

ZONING

185 Attachment 1

Borough of Upland

Appendix A

Principal Uses Permitted in All Zoning Districts*

Zoning District	By-Right Uses	Special Exceptions	Accessory Uses
R-1	Single-family detached dwelling Single-family semidetached dwelling (twin) Recreation, park or play area Family-based community residence facility Family day-care home Municipal use	Religious use Club or lodge Bed-and-breakfast establishment Professional home office Public or private schools	Off-street parking Private garage No-impact home-based business Small collection facility Storage shed Private swimming pool Satellite antenna Signs Incidental uses as specified
R-2	Same as R-1; and Single-family attached (townhouse) Two-family detached dwelling (detached duplex)	Religious use, including accessory dwelling Apartments Educational use, but excluding commercial education Conversions, subject to § 185-1903 Retail store	Same as R-1

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R-3	<p>All uses permitted by right in the R-2 Residential District</p> <p>Apartment building</p> <p>Single-family attached dwelling (townhouse)</p> <p>Mobile homes</p> <p>Mobile home park</p>	<p>Professional home office, subject to § 185-1904</p> <p>Family day-care home, subject to § 185-1819</p>	<p>Same as R-1, except for small collection facility</p>
PRD	<p>Single-family detached</p> <p>Townhouses (single-family attached dwellings)</p> <p>Low-rise apartments</p> <p>Assisted-living facility, comprised of either low-rise apartments or single-family attached units (townhouses)</p> <p>Recreational and community facilities for residents and their guests</p> <p>Administrative offices and operating facilities for management of the PRD</p>		<p>Common dining facilities, physical therapy facilities, auditorium, on-site personal service and convenience shops, administrative offices and other ancillary facilities deemed appropriate by the Borough Council for an assisted-living facility</p> <p>Off-street parking</p> <p>Signs</p>

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INS	<p>Government building or use</p> <p>Civic use, such as a community center, public library, or senior citizens' center</p> <p>Assisted living facility</p> <p>Public or private school, college or other academic educational institution</p> <p>Community residence facility, group-based</p> <p>Child day-care center, adult day-care center, or group day-care home</p> <p>Religious use</p> <p>Public park</p> <p>Municipally owned, public surface parking lot</p> <p>Wireless communication facilities only on municipally owned property</p>	<p>Sixty-foot-high developments, provided suitable fire-fighting apparatuses are available</p> <p>Outdoor recreational use</p> <p>Public utility, except for garage, warehouse and storage yard</p>	<p>Playfield, open space and recreational facility in conjunction with a permitted use</p> <p>Parking garage or area</p> <p>Living accommodation for watchman, caretaker or staff of a permitted institution</p> <p>Offices of staff doctors or similar professionals associated with a permitted use</p> <p>Restaurant or cafeteria for use of employees, students or visitors of a permitted use</p> <p>Storage building, enclosure or area associated with a permitted use</p> <p>Off-street parking and loading</p> <p>Signs</p> <p>Satellite antenna</p> <p>Small collection facility</p> <p>Incidental uses as specified</p>

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MCD	Hospital Medical or dental clinic or center and related offices Medical office building	Group day-care home or day-care center Parking structure Billboards	Storage within a completely enclosed structure in conjunction with a permitted use Restaurant, cafeteria, or coffee shop serving the users of the permitted use Off-street parking and private garages Signs Incidental uses as specified
WFMU	Community or civic facility Waterfront restaurant Waterfront retail Historic or environmental learning center or similar cultural or educational facility Museum Artisan studio and gallery Park or recreation area Apartments located above ground with parking beneath	Marine retail Office building Hotel and motel Community correctional facility	Monuments Incidental uses as specified

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GC	<p>Retail store, including general merchandise, hardware or variety store, electronics store, gift shop, pharmacy or similar establishment</p> <p>Food store, including grocery store or supermarket, bakery, confectionary or similar establishment where goods are sold at retail</p> <p>Beverage distributor, provided that there shall be no sale of alcoholic beverages</p> <p>Eating or drinking establishment, including standard restaurants, pizza shops, delicatessens and similar businesses</p>	<p>Drive-through restaurant, bank, pharmacy or similar establishment</p> <p>Construction and related trades businesses such as those for electricians, carpenters, plumbers, cabinetry makers or similar establishments that contain both a retail outlet or showroom and a workshop, provided that the workshop is located at the rear of the establishment, subject to Article XVI</p> <p>Gasoline service station, subject to § 185-1912</p> <p>Car wash, for residentially owned vehicles, subject to § 185-1913</p>	<p>Off-street parking</p> <p>Signs</p> <p>Satellite antenna</p> <p>Outdoor storage shall be in the rear yard only, provided that such storage area is completely screened from the street and sidewalk by an opaque fence or planted visual screen and shall comply with the screening requirements in § 185-1816. Only those materials, items, or products generated by or directly related to the business conducted on the property shall be stored. There shall be no storage of items from sources other than the subject property. Unhitched trailers shall not be permitted as a form of outdoor storage.</p>

