 285-19A.) other than uses listed separately in § 285-30	C	P	P
Swimming pool, nonhousehold <sup>1</sup>	P	P	P
U.S. Postal Service facility, which may include a leased facility	P	P	P
<b>Industrial Uses</b>			
Asphalt plant	N	N	C
Assembly or finishing of products using materials produced elsewhere (such as products from plastics manufactured off site)	N	P	P
Building supplies and building materials, wholesale sales of	N	P	P
Distribution as a principal use or a trucking company terminal	N	N	P
Industrial equipment sales, rental and service, other than vehicles primarily intended to be operated on public streets	N	P	P
Junk, outdoor storage, display or processing of, other than within an approved junkyard or solid waste disposal area	N	N	N
Junkyard <sup>1</sup>	N	N	C
Liquid fuel storage, bulk, for off-site distribution, other than: auto service station, retail propane distributor, as listed separately, prepackaged sales or fuel tanks for company vehicles	N	N	C
Manufacture and/or bulk processing of the following, provided manufacturing occurs only indoors:			
Agricultural chemicals, fertilizers or pesticides	N	N	C
Apparel, textiles, shoes and apparel accessories (See also “crafts studio.”)	N	P	P
Cement manufacture	N	N	C
Ceramics products (other than crafts studio)	N	P	P

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	C	LI	I
Chemical products, other than pharmaceuticals and types listed separately	N	N	C
Clay, brick, tile and refractory products	N	P	P
Computers and electronic and microelectronic products	N	P	P
Concrete, cement, lime and gypsum products, other than actual manufacture of cement	N	P	P
Electrical equipment, appliances and components	N	P	P
Explosives, fireworks or ammunition	N	N	C
Fabricated metal products (except explosives, fireworks or ammunition)	N	P	P
Fermentation	N	N	P
Food and beverage products, at an industrial scale as opposed to a clearly retail scale, including but not limited to processing, bottling and related trucking of water removed from a site (not including uses listed individually in § 285-30)	N	P	P
Gaskets	N	P	P
Glass and glass products (other than crafts studio)	N	P	P
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
Jewelry and silverware	N	P	P
Leather and allied products (other than crafts studio or tannery)	N	P	P
Machine shop	N	P	P
Machinery	N	P	P
Manufactured or modular housing manufacture	N	P	P
Medical equipment and supplies	N	P	P
Metal products, primary	N	N	P
Mineral products, nonmetallic (other than mineral extraction)	N	P	C
Paper and paper products (including recycling, but not including manufacture of raw paper pulp)	N	P	P
Paper (raw pulp)	N	N	C
Paving materials, other than bulk manufacture of asphalt	N	N	C
Pharmaceuticals and medicines	N	P	P
Plastics, polymers, resins, vinyl, coatings, cleaning compounds, soaps, adhesives, sealants, printing ink or photographic film	N	C	C

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	<b>C</b>	<b>LI</b>	<b>I</b>
Products from previously manufactured materials, such as glass, leather, plastics, cellophane, fiberglass, textiles, rubber or synthetic rubber	N	P	P
Roofing materials and asphalt saturated materials or natural or synthetic rubber	N	C	P
Scientific, electronic and other precision instruments	N	P	P
Sporting goods, toys, games, musical instruments or sign manufacture	N	P	P
Transportation equipment	N	P	P
Wood products and furniture (not including raw paper pulp)	N	P	P
See § 285-10 for uses that are not listed			
Mineral extraction <sup>1</sup> and related processing, stockpiling and storage of materials removed from the site	N	C	C
Packaging	N	P	P
Package delivery services distribution center	N	C	C
Petroleum refining	N	N	C
Printing or bookbinding	N	P	P
Recycling center, bulk processing, provided all operations of an industrial scale occur within an enclosed building	N	C	P
Research and development, engineering or testing facility or laboratory (other than medical laboratories, which is considered an office use)	N	P	P
Sawmill/planing mill	N	P	P
Slaughterhouse, stockyard or tannery, with a 350-foot minimum setback from all lot lines	N	N	N
Solid waste landfill <sup>1</sup>	N	N	C
Solid waste transfer or waste-to-energy facility <sup>1</sup>	N	N	C
Trucking company terminal <sup>1</sup>	N	N	C
Warehousing or storage as a principal use	N	C	P
Warehousing or storage as an on-site accessory use	N	P	P
Welding	N	P	P
Wholesale sales (other than motor vehicles)	N	P	P
<b>Accessory Uses</b>			
See list of additional permitted uses in § 285-30C, such as residential accessory structures or uses			

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Types of Uses (See definitions in Article III)	Zoning Districts		
	C	LI	I
See additional requirements in § 285-36 for specific accessory uses			
Bus shelter <sup>2</sup>	P	P	P
Composting, <sup>2</sup> other than materials generated on site, which are permitted by right	N	C	C
Day-care center accessory to and on the same lot as an existing lawful place of worship	P	P	P
Day care <sup>2</sup> as accessory to a dwelling:			
Day care of a maximum of 3 adults or youth, in addition to “-relatives of the caregiver	C	P	P
Group day-care home	C	P	P
Family day-care home	C	P	P
Farm-related business <sup>2</sup>	N	P	P
Home occupation, general <sup>2</sup>	P	P	P
Home occupation, minor <sup>2</sup>	P	P	P
Outdoor storage and display as accessory to a business use, which shall also comply with §§ 285-36, 285-63 and 285-64	P	P	P
Retail sales of agricultural products <sup>2</sup>	P	P	P
Temporary retail sales (See § 285-8G.)	P	P	P
Unit for care of relative <sup>2</sup>	P	P	P
<b>Miscellaneous Uses</b>			
Crop farming and wholesale greenhouses	P	P	P
Forestry (includes timber harvesting) <sup>1</sup>	P	P	P
Groundwater or springwater withdrawal, averaging more than 100,000 gallons per day, removed from a tract for off-site consumption <sup>1</sup> (See also requirements for food and beverage bottling and processing under Industrial Uses.)	C	C	C
Nature preserve or environmental education center	P	P	P
Parking lot or structure:			
As a principal use that primarily serves tractor-trailer trucks or trailers	N	N	P
Other	P	P	P
Livestock or poultry, raising of: <sup>1</sup>			
Intensive	C	C	P
Not intensive	C	C	P
Sewage sludge/biosolids, land application of <sup>2</sup>	C	C	C

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Types of Uses (See definitions in Article III)	Zoning Districts		
	C	LI	I
Sewage treatment plan	C	C	C
Stable, nonhousehold <sup>1</sup> (includes horse-riding academy)	C	C	C
Wind turbine: <sup>2</sup>			
Maximum of 1 per lot as an accessory use <sup>2</sup>	C	P	P
Other wind turbines, such as 2 or more per lot <sup>1</sup>	N	C	C
All uses that will be unable to comply with the environmental protection requirements of Article VI shall be prohibited in all districts	N	N	N

**NOTES:**

<sup>1</sup> See additional requirements in § 285-35.

<sup>2</sup> See additional requirements in § 285-36.

<sup>3</sup> A maximum of 20% of the lot may be covered with outdoor storage.

<sup>4</sup> Editor's Note: See 47 P.S § 1-101 et seq.