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Model Zoning Ordinance Provisions for Huntingdon County Municipalities

Huntingdon County, Pennsylvania

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USING THIS ORDINANCE: AN OVERVIEW

These two pages describe the most efficient way to use this Ordinance. These pages are general descriptions but are not part of the actual Ordinance.

Start by using the following parts of the Zoning Ordinance:

- Please contact the Zoning Officer to make sure you have the latest version of the Zoning Ordinance Text and Map.
- Turn to the **Table of Contents** and the **Index** (at the end of the document) to find the pages and sections that apply to your particular situation. You may wish to photocopy the Table of Contents to highlight the relevant sections.
- Consult the **Zoning Map** at the end of this Zoning Ordinance to determine the zoning district that includes your lot.
- Turn to Section 306, the **Table of Permitted Uses By Zoning District**, which indicates the uses permitted in each zoning district. A use is permitted in three ways:
 - a) by right,
 - b) by special exception (the Zoning Hearing Board must approve the use, as described in Section 116), or
 - c) as a conditional use (the *Borough Council/Board of Supervisors* must approve the use, as described in Section 117).
- Turn to Section 307, the **Table of Lot and Setback Requirements By Zoning District**. This table states the required minimum size of each lot and the required minimum distance that buildings must be from streets and other lot lines in each zoning district.
- Regularly refer to the **Definitions** in Section 202 to determine the meaning of specific words.

If a lot is already being legally used for a particular purpose and that use is not permitted in the zoning district according to Section 306, that use is called a "**Non-Conforming Use**". In almost all cases, a lawful Non-Conforming Use can continue, can expand within limits, can change to another use within limits, and can be sold. See Section 805 -"Non-Conformities."

Certain specific uses must comply with **additional regulations**. The "principal uses" (which are the primary use of a property) are listed in alphabetical order in Section 402 and the "accessory uses" (which are secondary uses, such as low-intensity businesses in a home) are listed in alphabetical order in Section 403. For example, additional regulations are listed for sheds, garages and other structures typically found on a residential lot under "Residential Accessory Structures" in Section 403.

If your lot may be flood-prone, see the separate Floodplain Ordinance and the Federal Floodplain Maps.

Turn to the following sections for regulations concerning parking, signs and buffer yards:

- Many uses must provide minimum numbers of off-street **Parking** spaces under Section 601 of this ordinance. The parking standards are listed in a table.
- If **Signs** are proposed within public view, Article 7 must be met. This article lists the types, heights and sizes of signs that are permitted.
- Certain uses are required to provide an open **Buffer Yard** with **Evergreen Screening** to buffer nearby homes and adjacent residentially zoned land from nuisances. See Section 803.

The following additional considerations should be kept in mind when using this Ordinance:

- An applicant may apply to the *Borough/Township Zoning Hearing Board* for a **Zoning Variance** if he/she is not able to comply with a provision of this Zoning Ordinance. An application fee is required to compensate the municipality for legal advertisements and other costs. See Section 111, which includes the standards that must be met under State law in order to be granted a variance. Generally, under the PA. Municipalities Planning Code, variances are not permitted unless an applicant proves a legal "Hardship".
- Generally, if one or more new lots will be created, or existing lot lines will be altered, or one or more new principal non-residential buildings are proposed, then the requirements and approval procedures of the *Borough/Township Subdivision and Land Development Ordinance* will also apply. This is a separate ordinance available at the *Borough/Township Office*.
- If there will be significant disturbance of the ground, it will be necessary to use certain measures to control **soil erosion**. In such case, contact the County Conservation District.
- If there will be impacts upon stormwater runoff, see the *Borough/Township Stormwater Management Ordinance*. *Note: If a separate ordinance exists.*

Any questions concerning the Zoning Ordinance should be directed to the *Borough's/Township's Zoning Officer*. The Zoning Officer also administers applications for permits.

