

ZONING

255 Attachment 3

Borough of Bonneauville

Table of Allowed Uses Primarily Residential Zoning Districts (§ 255-32)

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
(§ 255-38) = See additional requirements in § 255-38
(§ 255-39) = See additional requirements in § 255-39

Types of Uses (See definitions in Article II)	Zoning Districts		
	SFR	MDR	HDR
a. Residential Uses			
Single-family detached dwelling: (Note: Manufactured/mobile homes shall also meet the additional requirements of § 255-38.)	P	P	P
Twin dwelling (side-by-side)	N	P	P
Townhouse (rowhouse) (§ 255-38)	N	P	P
Apartments (§ 255-38), not including conversions of an existing building:			
Only 2 dwelling units in a building (duplex)	N	P	P
3 or more dwelling units in a building	N	P	P
Manufactured/mobile home park (§ 255-38)	N	N	C
Boarding house (includes rooming house) (§ 255-38)	N	N	SE
Group home within a lawful existing dwelling unit (§ 255-38), not including a treatment center	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)	N	N	SE
b. Commercial Uses			
Bed-and-breakfast inn (§ 255-38)	N	N	SE
Camp (§ 255-38), not including recreational vehicle campground	N	N	N

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Types of Uses (See definitions in Article II)	Zoning Districts		
	SFR	MDR	HDR
Communications tower/antennas, commercial (§ 255-38)			
Meeting § 255-38A(15)(a) pertaining to antenna placed on certain existing structures	P	P	P
Antennae/tower that does not meet § 255-38A(15)(a) (such as freestanding towers)	N	N	N
Golf course (§ 255-38), with minimum lot area of 50 acres	P	P	P
Kennel (§ 255-38)	N	N	SE
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 two-acre minimum lot area	P	P	P
c. Institutional/Semipublic Uses			
Cemetery (not including crematorium) (§ 255-38)	P	P	P
Church – see place of worship below			
College or university – educational and support bldgs. (other than environmental education center)	N	N	N
Community recreation center or library	N	P	P
Cultural center or museum	N	N	SE
Day-care center, adult (§ 255-38)	N	N	SE
Day-care center, child (§ 255-38) (See also as an accessory use)	N	SE	P
Emergency services station	SE	SE	SE
Membership club meeting and noncommercial recreational facilities, provided that an after-hours club, tavern or uses listed separately in this § 255-32 shall only be allowed if so listed in this table and if the requirements for that use are also met	N	N	N
Nursing home or personal care home/assisted living (§ 255-38)	N	SE	SE
Place of worship (§ 255-38) (includes church)	SE	SE	SE
School, public or private, primary or secondary (§ 255-38)	P	P	P
d. Public/Semipublic			
Borough government uses, other than uses listed separately in this § 255-32	P	P	P
Government facility, other than uses listed separately in this § 255-32	SE	SE	SE
Publicly owned or operated recreation park	P	P	P

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Types of Uses (See definitions in Article II)	Zoning Districts		
	SFR	MDR	HDR
Public utility facility (see also § 255-20) other than uses listed separately in this § 255-32	SE	SE	SE
Swimming pool, non-household (§ 255-38)	SE	SE	SE
U.S. postal service facility, which may include a leased facility	N	N	N
e. Accessory Uses			
See list of additional permitted uses in § 255-32C, such as residential accessory structure or use			
See additional requirements in § 255-39 for specific accessory uses			
Bees, keeping of (§ 255-39)	P	P	P
Composting, in addition to materials generated on-site which is permitted by right in all districts (§ 255-39)	N	N	N
Day-care center accessory to and on the same lot as an existing lawful place of worship	P	P	P
Day care (§ 255-39) 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
Group day-care home	N	N	SE
Family day-care home	SE	SE	SE
Home occupation, general (§ 255-39)	SE	SE	SE
Home occupation, light (§ 255-39)	P	P	P
Retail sales of agricultural products (§ 255-39)	P	P	P
Stable, household – See under “pets, keeping of”	P	P	P
Target practice for firearms	N	N	N
Temporary retail sales – shall only occur if allowed by § 255-9G			
Unit for care of relative (§ 255-39), except special exception approval shall be required if a new detached building will be constructed or placed on the lot	P	P	P
f. Miscellaneous Uses			
Crop farming and wholesale greenhouses	P	P	P
Forestry – see timber harvesting below			

