

ZONING

675 Attachment 2

Borough of McKees Rocks

Schedule I

Zoning Schedule of Use Controls

[Amended 12-6-1976 by Ord. No. 1346; 6-10-1997 by Ord. No. 1565A; 10-21-2003 by Ord. No. 1639; 12-14-2010 by Ord. No. 1697; 7-10-2018 by Ord. No. 1751; 6-11-2024 by Ord. No. 1782; amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I)]

District	Community Development Objectives	Uses			
		Permitted Principal	Permitted Accessory	Special	Conditional Use
R-1 Residential	To designate those areas in the Borough where predominantly low-density residential development has taken place and will be encouraged in accordance with the Comprehensive Plan	Single-family dwelling Forestry	Private garages Signs Other accessory uses and structures customarily appurtenant to a principal permitted use, including home gardening, but not the raising of livestock, poultry or similar objectionable activity No-impact home-based business	Church, Sunday school and other places of worship Planned residential development Public school, park, playground, firehouse, library and municipal building Structures in residential districts that have more than 5,000 square feet of floor space that were formerly used for commercial or industrial purposes or as a school, church, police, fire station or governmental or charitable uses, may be used for any purpose allowed in a C-1 District as a special exception provided that the conditions in § 675-20 are fulfilled	Surface adjunct parking lot

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District	Community Development Objectives	Uses			
		Permitted Principal	Permitted Accessory	Special	Conditional Use
R-2 Residential	To designate those areas which have developed with one- and two-family structures To protect the areas from the intrusion of incompatible land uses	Single-family dwelling Two-family dwelling Forestry	All accessory uses permitted in the R-1 district Home occupation No-impact home-based business	Conversions All special uses considered in R-1 District Garden apartments, townhouses Rooming houses Structures in residential districts that have more than 5,000 square feet of floor space that were formerly used for commercial or industrial purposes or as a school, church, police, fire station or governmental or charitable uses, may be used for any purpose allowed in a C-1 District as a special exception provided that the conditions in § 675-20 are fulfilled	Surface adjunct parking lot
R-3 Residential	To designate an area of the community for high-density residential development	Single-family dwelling Two-family dwelling Multifamily dwellings Forestry	All accessory uses permitted in the R-2 District	All special uses considered in R-2 District Community buildings, social organizations and other similar uses Structures in residential districts that have more than 5,000 square feet of floor space that were formerly used for commercial or industrial purposes or as a school, church, police, fire station or governmental or charitable uses, may be used for any	Surface adjunct parking lot

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District	Community Development Objectives	Uses			
		Permitted Principal	Permitted Accessory	Special	Conditional Use
				purpose allowed in a C-1 District as a special exception provided that the conditions in § 675-20 are fulfilled	
C-1 Commercial	To designate an area for retail commercial activity to serve the needs of the residents of the Borough	Appliance sales and repairs Banks and other financial institutions Barber shops and beauty parlors Book and stationery stores Clubs and lodges Cigar stores Department stores and specialty shops Drug stores Dry goods and variety stores Dry-cleaning and clothes pressing establishments provided that nonflammable cleaning agents are used Eating and drinking places Entertainment facilities Florists Food stores Forestry Furniture stores	Accessory uses and buildings customarily appurtenant to a principal permitted use, such as incidental storage Off-street parking and loading facilities Signs	Multifamily dwellings Rooming house The following limited light industrial uses when totally conducted within an enclosed building: manufacturing of apparel, jewelry, toys and novelties, photo processing, printing and laboratories Major facilities for essential services	Surface adjunct parking lot

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District	Community Development Objectives	Uses			
		Permitted Principal	Permitted Accessory	Special	Conditional Use
		Hardware stores Hotels, motels Indoor amusement enterprises, including theaters, billiard or pool parlors, bowling alleys or other similar places of assembly Laundries, coin-operated or commercial Liquor stores Locksmiths Offices, business and professional Paint and wallpaper stores Photographic equipment and supplies Professional, business and technical schools, and schools and studios for photography, art, music and dance Radio and television sales and repair Shoe repair shops Soda fountains Sporting and athletic goods Tailors and			