ARTICLE 3 DISTRICTS

301. DESIGNATION OF DISTRICTS AND PURPOSES.

- A. For the purpose of this Ordinance, _____ *Borough/Township* is hereby divided into the following zoning districts, with the following abbreviations:

AC	Agricultural Conservation District
R-C	Residential Conservation District
R-R	Rural Residential District
R-LD	Low Density Residential District
R-S	Residential Suburban District (<i>Note - Could be named Medium Density Residential.</i>)
R-U	Residential Urban District
C-N	Commercial Neighborhood District (<i>Note - Could be named Village, particularly in more rural areas.</i>)
C-D	Commercial Downtown District
C-G	Commercial General District (<i>Note - Provide for all types of commercial uses, including heavier uses such as gas stations, auto sales and auto repair. This district should mainly be used along highways, in locations that do not include historic buildings and are not near residential neighborhoods.</i>)
I-L	Light Industrial District (<i>Note - A municipality may decide to allow some or all commercial uses in an industrial district. If this district is intended to allow only a few industrial uses, then it might be named a Business Park District.</i>)
I-G	General Industrial District (<i>Note - Many municipalities can function with a single industrial district. However, in other cases, it is valuable to only allow the heavier and more intense industrial uses into a single area of the municipality, using a General Industrial District.</i>)
HD	Historic Overlay District (<i>Note - This is an option if the municipality has a number of historic buildings and wishes to control the demolition of that buildings.</i>)

- B. For the purposes of this Ordinance, the zoning districts named in Section 301.A. shall be of the number, size, shape and location shown on the "Official Zoning Map."

- C. Overlay Districts. The Floodplain Area, as defined by Article 5, shall serve as an overlay district to the applicable underlying districts.

- D. Purposes of Each District. In addition to serving the overall purposes and objectives of this Ordinance and the Comprehensive Plan, each zoning district is intended to serve the following purposes:

1. AC Agricultural Conservation District. - To promote the continuation and preservation of agricultural activities in those areas most suitable for such activities. This zone also intends to protect and stabilize the Township's viable agricultural economy by eliminating uses that are incompatible with farming, but permitting limited agricultural support businesses. Consequently, residential uses are limited and any future inhabitants in this zone must be willing to accept the impacts associated with normal farming practices, and related businesses. Land consumptive non-agricultural uses are not allowed.
2. R-C Residential Conservation District. To provide for development with a low average intensity in areas that include significant important natural features, such as wetlands, creeks, flood-prone lands and steeply sloped areas. To vary density based upon the natural features of the land. To protect the water quality and habitats along creeks and around lakes, and promote groundwater recharge. To provide incentives and a certain amount of flexibility in lot layout through conservation-oriented development so that development can be clustered on the most suitable portions of a tract of land, while avoiding overly intense development.
3. RR Rural Residential District - To provide for rural types of development at a lower overall density, in a manner that protects creeks and other natural features. To avoid conflicts with nearby agricultural areas and recognize sewage limitations. To provide incentives and a certain amount of flexibility in lot layout through conservation-oriented development so that development can be clustered on the most suitable portions of a tract of land, while avoiding overly intense development.

4. R-LD Residential Low Density District - To provide for low density residential neighborhoods that are primarily composed of single family detached dwellings. To protect these areas from incompatible uses.
5. R-S Residential Suburban District or R-M Medium Density Residential District. To provide for low density residential neighborhoods that are primarily composed of single family detached dwellings. To protect these areas from incompatible uses.
6. R-U Residential Urban District. To provide for medium density residential neighborhoods with a mix of housing types. To protect these areas from incompatible uses. To meet requirements of State law to provide opportunities for various housing types.
7. C-D Commercial Downtown District. To provide business opportunities while seeking to develop a central community focus for the *Borough*. To promote a pedestrian-friendly and bicycle-friendly environment. To promote an appropriate mix of retail, service, office, public, institutional and residential uses. To avoid heavy commercial uses that are most likely to conflict with the historic and scenic character, and most likely to cause conflicts with homes.
8. V Village District - To provide for a mix of housing and light business uses in a manner that encourages reuse of older buildings and avoids conflicts between homes and intensive commercial uses. To primarily provide for smaller-scale uses that will not be obtrusive in the landscape and that will not overload the road system.
9. C-G Commercial General District. To provide for a wide range of commercial uses, particularly in areas that are not historic, within a downtown or adjacent to residential neighborhoods. (*Note - If a municipality has few commercial areas, a single commercial district may be appropriate.*)
10. C-N Commercial Neighborhood District. To provide for lighter types of commercial uses that will be compatible with nearby homes.
11. I-L Light Industrial District. To provide for industrial and a few types of commercial development in a manner that is compatible with any nearby homes and the surrounding environment. To carefully control the types of industrial operations to avoid nuisances and environmental hazards.
12. I-G General Industrial District. To provide for a wide range of industrial uses. To carefully control the types of industrial operations to avoid nuisances and environmental hazards.
13. HD Historic Overlay District. See Section _____. *Note - This optional provision should only be included if the municipality includes numerous historic buildings and the municipality wishes to have control over the demolition of those buildings.*