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Types of Uses	Zoning Districts		
	SFR	MDR	HDR
(See definitions in Article II)			
Groundwater or spring water withdrawal, averaging more than 100,000 gallons per day removed from a tract for off-site consumption (§ 255-38) (Not including on-site beverage bottling)	SE	SE	SE
Nature preserve or environmental education center, with a ten-acre minimum lot area for any use involving a principal building	P	P	P
Parking lot as the principal use of a lot	N	N	N
Livestock or poultry, raising of (§ 255-38)			
Not intensive	SE	SE	SE
Intensive	N	N	N
Sewage sludge/biosolids, land application of (§ 255-39)	N	N	N
Sewage treatment plant	N	N	P
Stable, non-household (§ 255-38; includes horse-riding academy) (see also “pets” in § 255-39)	N	N	SE
Timber harvesting (§ 255-38)	P	P	P
Windmills, which shall be required to have a setback equal to the total height from all lot lines, except that if placed above a building, only the height of the pole and windmill needs to be set back from lot lines:			
Maximum of 1 windmill per lot	P	P	P
2 or more windmills per lot	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 V	N	N	N

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Table of Allowed Uses Primarily Business Zoning Districts

KEY:

- * A maximum of 20% of the lot may be covered with outdoor storage.
- ** Shall be allowed under the same regulations as the SFR district, instead of the regulations of the C District.
- 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
- (§ 255-38) = See additional requirements in § 255-38
- (§ 255-39) = See additional requirements in § 255-39

Types of Uses (See definitions in Article II)	Zoning Districts	
	V	C
a. Residential Uses		
Single-family detached dwelling (Note: Manufactured/mobile homes shall meet the additional requirements of § 255-38.)	P	P**
Twin dwelling (side-by-side)	P	N
Townhouse (rowhouse) (§ 255-38)	N	N
Boarding house (includes rooming house) (§ 255-38)	N	SE
Group home within a lawful existing dwelling (§ 255-38), not including a treatment center	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)	SE	SE
b. Commercial Uses		
Adult use (§ 255-38)	N	SE
After-hours club (Note: This use is effectively prohibited by State Act 219 of 1990. ¹)	N	N
Airport (§ 255-38) (see also “heliport”)	N	N
Amusement arcade	N	P
Amusement park or water park	N	P
Animal cemetery (§ 255-38)	N	P
Auditorium (commercial), arena, performing arts center or exhibition-trade show center	N	P

¹ Editor's Note: See 18 Pa.C.S.A. § 7327.

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Types of Uses	Zoning Districts	
(See definitions in Article II)	V	C
Auto repair garage or auto service station (§ 255-38)	N	SE
Auto, boat or mobile/manufactured home sales (§ 255-38)	N	P
Bakery, retail	P	P
Bed-and-breakfast inn (§ 255-38)	P	P
Betting use, in compliance with state law	N	N
Beverage distributor (wholesale and/or retail)	SE	P
Bus maintenance or storage yard	N	P
Camp (§ 255-38), other than recreational vehicle campground	N	N
Campground, recreational vehicle (§ 255-38), which may include an accessory camp store that is primarily for use by campers	N	N
Car wash (§ 255-38)	N	P
Catering, custom, for off-site consumption	P	P
Communications tower/antennae, commercial (§ 255-38)		
Meeting § 255-38A(15)(a) pertaining to antenna placed on certain existing structures	P	P
Antennae/tower that does not meet § 255-38A(15)(a) (such as freestanding towers)	N	SE
(Note: § 255-38A(15)(a) also allows towers serving emergency services stations.)		
Conference center	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	P
Accessory outdoor storage shall be permitted provided it meets the screening requirements of § 255-66.	SE*	P
Crafts or artisan’s studio (see also as home occupation)	P	P
Custom printing, copying, faxing, mailing or courier service	P	P
Exercise club	P	P
Financial institution (§ 255-38; includes banks), with any drive-through facilities meeting § 255-39	P	P
Flea market/auction house	P	P
Funeral home (§ 255-38)	P	P
Garden center, retail (see also “wholesale greenhouses”)	P	P

