

ZONING

27 Attachment 2

Borough of Carroll Valley

**Appendix B
Carroll Valley Borough Table of Uses
[Amended by A.O.]**

| Use | A | R1 | R2 | R3 | CC | C | Use Specific Standards |
|--|-----|-----|-----|-----|-------|-------|------------------------|
| Agricultural Operation | P | | | | | | |
| Animal Hospital | P | | | | | | |
| Apartment Building | | | | | SE | | 27-1502(1) |
| Apartments within a Mixed-Use Property | | | | | P | | |
| Bars and Nightclubs | | | | | P | P | |
| Bed and Breakfast Operation | SE | | | | | | 27-1502(2) |
| Business Office | | | | | P | | |
| Car Wash | | | | | | P | |
| Cemetery | P | | | | | | |
| Child-Care Facility | | | | | P/ACC | P/ACC | 27-1502(3) |
| Commercial Recreation, Indoor | | | | | P | P | |
| Commercial Recreation, Outdoor | | | | | | P | |
| Community Center | | | | | P | | |
| Conference Center | | | | | SE | | 27-1502(4) |
| Conversion Housing | | | | SE | | | 27-1502(5) |
| Detached Accessory Structures | ACC | ACC | ACC | ACC | ACC | ACC | |
| Distribution Center | | | | | | SE | 27-1502(6) |
| Educational Institution | | | | | P | | |
| Family Child Care (as a Home Occupation) | ACC | ACC | ACC | ACC | ACC | | 27-1502(7) |
| Farm | P | | | | | | |
| Farm Equipment Sales Facility | SE | | | | | | 27-1502(8) |
| Farm Market/Agricultural Tourism | SE | | | | | | 27-1502(9) |
| Farm-Related Business | SE | | | | | | 27-1502(10) |
| Farm Stand | ACC | | | | | | 27-1502(11) |
| Farm Worker Housing | ACC | | | | | | 27-1502(12) |
| Financial institution, excluding drive-through service | | | | | P | P | |
| Financial Institution with drive through service | | | | | | SE | 27-1502(13) |
| Forestry | P | P | P | P | P | P | |
| Funeral Home | | | | | P | | |
| Golf Course | | | | | P | | |
| Group Child Care | | ACC | ACC | ACC | | | 27-1502(3) |

CARROLL VALLEY CODE

| Use | A | R1 | R2 | R3 | CC | C | Use Specific Standards |
|---|-----|-----|-----|-----|-----|-----|------------------------|
| Group Home | | | SE | SE | | | 27-1502(14) |
| Heavy Industrial Use | | | | | | SE | 27-1502(15) |
| Home occupations | ACC | ACC | ACC | ACC | ACC | | 27-1502(16) |
| Homestay | ACC | ACC | ACC | ACC | ACC | ACC | 27-1502(17) |
| Horticultural Activity | P | | | | | | |
| Hotel | | | | | P | P | |
| Infill Housing | | | | SE | | | 27-1502(18) |
| kennel, Commercial | P | | | | | | |
| Light Industrial Use | | | | | | P | |
| Mixed-Use Property | | | | | P | | 27-1502(19) |
| Mobile Home Park | | | | | SE | | 27-1502(20) |
| Mobile Home, Manufactured Home, and Shed Sales | | | | | | P | |
| Motel | | | | | | P | |
| No-impact home-based business | ACC | ACC | ACC | ACC | ACC | | 27-1502(21) |
| Parking Garage | | | | | SE | | 27-1502(22) |
| Place of Worship | P | | P | P | P | P | |
| Produce Stand | ACC | ACC | ACC | ACC | | | 27-1502(23) |
| Professional Office | | | | | P | | |
| Public Park, Recreation, and Resource Management Uses | | P | P | P | | | |
| Recycling Facility | | | | | | SE | 27-1502(24) |
| Rental Storage | | | | | | SE | 27-1502(25) |
| Resorts | | | | | SE | | 27-1502(26) |
| Restaurant, excluding drive-through service | | | | | P | P | |
| Restaurant with drive-through service | | | | | | SE | 27-1502(27) |
| Restaurant with Outdoor Seating | | | | | P | P | 27-1502(28) |
| Retail Store | | | | | P | P | |
| Retail Store with drive-through service | | | | | | SE | 27-1502(29) |
| Retail Store with Fuel Sales | | | | | | SE | 27-1502(30) |
| Schools | | | P | P | P | | |
| Shopping Plaza | | | | | | SE | 27-1502(31) |
| Single-Family Attached Dwelling | | | | | SE | | 27-1502(32) |
| Single-Family Detached Dwelling | P | P | P | P | | P | |
| Single-Family Semidetached Dwelling | | | | | P | | |
| Site-Specific Borough Facility | | P | P | P | P | P | |
| Site-Specific Facilities for Units of Government other than the | | | | | | P | |

ZONING

| Use | A | R1 | R2 | R3 | CC | C | Use Specific Standards |
|---|-----|-----|-----|-----|-----|-----|------------------------|
| Borough | | | | | | | |
| Site-Specific Utility Facility | | P | P | P | P | P | |
| Ski Slope | | | | | P | | |
| Solar Energy Production Facility | SE | | | | | | 27-1502(40) |
| Studio | | | | | P | | |
| Theater | | | | | P | | |
| Two Family Dwelling | | | | | P | | |
| Use of the Same General Character | SE | SE | SE | SE | SE | SE | 27-1502(33) |
| Vacation Rental | P | | P | P | | | 27-1502(34) |
| Vehicle Sales | | | | | | P | |
| Vehicle Service, excluding fuel sales | | | | | | P | |
| Vehicle Service with Fuel Sales | | | | | | SE | 27-1502(35) |
| Wind Energy Facility | SE | | | | | | 27-1502(41) |
| Wireless Communication Facility - Co-location - Inside Public Right-of-Way | ACC | ACC | ACC | ACC | ACC | ACC | 27-1502(36) |
| Wireless Communication Facility - Co-location - Outside Public Right-of-Way | ACC | ACC | ACC | ACC | ACC | ACC | 27-1502(37) |
| Wireless Communication Facility - Tower Based - Inside Public Right-of-Way | SE | | SE | SE | | SE | 27-1502(38) |
| Wireless Communication Facility - Tower Based - Outside Public Right-of-Way | SE | | | | | | 27-1502(39) |

P = Permitted by-right as a principal use
 ACC = Permitted as an accessory to the principal use
 SE = Special Exception approval required