302. APPLICATION OF DISTRICT REGULATIONS.

- A. The regulations set by this Ordinance shall apply uniformly to each class or kind of structure or land, except as provided for in this Ordinance.
- B. No structure shall hereafter be erected, used, constructed, reconstructed, structurally altered or occupied and no land shall hereafter be used, developed or occupied unless it is in conformity with the regulations herein specified for the use and district in which it is located.
- C. No yard or lot existing at the time of passage of this Ordinance shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this Ordinance shall meet at least the minimum requirements established by this Ordinance.
- D. Boundary Change. Any territory which may hereafter become part of the *Borough/Township* through annexation or a boundary adjustment shall be classified as the ____ zoning district of _____ *Borough/Township* until or unless such territory is otherwise classified by the *Borough Council/Board of Supervisors*.

303. ZONING MAP.

- A. A map entitled “_____ Zoning Map” accompanies this Ordinance and is declared a part of this Ordinance. The Official Zoning Map, which should bear the adoption date of this Ordinance and the words “Official Zoning Map,” shall be retained in the *Borough/Township* Building.
- B. Map Changes. Changes to the boundaries and districts of the Official Zoning Map shall only be made in conformity with the amendment procedures specified in the State Municipalities Planning Code. All changes should be noted by date with a brief description of the nature of the change, either on the map or within an appendix to this Ordinance.
- C. Replacement Map. If the Official Zoning Map becomes damaged, destroyed, lost or difficult to interpret because of changes and additions, or needs to have drafting errors or omissions corrected, *Borough Council/Board of Supervisors* may, by resolution, adopt a new copy of the Official Zoning Map which shall supersede the prior Official Zoning Map. Unless the prior Official Zoning Map has been lost or has been totally destroyed, the prior map or any remaining parts shall be preserved together with all available records pertaining to its previous adoption or amendment.

304. DISTRICT BOUNDARIES. The following rules shall apply where uncertainty exists as to boundaries of any district as shown on the Zoning Map.

- A. District boundary lines are intended to follow or be parallel to the center line of street rights-of-way, streams and railroads, and lot lines as they existed on a recorded deed or plan of record in the County Recorder of Deeds’ office at the time of the adoption of this ordinance, unless such district boundary lines are fixed by dimensions as shown on the Official Zoning Map.
- B. Where a district boundary is not fixed by dimensions and where it approximately follows lot lines, such boundary shall be construed to follow such lot lines unless specifically shown otherwise.
- C. The location of a district boundary on un-subdivided land or where a district boundary divides a lot shall be determined by the use of the scale appearing on the Zoning Map unless indicated otherwise by dimensions.
- D. Where a municipal boundary divides a lot, the minimum lot area shall be regulated by the municipality in which the principal use(s) are located, unless otherwise provided by applicable case law. The land area within each municipality shall be regulated by the use regulations and other applicable regulations of each municipality.

305. SETBACKS ACROSS MUNICIPAL BOUNDARIES.

- A. Intent. To continue the objective of compatible land uses across municipal boundaries.
- B. This Ordinance requires additional setbacks and the provision of buffer yards when certain uses would abut an existing dwelling or a residential zoning district. These same additional setback and buffer yard provisions shall be provided by uses proposed within _____ *Borough/Township* regardless of whether such abutting existing dwelling or principally residential zoning district is located in an abutting municipality and/or in _____ *Borough/Township*.

306. TABLE OF ALLOWED USES IN EACH ZONING DISTRICT.

- A. For the purposes of this Section 306, the following abbreviations shall have the following meanings:

P = Permitted by right use (zoning decision by Zoning Officer)
SE = Special exception use (zoning decision by Zoning Hearing Board)

- C = Conditional use (zoning decision by *Borough Council/Board of Supervisors*)
- N = Not Permitted
- (S. 402) = See Additional Requirements in Section 402
- (S. 403) = See Additional Requirements in Section 403

- B. Unless otherwise provided by State or Federal law or specifically stated in this Ordinance (including Section 105.B.), any land or structure shall only be used or occupied for a use specifically listed in this Ordinance as permitted in the zoning district where the land or structure is located. Such uses shall only be permitted if the use complies with all other requirements of this Ordinance.

