

ZONING

27 Attachment 3

Borough of Beaver

Table 27-1

Beaver Borough Zoning Ordinance

Land Use Chart

[Ord. 778, 5/8/2012; as amended by Ord. 788, 4/9/2013; by Ord. No. 827, 7/11/2017; by Ord. No. 836, 9/11/2018; by Ord. No. 839, 3/12/2019; by Ord. No. 858, 10/10/2023; by Ord. No. 861, 10/10/2023; and by Ord. No. 862, 10/10/2023]

	R-1	R-2	P	RC-1	RC-2	GCW	SC	GCE
Adult businesses						C		
Amusement and recreation						P		
Automobile sales and service						C		
Automobile service station						C		
Bed-and-breakfast		C					C	C
Beverage production uses						C		
Business services					P	P	P	P
Business services (upper floors only)				P				
Churches		SE					SE	
Commercial and private parking facilities to serve uses in the RC-District					C			
Communications towers			C					
Conversion apartment		SE						
Cultural and recreation services				C				
Day-care services		C						
Dwelling units (upper floors only)					P			
Dwelling units (upper floors only) in a mixed-use building				C				
Event facility uses								
Financial institution (upper floors only)				P				

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	R-1	R-2	P	RC-1	RC-2	GCW	SC	GCE
Financial institutions						P	P	
Forestry	P	P	P	P	P	P	P	P
Funeral home						P		
Group residential facility		C					C	C
Health services					P		P	
Health services, including spas						P	P	P
Home-based business	A	A		A	A	A	A	A
Home occupation	C	C		A	A	A	A	A
Light manufacturing				C				
Medical marijuana dispensary						C		
Medical marijuana grower/processor						C		
Mixed-use buildings with permitted principal uses on the upper floors and services businesses listed herein on the first floor								P
Multiple-family dwellings, regardless of form of ownership							P	P
Multiple-family dwellings (3 or more units) limited to 3 stories, including townhouses and garden apartments.		P						
Multiple-family dwellings. First-floor dwelling units are permitted if the building contains 3 or more dwelling units.					P			
Municipal facilities and services necessary to public health and welfare			P					
Municipal parks and recreation	P	P	P					
Museums and art galleries								P
Museums, exhibition and cultural facilities			P					
Offices (business, medical, professional or government)					P		P	P
Personal services				P	P	P	P	P
Professional services					P	P	P	P
Professional services (upper floors only)				P				
Public school			P					
Restaurants						P		
Restaurants, drive-in						C		
Restaurants, non-drive-in				P				
Retail business, general or specialty				P		P		
Self-storage facility						C		

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	R-1	R-2	P	RC-1	RC-2	GCW	SC	GCE
Services						P	P	P
Short-term rentals	C	C	C	C	C	C	C	C
Single-family dwellings	P	P						
Social services					P	P	P	P
Transportation services					P	P	P	P
Truck terminal						C		
Two-family dwellings		P						
Uses and buildings customarily incidental and appurtenant to principal permitted uses	A	A	A	A	A	A	A	A
Warehousing						C		

- P Permitted Use
- A Accessory Use
- C Conditional Use
- SE Use by Special Exception

NOTE: Whenever a use is not specifically listed under the provisions of this Land Use Chart, the Zoning Officer shall refer the matter to the Zoning Hearing Board to hear and decide such use as a special exception request. The party seeking the use determination is required to file a special exception request with the Board. The Board shall have the authority to permit the use or deny the use in accordance with the standards governing special exception applications. The use may be permitted if it is similar to and compatible with the permitted uses in the zoning district. The burden of proof shall be upon the applicant to demonstrate that the proposed use would not be detrimental to the public health, safety and welfare of the neighborhood.