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District	Community Development Objectives	Uses			
		Permitted Principal	Permitted Accessory	Special	Conditional Use
		dressmakers Telephone exchange and installations Wearing apparel stores Commercial/residential mixed use buildings			
C-2 Commercial	To designate those areas in the Borough generally within walking distance of the major residential areas for convenience goods and services which will serve the everyday needs of the residents of the areas, and/or generally along highway traffic routes for auto and highway user related services	Any C-1 permitted use, except that no health club, massage parlor, health spa, exercise studio, or similar establishment, or any theater primarily showing films commonly denoted "adult films" or films having as a main or central theme any appeal to the prurient interest without any redeeming social value, said theaters hereinafter being referred to as "adult theaters," or any bookstore primarily engaged in the sale of books commonly denoted "adult books," or books having as a main or central theme any appeal to the prurient interest	Accessory uses and buildings customarily appurtenant to a principal permitted use, such as incidental storage Off-street parking and loading facilities Signs	Any C-1 special use Car washing establishments Gasoline stations, automobile repair garages, automobile service stations; new car dealers and showrooms Used car dealers and showrooms Major facilities for essential services	Surface adjunct parking lot

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		Permitted Principal	Permitted Accessory	Special	Conditional Use
		without any redeeming, social value, said bookstores hereinafter being referred to as “adult bookstores,” shall be permitted; the existence of any appeal to the prurient interest and the existence of significant redeeming social value shall be determined by the Zoning Hearing Board in accordance with the procedures set forth in Article VIII hearing of variances			
C-M Commercial/ Manufacturing	To designate those areas in the Borough where service facilities, offices and light manufacturing will be encouraged	Offices Retailing of plumbing supplies, building supplies, paint, carpentry and roofing outlets Machinery repair shops Bakery, bottling and canning plants Assembly of furniture, wood products, partitions, fixtures Forestry Printing and publishing	Accessory uses and buildings customarily appurtenant to a principal permitted use, such as incidental storage Off-street parking and loading facilities Signs Personal services: laundries, dry cleaners, photographic studios, shoe repairs, electrical repair shops, reupholstry and furniture repair services Major facilities for	Surface adjunct parking lot	

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District	Community Development Objectives	Uses			
		Permitted Principal	Permitted Accessory	Special	Conditional Use
		Research and development laboratories Sales and service for automobiles (totally enclosed within building) Manufacture of engineering and scientific instruments Manufacture of jewelry, silverware, games, toys Towers for radio, television, telephone or communications, or similar purposes, provided: a) The height shall not exceed 200 feet above ground level; b) The tower shall be at least 300 feet from any residential district; c) No tower shall be closer than 1,000 feet to any other tower; d) The tower and any accessory building or structures shall	essential services		

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District	Community Development Objectives	Uses			
		Permitted Principal	Permitted Accessory	Special	Conditional Use
		be completely enclosed by a fence not less than eight and not more than 12 feet high and gate to limit access only to authorized persons; e) The tower shall comply with all applicable regulations for electromagnetic emissions; and f) The tower shall not be illuminated, except for lighting required by law for safety or navigational warning Wholesaling Furniture stores Gasoline station			
I-1 Industrial	To designate those areas in the Borough best suited for industrial development because of location, topography, existing	Includes general industrial uses, the manufacture, assembly, parking, storage or treating of merchandise Forestry	Accessory storage within a wholly enclosed permanent building, of materials, goods and supplies intended for sale, processing or consumption upon the premises	Storage of materials, goods, and supplies outside of a building as an accessory to a permitted use provided that no storage space shall be located within the front yard nor within 25 feet of a side lot line	Surface adjunct parking lot

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		Permitted Principal	Permitted Accessory	Special	Conditional Use
	<p>facilities, and the relationship to other land uses</p> <p>Uses not compatible with industry are not to be permitted</p>	<p>Gasoline station</p> <p>Tractor trailer fueling station</p> <p>Towers for radio, television, telephone or communications, or similar purposes, provided:</p> <p>a) The height shall not exceed 200 feet above ground level;</p> <p>b) The tower shall be at least 300 feet from any residential district;</p> <p>c) No tower shall be closer than 1,000 feet to any other tower;</p> <p>d) The tower and any accessory building or structures shall be completely enclosed by a fence not less than eight and not more than 12 feet high and gate to limit access only to authorized persons;</p> <p>e) The tower shall</p>	<p>Customary buildings and uses accessory to the main use or building</p> <p>Private garage or private parking area</p> <p>Truck loading space subject to recommended standards</p> <p>Signs</p>	<p>or a rear lot line, and further that no such outside storage shall be for the primary purpose of displaying for sale or advertising benefit, other than signs</p> <p>Oil storage tanks</p> <p>Major facilities for essential services</p>	

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		comply with all applicable regulations for electromagnetic emissions; and f) The tower shall not be illuminated, except for lighting required by law for safety or navigational warning			
C-O Conservation	To protect the Indian Mound, to provide open space within the Borough	Parks, and public facilities Forestry	Surface adjunct parking lot		

Note:

Limited facilities for essential services shall be permitted in all districts, except District C-O.