See Section 105.B. which generally provides a process for approval of a use that is not listed - based upon similarity to permitted uses and other criteria. Except as provided in such Section 105.B., any other principal use that is not specifically listed as P, C or SE in the applicable district in this table is prohibited in that district.

For temporary uses, see Section 103.

For manufacturing uses, the types of uses listed in this Section correspond approximately to the categories of the North American Classification System, administered by the US Department of Commerce. In case of question about the categorization, such system shall be consulted.

306.B.1 Allowed Uses in Primarily Residential Zoning Districts

TYPES OF USES (See definitions in Article 2)	R-C or R-R	R-S or R-LD	R-U	R-HD	AC
a. RESIDENTIAL USES					
Single Family Detached Dwelling: (Note - Manufactured/mobile homes shall also meet the additional requirements of Section 402)	P	P	P	P	P
Open Space Development Option in compliance with Section 311.	C	N	N	N	N
Semi-Detached Dwelling (side-by-side)	N	P	P	P	N
Townhouse (Rowhouse) (S. 402)	N	P	P	P	N
Apartments (S. 402), not including conversions of an existing building:					
- Only 2 Dwelling Units in a Building ("Duplex")	N	N	P	P	N
- 3 or More Dwelling Units in a Building	N	N	P	P	N
Manufactured/Mobile Home Park (S. 402)	N	N	N	SE	N
Boarding House (includes Rooming House) (S. 402)	N	N	N	N	N
Group Home within a lawful existing dwelling unit (S.402), not including a Treatment Center	P	P	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	N	SE	N
b. COMMERCIAL USES					
Bed and Breakfast Inn (S. 402)	N	P	P	P	P
Camp (S. 402), not including Recreational Vehicle Campground	C	N	N	N	P
Communications Tower/Antennae, Commercial (S. 402)					
S Meeting Section 402.A.15.a. pertaining to antenna placed on certain existing structures	P	P	P	P	P
B Antennae/tower that does not meet Section 402.A.15.a. (such as freestanding towers)	SE	N	N	N	SE

- 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/Board of Supervisors*)
 N = Not permitted
 (S. 402) = See Additional Requirements in Section 402
 (S. 403) = See Additional Requirements in Section 403

TYPES OF USES (See definitions in Article 2)	R-C or R-R	R-S or R-LD	R-U	R-HD	AC
b. <u>COMMERCIAL USES (Cont.)</u>					
Golf Course (S. 402), with a minimum lot area of 40 acres	P	N	N	N	P
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 2 acre minimum lot area	P	P	P	P	P
c. <u>INSTITUTIONAL / SEMI-PUBLIC USES</u>					
Cemetery (not including Crematorium) (S. 402)	P	P	P	P	P
Church - See Place of Worship below					
College or University - Educational & Support Bldgs. (See also Residential Uses)	N	N	N	N	N
Community Recreation Center or Library	P	P	P	P	P
Cultural Center or Museum	SE	N	SE	SE	SE
Day Care Center, Adult (S. 402)	N	N	SE	SE	N
Day Care Center, Child (S. 402) (See also as an accessory use)	N	N	SE	SE	N
Emergency Services Station, which may include an accessory bingo and banquet hall	N	N	SE	SE	SE
Hunting and Fishing Club, with a 5% maximum building coverage in a residential districts. This term shall not include uses listed separately in this Section 306.	P	P	P	P	P
Membership Club meeting and non-commercial recreational facilities, provided that an "After Hours Club", "Tavern" or uses listed separately in this Section 306 shall only be allowed if so listed in this table and if the requirements for that use are also met.	SE	N	N	N	SE

- 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/Board of Supervisors*)
 N = Not permitted
 (S. 402) = See Additional Requirements in Section 402
 (S. 403) = See Additional Requirements in Section 403

