

ZONING

245 Attachment 2

Appendix A

<b>Borough of Monaca Table of Authorized Uses [Added 9-28-2010 by Ord. No. 918]</b>					
	<b>S-C Conservation District</b>	<b>R-1 Single-Family Residential District</b>	<b>R-2 Single-Family and Two-Family Residential District</b>	<b>R-3 Multifamily Residential District</b>	<b>PROD Planned River-Oriented Development District</b>
<b>PRINCIPAL USES</b>					
Bicycle and pedestrian trails	P	P	P	P	P
Churches	N	P	P	P	P
Communications antenna mounted on an existing building	N	N	N	P	P
Communications antenna mounted on an existing public utility storage or transmission structure	P	P	P	P	P
Communications antenna mounted on an approved communications tower	P	N	N	N	N
Communications tower	CU	N	N	N	N
Conversion apartments	N	N	SE	SE	N
Conversion of surplus school space	N	CU	CU	CU	N
Duplexes	N	N	SE	P	See next two items *
Duplexes existing on January 1, 2010 *	N/A	N/A	N/A	N/A	P
<b>NOTE:</b> This table is not complete in every detail and must be used in conjunction with Article IV. Where there is a conflict, Article IV shall supersede this table. <b>P = Permitted    CU = Conditional Use    SE = Special Exception    N = Not Permitted    N/A = Not Applicable</b> <b>CU/PROD = Conditional Use in a Planned River-Oriented Development</b>					

MONACA CODE

	<b>S-C Conservation District</b>	<b>R-1 Single-Family Residential District</b>	<b>R-2 Single-Family and Two-Family Residential District</b>	<b>R-3 Multifamily Residential District</b>	<b>PROD Planned River-Oriented Development District</b>
<b>PRINCIPAL USES</b>					
Duplexes reconstructed after January 1, 2010 *	N/A	N/A	N/A	N/A	CU
Essential services	P	P	P	P	P
Garden apartments	N	N	N	SE	CU/PROD
High-rise apartment	N	N	N	N	CU/PROD
Hotel or motel	N	N	N	N	CU/PROD
Infill housing	N	N	SE	SE	N
Mid-rise apartment	N	N	N	SE	CU/PROD
Mobile home park	N	CU	N	N	N
Noncommercial recreation	P	P	P	P	P
Nursing home	N	N	SE	N	N
Personal care boarding home	N	N	SE	SE	N
Planned river-oriented development	N	N	N	N	CU
Public buildings	N	P	P	P	P
Public recreation	P	P	P	P	P
Riverfront sit-down restaurant	N	N	N	N	CU
<p><b>NOTE:</b> This table is not complete in every detail and must be used in conjunction with Article IV.            Where there is a conflict, Article IV shall supersede this table.  <b>P = Permitted    CU = Conditional Use    SE = Special Exception    N = Not Permitted    N/A = Not Applicable</b>  <b>CU/PROD = Conditional Use in a Planned River-Oriented Development</b></p>					

## ZONING

	<b>S-C Conservation District</b>	<b>R-1 Single-Family Residential District</b>	<b>R-2 Single-Family and Two-Family Residential District</b>	<b>R-3 Multifamily Residential District</b>	<b>PROD Planned River-Oriented Development District</b>
<b>PRINCIPAL USES</b>					
Schools, public or private	N	P	P	P	N
Single-family dwellings	CU	P	P	P	See next two items *
Single-family dwellings existing on January 1, 2010*	N/A	N/A	N/A	N/A	P
Single-family dwellings reconstructed after January 1, 2010 *	N/A	N/A	N/A	N/A	CU
Street floor commercial uses in a planned river-oriented development (including and limited to: business or professional offices, day-care center, day spa, delicatessen or health club)	N/A	N/A	N/A	N/A	CU/PROD
Townhouse	N	N	Infill housing only	SE	CU/PROD
Tree nursery	P	N	N	N	N
<b>ACCESSORY USES</b>					
Bed-and-breakfast	N	N	N	N	SE
Domiciliary care	P	P	P	P	N
Family day care home	SE	SE	SE	SE	SE
Fences	P	P	P	P	P
Home occupation	SE	SE	SE	SE	SE
<p><b>NOTE:</b> This table is not complete in every detail and must be used in conjunction with Article IV.            Where there is a conflict, Article IV shall supersede this table.  <b>P = Permitted    CU = Conditional Use    SE = Special Exception    N = Not Permitted    N/A = Not Applicable</b></p> <p style="text-align: center;"><b>CU/PROD = Conditional Use in a Planned River-Oriented Development</b></p>					