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Types of Uses	Zoning Districts	
	V	C
(See definitions in Article II)	V	C
Gas station – see auto service station		
Golf course (§ 255-38), with a minimum lot area of 25 acres	P	P
Heliport (§ 255-38)	N	N
Horse-riding academy – see stable under miscellaneous uses		
Hotel or motel (§ 255-38)	P	P
Kennel (§ 255-38)	N	SE
Laundromat	P	P
Laundry, commercial or industrial	N	P
Lumber yard	N	P
Motor vehicle racetrack (§ 255-38)	N	N
Nightclub (§ 255-38)	N	C
Office (May include medical labs, see also home occupations)	P	P
Pawn shop	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
Picnic grove, private (§ 255-38)	SE	P
Plant nursery (other than a retail garden center)	P	P
Propane retail distributor, with a maximum storage capacity of 100,000 cubic feet and a 150 feet minimum setback between any storage or dispensing facilities and any residential district, and with fire company review	N	C
Recording studio, music	P	P
Recreation, commercial indoor (§ 255-38) (includes bowling alley, roller or ice skating rink, batting practice, and closely similar uses); other than uses listed separately in this § 255-32	SE	P
Recreation, commercial outdoor (including miniature golf course, golf driving range, archery, paintball and closely similar uses); other than uses listed separately in this § 255-32	N	P
Repair service, household appliance	P	P
Restaurant or banquet hall (§ 255-38)		
With drive-through service (§ 255-39)	N	P
Without drive-through service	P	P
Retail store (not including uses listed individually in this § 255-	P	P

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Types of Uses	Zoning Districts	
(See definitions in Article II)	V	C
32) or shopping center		
Any drive-through service shall meet the requirements of § 255-39 for drive-through service and shall only be allowed in the C District		
Self-storage development	N	P
Target range, firearms		
Limited to use by residents or owners of a lot	N	P
Completely indoor and enclosed	N	P
Other than above (§ 255-38)	N	N
Tattoo or body piercing establishment (other than temporary tattoos or ear piercing, which are personal service uses)	N	P
Tavern which may include a state-licensed microbrewery (not including an after hours club or nightclub)	N	SE
Theater, indoor movie, other than an adult use	N	P
Trade/hobby school	N	P
Veterinarian office (§ 255-38)	N	P
Wholesale sales – see under industrial uses		
c. Institutional/Semipublic Uses		
Cemetery (see crematorium, listed separately)	P	P
College or university – educational and support buildings	P	P
Community recreation center (limited to a government sponsored or nonprofit facility) or library	P	P
Crematorium	N	SE
Cultural center or museum	P	P
Day-care center, adult (§ 255-38)	P	P
Day-care center, child (§ 255-38) (See also as an accessory use)	P	P
Dormitory as accessory to a college, university or primary or secondary school	N	SE
Emergency services station	P	P
Hospital or surgery center	SE	P
Membership club meeting and noncommercial recreational facilities, provided that an after-hours club, tavern or uses listed separately in this § 255-32 shall only be allowed if so listed in	P	P

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Types of Uses	Zoning Districts	
	V	C
(See definitions in Article II)	V	C
this table and if the requirements for that use are also met.		
Nursing home or personal care home/assisted living (§ 255-38)	P	P
Place of worship (§ 255-38) (includes church)	P	P
School, public or private, primary or secondary (§ 255-38)	P	P
Treatment center (§ 255-38)	N	SE
d. Public/Semipublic		
Borough government uses, other than uses listed separately in this § 255-32	P	P
Government facility, other than uses listed separately in this § 255-32	SE	SE
Prison or similar correctional institution	N	N
Publicly owned or operated recreation park	P	P
Public utility facility (see also § 255-20) other than uses listed separately in this § 255-32	SE	SE
Swimming pool, non-household (§ 255-38)	P	P
U.S. Postal service facility, which may include a leased facility	P	P
e. Industrial Uses		
Asphalt plant	N	N
Assembly or finishing of products using materials produced elsewhere (such as products from plastics manufactured off-site)	N	N
Building supplies and building materials, wholesale sales of	N	P
Distribution as a principal use or a trucking company terminal	N	N
Industrial equipment sales, rental and service, other than vehicles primarily intended to be operated on public streets	N	P
Junk – outdoor storage, display or processing of, other than within an approved junkyard or solid waste disposal area	N	N
Junkyard (§ 255-38)	N	N
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
Manufacture and/or bulk processing of the following, provided manufacturing occurs only indoors:		
Agricultural chemicals, fertilizers or pesticides	N	N