TYPES OF USES (See definitions in Article 2)	R-C or R-R	R-S or R-LD	R-U	R-HD	AC
<u>c. INSTITUTIONAL / SEMI-PUBLIC USES (Cont.)</u>					
Nursing Home or Personal Care Home/Assisted Living (S. 402), with a minimum lot size of 1 acre	N	SE	SE	P	N
Place of Worship (S. 402) (includes Church)	SE	SE	SE	SE	SE
School, Public or Private, Primary or Secondary (S. 402)	SE	P	P	P	N
<u>d. PUBLIC/SEMI-PUBLIC</u>					
<i>Borough/Township</i> Government Uses, other than uses listed separately in this Section 306	P	P	P	P	P
Government Facility, other than uses listed separately in this Section 306	SE	SE	SE	SE	SE
Publicly Owned or Operated Recreation Park	P	P	P	P	P
Public Utility Facility (See also Section 114) other than uses listed separately in this Section 306	SE	SE	SE	SE	SE
Swimming Pool, Non-household (S. 402)	SE	SE	SE	SE	SE
U.S. Postal Service Facility, which may include a leased facility	N	N	N	N	N
<u>e. ACCESSORY USES</u>					
See list of additional permitted uses in Section 306.C., such as "Residential Accessory Structure or Use"					
See Additional Requirements in Section 403 for Specific Accessory Uses					
Composting, other than leaves or materials generated on-site (S. 403)	SE	N	N	N	SE
Day Care Center accessory to and on the same lot as an existing lawful Place of Worship	P	P	P	P	P
Day Care (S. 403) as accessory to a dwelling:					
B Day care of a maximum of 3 adults or youth, in addition to "Relatives" of the caregiver	P	P	P	P	P
B Group Day Care Home	N	N	SE	SE	SE
B Family Day Care Home	N	SE	SE	SE	SE
Home Occupation, Major (S. 403)	SE	SE	SE	SE	SE
Home Occupation, Minor (S. 403)	P	P	P	P	P
Retail Sales of Agricultural Products (S. 403)	P	P	N	N	P
Temporary Retail Sales- only allowed if complies with Section 103.G.					
Unit for Care of Relative (S. 403)	P	P	P	P	P

- 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/Board of Supervisors*)
 N = Not permitted
 (S. 402) = See Additional Requirements in Section 402
 (S. 403) = See Additional Requirements in Section 403

TYPES OF USES (See definitions in Article 2)	R-C or R-R	R-S or R-LD	R-U	R-HD	AC
f. MISCELLANEOUS USES					
Crop Farming	P	P	P	P	P
Forestry - See Timber Harvesting below.					
Greenhouse, Wholesale	P	N	N	N	P
Nature Preserve or Environmental Education Center	P	P	P	P	P
Parking Lot as the Principal Use of a Lot	N	N	N	N	N
Agriculture, Intensive or Poultry, Raising of (S. 402)					
- Not Intensive	P	P	N	N	P
- Intensive	N	N	N	N	SE
Sewage Sludge/Biosolids, Land Application of (S. 403)	P	N	N	N	P
Sewage Treatment Plant	C	N	N	N	N
Stable, Non-Household (S. 402; includes horse-riding academy)	P	N	N	N	P
Timber Harvesting (S. 402)	P	P	P	P	P
Windmills:					
-Maximum of one on a lot that is designed primarily for on-site electricity use, and 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 setback from lot lines:	P	P	P	P	P
-Windmill(s) designed primarily for generating electricity for off-site use (S. 402)	SE	N	N	N	SE
All Uses that will be unable to comply with the performance standards of this ordinance. See the "Environmental Protection" requirements of Article 5	N	N	N	N	N

- 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/Board of Supervisors*)
 N = Not permitted
 (S. 402) = See Additional Requirements in Section 402
 (S. 403) = See Additional Requirements in Section 403

306.B.2 Allowed Uses in Primarily Business Zoning Districts

TYPES OF USES (See definitions in Article 2)	C-D	C-N or V	I-G & I-L	C-G
a. RESIDENTIAL USES				
Single Family Detached Dwelling (Note - Manufactured/mobile homes shall meet the additional requirements of Section 402)	P	P	N	P
Semi-Detached Dwelling (side-by-side)	P	P	N	N
Townhouse (Rowhouse) (S. 402)	P	P	N	N
Apartments (S. 402), other than conversions of an existing building	P*	P*	N	N
Boarding House (includes Rooming House) (S. 402)	N	N	N	N
Manufactured/Mobile Home Park (S. 402)	N	N	N	N
Group Home within a lawful existing dwelling unit (S.402), not including a Treatment Center	P	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)	P*	P*	N	P*
b. COMMERCIAL USES				
Adult Use (S. 402)	N	N	C	N
After Hours Club - To the extent the use is not prohibited by State Act 219 of 1990.	N	N	C	N
Airport (S. 402) (see also "Heliport")	N	N	C	N
Amusement Arcade	P	P	N	P
Amusement Park or Water Park	N	N	P	P
Animal Cemetery (S. 402)	N	N	P	P
Auditorium (Commercial), Arena, Performing Arts Center or Exhibition-Trade Show Center	N	N	P	P
Auto Repair Garage or Auto Service Station (S. 402)	N	N	SE	SE
Auto, Boat or Mobile/Manufactured Home Sales (S. 402)	N	N	SE	SE
Bakery, Retail	P	P	P	P
Bed and Breakfast Inn (S. 402)	P	P	P	P
Betting Use, in compliance with State law	N	N	C	N
Beverage Distributor (wholesale and/or retail)	P	P	N	P
Bus Maintenance or Storage Yard	N	N	P	P

* = Apartments shall be limited to being in the same building as a principal commercial use that is on the street level.