MONACA CODE

	<b>S-C Conservation District</b>	<b>R-1 Single-Family Residential District</b>	<b>R-2 Single-Family and Two-Family Residential District</b>	<b>R-3 Multifamily Residential District</b>	<b>PROD Planned River-Oriented Development District</b>
<b>ACCESSORY USES</b>					
Keeping of domestic pets	P	P	P	P	P
No-impact home-based business	P	P	P	P	P
Off-site parking	N	N	N	SE	SE
Off-street parking and loading	P	P	P	P	P
Private garages and accessory storage buildings	P	P	P	P	P
Private residential swimming pools	P	P	P	P	P
Signs	P	P	P	P	P
Small wind energy system	P	P	P	P	P
Other accessory uses customarily incidental to and on the same lot with any permitted use, use by special exception or conditional use authorized in this district	P	P	P	P	P
Adult businesses	N	N	N	N	CU
Antiques, interior decorating	N	P	N	N	N
Apartment in combination with business	N	SE	N	N	N
Apparel and accessories store	N	P	N	N	N
Appliance or home furnishing store	N	P	N	N	N
Art, book, stationery store	N	P	N	N	N
Art, music or photography studio	N	P	N	N	N
<p><b>NOTE:</b> This table is not complete in every detail and must be used in conjunction with Article IV.            Where there is a conflict, Article IV shall supersede this table.</p> <p><b>P = Permitted    CU = Conditional Use    SE = Special Exception    N = Not Permitted    N/A = Not Applicable</b></p>					

ZONING

<b>CU/PROD = Conditional Use in a Planned River-Oriented Development</b>					
	<b>S-C Conservation District</b>	<b>R-1 Single-Family Residential District</b>	<b>R-2 Single-Family and Two-Family Residential District</b>	<b>R-3 Multifamily Residential District</b>	<b>PROD Planned River-Oriented Development District</b>
<b>ACCESSORY USES</b>					
Bakery, retail	N	P	N	N	N
Bar or tavern	N	P	N	N	N
Beverage distributor	N	P	N	N	N
Bicycle and pedestrian trails	P	P	P	P	P
Boat launch ramps	CU	N	N	CU	N
Business or professional offices	N	P	P	CU	P
Business services	N	P	N	N	N
Candy or ice cream store	N	P	N	N	N
Card and gift shop	N	P	N	N	N
Carpentry, electrical, plumbing or sheet metal shop	N	N	P	CU	P
Commercial indoor recreation	N	P	P	CU	N
Commercial outdoor recreation	N	N	N	CU	N
<p><b>NOTE:</b> This table is not complete in every detail and must be used in conjunction with Article IV.            Where there is a conflict, Article IV shall supersede this table.  <b>P = Permitted    CU = Conditional Use    SE = Special Exception    N = Not Permitted    N/A = Not Applicable</b></p>					
<b>CU/PROD = Conditional Use in a Planned River-Oriented Development</b>					

MONACA CODE

<b>Borough of Monaca Table of Authorized Uses</b>					
	<b>PAW Public Access Waterfront District</b>	<b>C-C Core Commercial District</b>	<b>MUT Mixed Use Transitional District</b>	<b>RBP Riverfront Business Park District</b>	<b>G-I General Industrial District</b>
<b>PRINCIPAL USES</b>					
Commercial laundry or dry-cleaning plant	N	N	N	CU	P
Commercial school	N	P	N	N	N
Communications antenna mounted on an existing building	N	P	N	P	P
Communications antenna mounted on an existing public utility storage or transmission structure	P	P	N	P	P
Communications antenna mounted on an approved communications tower	P	N	N	P	P
Communications towers	CU	N	N	CU	CU
Comparable uses not specifically listed	SE	SE	SE	SE	SE
Contracting business	N	N	N	CU	P
Convenience store	N	P	N	N	N
Custom print shop	N	P	P	N	N
Day-care center	N	P	N	N	N
Day spa	N	P	N	N	N
Delicatessen	N	P	N	N	N
Drugstore	N	P	N	N	N
<p><b>NOTE:</b> This table is not complete in every detail and must be used in conjunction with Article IV. Where there is a conflict, Article IV shall supersede this table.</p> <p style="text-align: center;"><b>P = Permitted    CU = Conditional Use    SE = Special Exception    N = Not Permitted    N/A = Not Applicable</b></p>					