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Types of Uses	Zoning Districts	
	V	C
(See definitions in Article II)		
Apparel, textiles, shoes and apparel accessories (see also crafts studio)	N	N
Cement manufacture	N	N
Ceramics products (other than crafts studio)	N	N
Chemical products, other than pharmaceuticals and types listed separately	N	N
Clay, brick, tile and refractory products	N	N
Computers and electronic and microelectronic products	N	N
Concrete, cement, lime and gypsum products, other than actual manufacture of cement	N	N
Electrical equipment, appliances and components	N	N
Explosives, fireworks or ammunition	N	N
Fabricated metal products (except explosives, fireworks or ammunition)	N	N
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 this § 255-32)	N	N
Gaskets	N	N
Glass and glass products (other than crafts studio)	N	N
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
Jewelry and silverware	N	N
Leather and allied products (other than crafts studio or tannery)	N	N
Machine shop	N	SE
Machinery	N	N
Manufactured or modular housing manufacture	N	N
Medical equipment and supplies	N	N
Metal products, primary	N	N
Mineral products, nonmetallic (other than mineral extraction)	N	N
Paper and paper products (including recycling)	N	N
Paving materials, other than bulk manufacture of asphalt	N	N

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Types of Uses	Zoning Districts	
(See definitions in Article II)	V	C
Pharmaceuticals and medicines	N	N
Plastics, polymers, resins, vinyl, coatings, cleaning compounds, soaps, adhesives, sealants, printing ink or photographic film	N	N
Products from previously manufactured materials, such as glass, leather, plastics, cellophane, fiberglass, textiles, rubber or synthetic rubber	N	SE
Roofing materials and asphalt saturated materials or natural or synthetic rubber	N	N
Scientific, electronic and other precision instruments	N	N
Sporting goods, toys, games, musical instruments or sign manufacture	N	N
Transportation equipment	N	N
Wood products and furniture	N	SE
See § 255-11 for uses that are not listed		
Mineral extraction (§ 255-38) and related processing, stockpiling and storage of materials removed from the site	N	N
Packaging	N	N
Package delivery services distribution center	N	N
Petroleum refining	N	N
Photo processing, bulk	N	P
Printing or bookbinding	N	N
Recycling center, bulk processing, provided all operations of an industrial scale occur within an enclosed building	N	N
Research and development, engineering or testing facility or laboratory (other than medical laboratories, which is considered an office use)	N	N
Sawmill/planing mill	N	N
Slaughterhouse, stockyard or tanneries	N	N
Solid waste transfer or waste to energy facility (§ 255-38)	N	N
Warehousing or storage as a principal use	N	N
Warehousing or storage as an on-site accessory use	N	P
Welding	N	P
Wholesale sales (other than motor vehicles)	N	P

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Types of Uses	Zoning Districts	
(See definitions in Article II)	V	C
f. Accessory Uses		
See list of additional permitted uses in § 255-32C, such as residential accessory structure or use		
See additional requirements in § 255-39 for specific accessory uses		
Bees, keeping of (§ 255-39)	P	P
Composting (§ 255-39), other than materials generated on-site which are permitted by right	N	SE
Day care center accessory to and on the same lot as an existing lawful place of worship	P	P
Day care (§ 255-39) as accessory to a dwelling:		
Day care of a maximum of 3 adults or youth, in addition to relatives of the caregiver	P	P
Group day-care home	SE	SE
Family day-care home	SE	P
Home occupation, general (§ 255-39)	SE	SE
Home occupation, light (§ 255-39)	P	P
Outdoor storage and display as accessory to a business use, which shall also comply with §§ 255-39, 255-66 and 255-67	P	P
Retail sales of agricultural products (§ 255-39)	P	P
Temporary retail sales – see § 255-9G	P	P
Unit for care of relative (§ 255-39)	P	P
g. Miscellaneous Uses		
Crop farming and wholesale greenhouses	P	P
Groundwater or spring water withdrawal, averaging more than 100,000 gallons per day removed from a tract for off-site consumption (§ 255-38) (see also requirements for food and beverage bottling and processing under industrial uses)	C	C
Nature preserve or environmental education center	P	P
Parking lot or structure:		
As a principal use that primarily serves tractor-trailer trucks or trailers	N	N
Other	P	P
Livestock or poultry, raising of (§ 255-38):		

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Types of Uses

Zoning Districts

(See definitions in Article II)

Intensive	V	C
Not intensive	N	SE
Sewage sludge/biosolids, land application of (§ 255-39)	SE	P
Sewage treatment plant	P	P
Stable, non-household (§ 255-38; includes horse-riding academy)	N	N
Timber harvesting (§ 255-38)	N	P
Windmill, maximum of 1 per lot, which shall be required to have a setback equal to the total height from all lot lines of existing dwellings and residential districts, except that if placed above a building, only the height of the pole and windmill needs to be setback from lot lines.	P	P
All uses that will be unable to comply with the environmental protection requirements of Article V shall be prohibited in all districts	P	P
	N	N