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/Board of Supervisors*)

N = Not permitted

(S. 402) = See Additional Requirements in Section 402

(S. 403) = See Additional Requirements in Section 403

TYPES OF USES (See definitions in Article 2)	C-D	C-N or V	I-G & I-L	C-G
b. COMMERCIAL USES (Cont.)				
BYOB Club	N	N	SE	N
Camp (S. 402) other than Recreational Vehicle Campground	N	N	P	P
Campground, Recreational Vehicle (S. 402), which may include an accessory camp store that is primarily for use by campers	N	N	P	P
Car Wash (S. 402)	N	SE	P	P
Catering, Custom, for Off-Site Consumption	P	P	P	P
Communications Tower/Antennae, Commercial (S. 402)				
B Meeting Section 402.A.15.a. pertaining to antenna placed on certain existing structures	P	P	P	P
B Antennae/tower that does not meet Section 402.A.15.a. (such as freestanding towers)	N	N	SE	N
B Note - Section 402.A.15 also allows towers serving emergency services stations				
Conference Center	P	P	P	P
Construction Company or Tradesperson's Headquarters (including but not limited to landscaping, building trades or janitorial contractor). See also as Home Occupation. Accessory outdoor storage shall be permitted provided it meets the screening requirements of Section 803.	SE**	P	P	P
Crafts or Artisan's Studio (see also as Home Occupation)	P	P	P	P
Custom Printing, Copying, Faxing, Mailing or Courier Service	P	P	P	P
Exercise Club	P	P	P	P
Financial Institution (S. 402; includes banks), with any "Drive-through" facilities meeting Section 403	P	P	P	P
Flea Market/ Auction House	P	P	P	P
Funeral Home (S. 402)	P	P	P	P
Garden Center, Retail (see also "Wholesale Greenhouses")	P	P	P	P
Gas Station - See Auto Service Station				
Heliport (S. 402)	N	N	SE	N
Hotel or Motel (S. 402)	P	P	P	P

** = A maximum of 25% of lot shall be used for outdoor storage, which shall be screened from view of streets and other lots.

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SE = Special exception use (zoning decision by Zoning Hearing Board)

C = Conditional use (zoning decision by *Borough Council/Board of Supervisors*)

N = Not permitted

(S. 402) = See Additional Requirements in Section 402

(S. 403) = See Additional Requirements in Section 403

TYPES OF USES (See definitions in Article 2)	C-D	C-N or V	I-G & I-L	C-G
b. COMMERCIAL USES (Cont.)				
Kennel (S. 402)	N	N	SE	N
Laundromat	P	P	P	P
Laundry, Commercial or Industrial	N	N	P	N
Lumber Yard	N	N	P	P
Motor Vehicle Racetrack (S. 402)	N	N	SE	N
Nightclub (S. 402)	N	N	SE	SE
Office (May include medical labs, see also Home Occupations)	P	P	P	P
Pawn Shop	N	N	SE	N
Personal Services (includes tailoring, custom dressmaking, haircutting/styling, travel agency, drycleaning, shoe repair, "massage therapy, certified" and closely similar uses) (See also Home Occupation)	P	P	P	P
Picnic Grove, Commercial (S. 402)	N	N	P	P
Plant Nursery (other than a Retail Garden Center)	P	P	P	P
Propane Retail Distributor, other than pre-packaged sales, with a 150 feet minimum setback required between any storage or dispensing facilities and any residential district, and with fire company review.	N	N	SE	N
Recording Studio, Music	P	P	P	P
Recreation, Commercial Indoor (S. 402) (includes bowling alley, roller or ice skating rink, batting practice, and closely similar uses); other than uses listed separately in this Section 306	SE	P	P	P
Recreation, Commercial Outdoor (including miniature golf course, golf driving range, archery, paintball and closely similar uses); other than uses listed separately in this Section 306	N	SE	P	P
Repair Service, Household Appliance	P	P	P	P
Restaurant or Banquet Hall (S. 402)				
B with drive-through service (S. 403)	N	SE	N	P
B without drive-through service	P	P	N	P
Retail Store (not including uses listed individually in this Section 306) or Shopping Center	P	P	P*	P
Self-Storage Development	N	P	P	P