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	<p>Personal service shop, including barber, beautician, shoe repair, tailor, fitness, and weight-control health club or spa, or laundry (where actual cleaning and pressing are done off the premises) and related personal services</p> <p>Entertainment or amusement use, such as a bowling alley, movie theater, family fun center, laser tag facility or other similar indoor entertainment/recreational use</p> <p>Funeral home or mortuary</p> <p>Park, plaza or other outdoor public recreational gathering space</p>	<p>Child day-care center</p> <p>Veterinarian, animal hospital, animal grooming establishment, or animal boardinghouse</p> <p>Public parking and related public utility infrastructure, subject to § 185-1905</p> <p>Apartments, provided they are above the first floor of a commercial use</p>	<p>Incidental uses as specified</p>

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IND	<p>Wholesale, distribution or warehouse facility</p> <p>Laboratory for scientific or industrial research, testing or experiment, provided that the process does not create any human or environmental harms or damages from fire or hazardous wastes or other similar impacts</p> <p>Printing, publishing, photofinishing, lithographing and binding</p> <p>Laundry, laundry service, cleaning and dyeing facility</p> <p>Machine, plumbing, cement, heating, carpentry, welding, roofing, pipe-fitting or similar craftsmen establishment</p> <p>Yards or operations of general contractors, builders or similar tradesmen</p>	<p>Tattoo and body-piercing facilities, subject to § 185-1910</p> <p>Sexually oriented businesses, subject to § 185-1911</p> <p>Wireless communications facilities, subject to the applicable provisions of Article XIV</p>	<p>Storage in conjunction with a permitted use</p> <p>Outdoor storage, provided that the area used for such storage is located in the side or rear yard and is completely screened from adjoining nonindustrial properties by a solid opaque fence or wall not less than 6 feet in height. No materials shall be stored in a manner to project above the fence or wall, with the exception of vehicles and mechanical equipment. Outdoor storage of petroleum products is strictly prohibited in areas designated as a floodplain.</p> <p>Cafeteria, dining hall or similar facility for the exclusive use of the occupants and employees of the building</p> <p>Recreation area for employees</p> <p>Living quarters for watchmen or caretakers</p> <p>Parking, subject to the provisions of Article XVI</p>
	<p>Automobile sales, service and repair, including body repair, painting, towing, varnishing and detailing</p>		<p>Signs, subject to the provisions of Article XVII</p>

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	<p>Manufacture, compounding, processing, assembly or treatment of articles or merchandise from previously prepared materials</p> <p>Manufacture, compounding, processing, packaging or treatment of products such as candy, drugs, pharmaceutical and food products</p> <p>Manufacture of ceramic products using only previously pulverized clay, paper or cardboard boxes, containers and novelties from previously prepared paper or cardboard</p> <p>Manufacture, assembly and service of electrical or electronic devices, such as appliances and instruments not in excess of 50 cubic feet</p>		<p>Satellite antenna</p> <p>Small collection facility for recycling</p> <p>Incidental uses as specified</p>

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	<p>Manufacture and assembly of small home, commercial and industrial electrical appliances, supplies and equipment (not including electrical machinery); electrical or electronic instruments and devices, such as precision instruments and measuring and control devices; medical, dental, drafting and similar scientific and professional instruments; optical goods and equipment; clocks and watches; and jewelry, cameras and photographic equipment</p> <p>Light metal processes, including metal finishing, grinding, polishing and heat treatment; metal cutting and extrusion of small products (such as costume jewelry and pins); assembly and manufacture of radio and television receivers; and manufacture of light machinery (such as business machines)</p> <p>Mail-order facility</p> <p>Rental storage facility</p> <p>Municipally owned, public surface parking lot or garage</p>		

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	Standard collection facility and processing facility for recycling, subject to the provisions of § 185-1815 Billboards, subject to § 185-1707		

Zoning District Designations:

PRD – Planned Residential Development District

INS – Institutional District

MCD – Medical Campus District

WF/MU – Waterfront Mixed Use District

GC – General Commercial District

IND – Industrial District