## ZONING

	<b>PAW Public Access Waterfront District</b>	<b>C-C Core Commercial District</b>	<b>MUT Mixed Use Transitional District</b>	<b>RBP Riverfront Business Park District</b>	<b>G-I General Industrial District</b>
<b>PRINCIPAL USES</b>					
Dry-cleaning pick-up store	N	P	N	N	N
Educational studio	N	P	N	N	N
Essential services	P	P	P	P	P
Financial institutions	N	P	N	N	N
Fire and emergency medical services	N	P	N	P	P
Florist shop, excluding greenhouse	N	P	N	N	N
Funeral home	N	SE	N	N	N
Garden apartments	N	N	N	CU	N
General merchandise store	N	P	N	N	N
Grocery store	N	P	N	N	N
Group care facility	N	N	SE	N	N
Hardware store	N	P	N	N	N
Health club	N	P	N	N	N
High-rise apartments	N	N	N	CU	N
Hobby shop	N	P	N	N	N
Hotel or motel	N	P	N	CU	N
Laundromat	N	P	N	N	N
Libraries	N	P	N	N	N
<p><b>NOTE:</b> This table is not complete in every detail and must be used in conjunction with Article IV. Where there is a conflict, Article IV shall supersede this table.</p> <p style="text-align: center;"><b>P = Permitted    CU = Conditional Use    SE = Special Exception    N = Not Permitted    N/A = Not Applicable</b></p>					

MONACA CODE

	<b>PAW Public Access Waterfront District</b>	<b>C-C Core Commercial District</b>	<b>MUT Mixed Use Transitional District</b>	<b>RBP Riverfront Business Park District</b>	<b>G-I General Industrial District</b>
<b>PRINCIPAL USES</b>					
Manufacture, compounding, processing, packaging or treatment of such products as bakery goods, candy, cosmetics, pharmaceuticals, toiletries and food products.	N	N	N	CU	P
Manufacture, compounding, assembling or treatment of articles of merchandise from the following previously prepared materials: bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semiprecious metals or stone, shell, textiles, tobacco, wax, wood and yard.	N	N	N	CU	P
Manufacture of ceramic products, using only previously pulverized clay and kilns fired only by electricity or gas.	N	N	N	CU	P
Manufacture of musical instruments, toys, novelties, rubber or metal stamps and other small molded rubber products.	N	N	N	CU	P
Manufacture or assembly of electrical appliances, electronic instruments and devices.	N	N	N	CU	P
<p><b>NOTE:</b> This table is not complete in every detail and must be used in conjunction with Article IV. Where there is a conflict, Article IV shall supersede this table.</p> <p><b>P = Permitted    CU = Conditional Use    SE = Special Exception    N = Not Permitted    N/A = Not Applicable</b></p>					

## ZONING

	<b>PAW Public Access Waterfront District</b>	<b>C-C Core Commercial District</b>	<b>MUT Mixed Use Transitional District</b>	<b>RBP Riverfront Business Park District</b>	<b>G-I General Industrial District</b>
<b>PRINCIPAL USES</b>					
Manufacturing, compounding, processing, packing or treatment, excluding such uses or processes which produce or emit dust, smoke, refuse matter, toxic or noxious odors, gases and fumes, excessive noise or vibration, similar substances and conditions.	N	N	N	CU	P
Marinas	P	N	N	CU	N
Medical clinic	N	P	N	N	N
Mid-rise apartments	N	N	N	CU	N
Mini-warehouse or self-storage facilities	N	N	N	CU	SE
Museums	N	P	N	N	N
Newsstands	N	P	N	N	N
Other retail stores not specifically listed in the district	N	P	N	N	N
Outdoor café	N	P	N	N	N
Personal care boarding home	N	SE	N	N	N
Personal services	N	P	N	N	N
Pet grooming	N	P	N	N	N
Pet services	N	P	N	N	N
Private club	N	P	N	N	N
<p><b>NOTE:</b> This table is not complete in every detail and must be used in conjunction with Article IV. Where there is a conflict, Article IV shall supersede this table.</p> <p style="text-align: center;"><b>P = Permitted    CU = Conditional Use    SE = Special Exception    N = Not Permitted    N/A = Not Applicable</b></p>					