- * = Limited to within a building that existed prior to the enactment of this Ordinance.
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TYPES OF USES (See definitions in Article 2)	C-D	C-N or V	I-G & I-L	C-G
b. COMMERCIAL USES (Cont.)				
Target Range, Firearms				
B Completely indoor and enclosed	N	P	P	P
B Other than above (S. 402)	N	N	SE	N
Tattoo or Body Piercing Establishment (other than temporary tattoos or ear piercing, which are personal service uses)	N	N	N	SE
Tavern which may include a State-licensed micro-brewery (not including an After Hours Club or Nightclub)	SE	N	N	SE
Theater, Indoor Movie, other than an Adult Use	P	P	N	P
Trade/ Hobby School	P	P	P	P
Veterinarian Office (S. 402)	P	P	P	P
Wholesale Sales - see under Industrial Uses				
c. INSTITUTIONAL/ SEMI-PUBLIC USES				
Cemetery (see Crematorium listed separately)	P	P	P	P
College or University - Educational and Support Buildings (other than environmental education center)	P	P	P	P
Community Recreation Center (limited to a government sponsored or non-profit facility) or Library	P	P	P	P
Crematorium	N	N	SE	N
Cultural Center or Museum	P	P	P	P
Day Care Center, Adult (S. 402)	P	P	P	P
Day Care Center, Child (S. 402) (See also as an accessory use)	P	P	P	P
Emergency Services Station	P	SE	SE	SE
Hospital or Surgery Center	SE	SE	P	P
Membership Club meeting and non-commercial recreational facilities, provided that an "After Hours Club", "Tavern" or uses listed separately in this Section 306 shall only be allowed if so listed in this table and if the requirements for that use are also met.	P	P	P	P

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TYPES OF USES (See definitions in Article 2)	C-D	C-N or V	I-G & I-L	C-G
c. INSTITUTIONAL / SEMI-PUBLIC USES (Cont.)				
Nursing Home or Personal Care Home/Assisted Living (S. 402)	P	P	P	P
Place of Worship (S. 402) (includes Church)	P	P	P	P
School, Public or Private, Primary or Secondary (S.402)	P	P	P	P
Treatment Center for Methadone, which shall meet setback requirements of the Municipalities Planning Code	N	N	SE	N
Treatment Center (S. 402)	N	N	SE	N
d. PUBLIC/SEMI-PUBLIC				
<i>Borough/Township</i> Government Uses, other than uses listed separately in this Section 306	P	P	P	P
Government Facility, other than uses listed separately in this Section 306	SE	SE	SE	SE
Prison or Similar Correctional Institution	N	N	SE	N
Publicly Owned or Operated Recreation Park	P	P	P	P
Public Utility Facility (See also Section 114) other than uses listed separately in this Section 306	SE	SE	SE	SE
Swimming Pool, Non-household (S. 402)	P	P	P	P
U.S. Postal Service Facility, which may include a leased facility.	P	P	P	N
e. INDUSTRIAL USES				
Asphalt Plant	N	N	SE in I-G N in I-L	N
Assembly or Finishing of Products Using Materials Produced Elsewhere (such as products from plastics manufactured off-site)	N	N	P	N
Building Supplies and Building Materials, Wholesale Sales of	N	N	P	P
Distribution as a principal use (other than Trucking Company Terminal)	N	N	P	N
Industrial Equipment Sales, Rental and Service, other than vehicles primarily intended to be operated on public streets	N	N	P	N
Junk - outdoor storage, display or processing of, other than within an approved junkyard or solid waste disposal area	N	N	N	N
Junk Yard (S. 402)	N	N	SE in I-G N in I-L	N

