

ZONING

204 Attachment 1

**Borough of Abbottstown**

**Appendix A: Table of Uses**  
**[Amended 3-17-2022 by Ord. No. 2022-01]**

Uses	LDR	MDR	TCR	TCMU	CI	Section
<b>Residential Uses</b>						
Single-family detached dwellings	P	P	P	P		
Single-family semidetached dwellings (twins)	P	P	P	P		
Single-family attached dwellings		P	P			§ 204-37FF
Two-family dwellings (duplexes)		P	P	P		
Multifamily development		P				§ 204-37X
Planned townhouse community		P				
Mobile home park		P				§ 204-37W
Conversion apartments			CU	CU		§ 204-37J
Group homes	CU	CU	CU			§ 204-37O
<b>Commercial Uses</b>						
Adult-oriented uses					CU	§ 204-37C
Agriculture	P					
Animal shelter					P	
Bed-and-breakfast inns and houses				P	P	§ 204-37D
Business offices				P	P	
Business park					P	§ 204-37F
Continuing care retirement community (CCRC)	CU				CU	§ 204-37H
Convenience store					P	§ 204-37I
Commercial day-care facilities				P	P	§ 204-37G
Commercial recreation and personal fitness facilities					P	
Crematorium establishments					P	§ 204-37HH
Farmers markets				P	P	
Financial institution				P	P	§ 204-37L
Florists, nurseries, greenhouses and garden supply stores					P	
Food service establishments				P	P	§ 204-37M
Funeral homes				P	P	§ 204-37N
Forestry	P	P	P	P	P	
Galleries and museums				P	P	
Hospitals					P	§ 204-37Q
Hotels				P	P	

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Uses	LDR	MDR	TCR	TCMU	CI	Section
Instruction studios				P	P	
Kennels					P	
Laundromats and dry cleaning					P	
Medical/dental offices					P	
Mixed use structures				P		§ 204-37V
Nursing and residential care facilities	P				P	§ 204-37Y
Personal service shops				P	P	
Private recreation uses	P					
Professional offices				P	P	
Residential day-care facilities				P	P	§ 204-37BB
Retail businesses					P	
Repair services					P	§ 204-37CC
Self-storage facilities					P	§ 204-37DD
Shopping centers					P	§ 204-37EE
Specialty retail shops				P	P	
Theaters				P	P	
Undertaking establishments				P	P	§ 204-37HH
Vehicle sales, service and/or repair					P	§ 204-37II
Veterinary and animal hospitals					P	§ 204-37JJ
<b>Industrial Uses</b>						
Adaptive reuse of industrial structures				CU	CU	§ 204-37B
Building material and contractor supply stores and storage yards					P	§ 204-37E
Distribution facilities					P	§ 204-37GG
Home-related fuels sales					P	
Industrial park					P	§ 204-37F
Junkyards					CU	§ 204-37R
Manufacturing, heavy					CU	§ 204-37S
Manufacturing, light					P	§ 204-37T
Manufacturing, medium					P	§ 204-37U
Parcel delivery					P	
Recycled material collection and processing facilities					CU	§ 204-37AA
Service industries					P	
Truck terminals					CU	§ 204-37GG
Warehousing and wholesaling operations					CU	§ 204-37GG
Any use not otherwise listed in the ordinance					CU	
<b>Public or Institutional Uses</b>						
Emergency service facilities	P	P	P	P		

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<b>Uses</b>	<b>LDR</b>	<b>MDR</b>	<b>TCR</b>	<b>TCMU</b>	<b>CI</b>	<b>Section</b>
Government facilities	P	P	P	P		
Public spaces	P	P	P	P		
Public or private schools	P	P				§ 204-37Z
Religious institutions	P		P	P		
<b>Accessory Uses</b>						
Accessory dwelling unit	P	P	P	P		§ 204-37A
Alternative energy systems	P	P	P	P	P	§ 204-31F
Commercial accessory structures				P	P	§ 204-31C
Cottage industries	P	P	P	P		§ 204-37K
Home occupation	P	P	P	P		§ 204-37P
Industrial accessory structures					P	§ 204-31C
No-impact home-based business	P	P	P	P		§ 204-31G
Residential accessory structures	P	P	P	P		§ 204-31C
Small wireless facility use (within a right-of-way)	P	P	P	P	P	§ 204-31N
Wireless communications antennas	P	P	P	P	P	§ 204-37KK
Wireless communications towers	CU				CU	§ 204-37LL

P — Permitted by Right  
 CU — Conditional Use  
 SE — Special Exception