MONACA CODE

	<b>PAW Public Access Waterfront District</b>	<b>C-C Core Commercial District</b>	<b>MUT Mixed Use Transitional District</b>	<b>RBP Riverfront Business Park District</b>	<b>G-I General Industrial District</b>
<b>PRINCIPAL USES</b>					
Product assembly	N	N	P	CU	P
Product packaging	N	N	P	CU	P
Public buildings	N	P	N	CU	N
Public parking garage	N	P	N	P	P
Public parking lot	P	P	N	P	P
Public recreation	CU	P	N	P	N
Public utility building or structure	N	N	N	CU	P
Repair shop	N	SE	P	CU	P
Research and development	N	N	N	CU	P
Restaurant, carry-out	N	P	N	N	N
Restaurant, fast-food	N	P	N	N	N
Restaurant, sit-down	N	P	N	N	N
River-oriented recreational uses (including, but not limited to: amphitheaters; boat docks, public or private; fishing piers; nature interpretation centers; river overlooks)	CU	N	N	N	N
Service station	N	SE	N	N	N
Single-family dwellings	N	N	P	N	N
Supply yard	N	N	N	CU	P
<p><b>NOTE:</b> This table is not complete in every detail and must be used in conjunction with Article IV. Where there is a conflict, Article IV shall supersede this table.</p> <p><b>P = Permitted    CU = Conditional Use    SE = Special Exception    N = Not Permitted    N/A = Not Applicable</b></p>					

## ZONING

	<b>PAW Public Access Waterfront District</b>	<b>C-C Core Commercial District</b>	<b>MUT Mixed Use Transitional District</b>	<b>RBP Riverfront Business Park District</b>	<b>G-I General Industrial District</b>
<b>PRINCIPAL USES</b>					
Temporary use or structure	SE	SE	SE	SE	SE
Townhouses	N	N	N	CU	N
Transitional dwelling	N	N	SE	N	N
Truck terminal	N	N	N	CU	P
Upholstery or furniture repair shop	N	N	P	CU	P
Vehicle accessories sales and installation	N	SE	P	N	N
Vehicle rental, sales and service	N	SE	N	N	N
Vehicle repair shop	N	SE	SE	CU	P
Veterinary clinic	N	P	N	N	N
Video store, excluding adult video store	N	P	N	N	N
Warehousing and distribution	N	N	N	CU	P
Wholesaling	N	N	N	CU	P
<b>ACCESSORY USES</b>					
Drive-through facilities	N	P	N	N	N
Historic markers	P	P	N	N	N
Monuments, statuary	P	P	N	N	N
Off-site parking	N	SE	N	N	N
<p><b>NOTE:</b> This table is not complete in every detail and must be used in conjunction with Article IV. Where there is a conflict, Article IV shall supersede this table.</p> <p style="text-align: center;"><b>P = Permitted    CU = Conditional Use    SE = Special Exception    N = Not Permitted    N/A = Not Applicable</b></p>					

MONACA CODE

	<b>PAW Public Access Waterfront District</b>	<b>C-C Core Commercial District</b>	<b>MUT Mixed Use Transitional District</b>	<b>RBP Riverfront Business Park District</b>	<b>G-I General Industrial District</b>
<b>ACCESSORY USES</b>					
Off-street parking and loading	P	P	P	P	P
Outdoor sales	N	SE	N	N	N
Private garages	N	P	P	P	P
Public restrooms	P	N	N	N	N
Signs	P	P	P	P	P
Small wind energy system	P	P	P	P	P
Other accessory uses customarily incidental to and on the same lot with any permitted use, use by special exception or conditional use authorized in this district.	P	P	P	P	P
<p><b>NOTE:</b> This table is not complete in every detail and must be used in conjunction with Article IV. Where there is a conflict, Article IV shall supersede this table.</p> <p><b>P = Permitted    CU = Conditional Use    SE = Special Exception    N = Not Permitted    N/A = Not Applicable</b></p>					