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TYPES OF USES (See definitions in Article 2)	C-D	C-N or V	I-G & I-L	C-G
<u>e. INDUSTRIAL USES (Cont.)</u>				
Liquid Fuel Storage, Bulk, for off-site distribution, other than: auto service station, retail propane distributor as listed separately, pre-packaged sales or fuel tanks for company vehicles	N	N	SE in I-G N in I-L	N
Manufacturing, Custom, of Prototypes or Accessory Manufacturing in Combination With Principal Research and Development, with a minimum lot size of 8,000 sq. ft.	SE	SE	P	SE
Manufacture and/or bulk processing of the following, provided manufacturing occurs only indoors:				
– Agricultural Chemicals, Fertilizers or Pesticides	N	N	SE	N
B Apparel, Textiles, Shoes and Apparel Accessories (see also Crafts Studio)	N	N	P	N
B Cement Manufacture	N	N	SE	N
B Ceramics Products (other than Crafts Studio)	N	N	P	N
B Chemicals, Manufacture or Bulk Processing of, other than pharmaceuticals and types listed separately	N	N	N in I-L SE in I-G	N
B Clay, Brick, Tile and Refractory Products	N	N	P	N
B Computers and Electronic and Microelectronic Products	N	N	P	N
B Concrete, Cement, Lime and Gypsum Products, other than actual manufacture of cement	N	N	SE	N
B Electrical Equipment, Appliances and Components	N	N	P	N
B Explosives, Fireworks or Ammunition	N	N	N	N
B Fabricated Metal Products (except Explosives, Fireworks or Ammunition) and/or Machine Shops	N	N	P	N
B Food (Human) and Beverage Products, at an industrial scale as opposed to a clearly retail scale	N	N	P	N
– Food Products for animals	N	N	SE	N
B Gaskets	N	N	P	N
B Glass and Glass Products (other than Crafts Studio)	N	N	P	N

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TYPES OF USES (See definitions in Article 2)	C-D	C-N or V	I-G & I-L	C-G
<u>e. INDUSTRIAL USES (Cont.)</u>				
Manufacture and/or bulk processing of the following, provided manufacturing occurs only indoors:				
B 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	N	N
– Jewelry and Silverware	N	N	P	N
– Leather and Allied Products (other than Crafts Studio or Tannery)	N	N	P	N
B Machinery	N	N	P	N
B Manufactured or Modular Housing Manufacture	N	N	P	N
B Medical Equipment and Supplies	N	N	P	N
B Metal Products, Primary	N	N	SE	N
B Mineral Products, Non-metallic (other than Mineral Extraction)	N	N	SE	N
B Paper and Paper Products (including recycling, but not including manufacture of raw paper pulp)	N	N	P	N
B Paper - Raw Pulp	N	N	SE in I-G N in I-L	N
– Paving Materials, other than bulk manufacture of asphalt	N	N	SE	N
B Pharmaceuticals and Medicines	N	N	P	N
B Plastics, Polymers, Resins, Vinyl, Coatings, Cleaning Compounds, Soaps, Adhesives, Sealants, Printing Ink or Photographic Film	N	N	SE	N
B Products from Previously Manufactured Materials, such as glass, leather, plastics, cellophane, textiles, rubber or synthetic rubber	N	N	P	N
– Prototypes - see Manufacture, Custom above				
B Roofing Materials and Asphalt Saturated Materials or Natural or Synthetic Rubber	N	N	SE	N
B Scientific, Electronic and Other Precision Instruments	N	N	P	N
B Sporting Goods, Toys, Games, Musical Instruments or Signs	N	N	P	N
B Transportation Equipment	N	N	P	N
B Wood Products and Furniture (not including raw paper pulp)	N	N	P	N

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TYPES OF USES (See definitions in Article 2)	C-D	C-N or V	I-G & I-L	C-G
<u>e. INDUSTRIAL USES (Cont.)</u>				
B See Section 105 for uses that are not listed				
Mineral Extraction (S. 402) and related processing, stockpiling and storage of materials removed from the site	N	N	C	N
Packaging	N	N	P	N
Package Delivery Services Distribution Center	N	N	P	N
Petroleum Refining	N	N	SE	N
Photo Processing, Bulk	N	P	P	N
Printing or Bookbinding	N	P	P	N
Recycling Center, Bulk Processing, provided all operations of an industrial scale occur within an enclosed building (this use does not include a solid waste disposal or transfer facility)	N	N	P	N
Research and Development, Engineering or Testing Facility or Laboratory (other than medical laboratories, which is considered an office use)	N	N	P	N
Sawmill/ Planing Mill	N	N	P	N
Slaughterhouse, Stockyard or Tannery, with a 400 feet minimum setback from all lot lines	N	N	SE in I-G N in I-L	N
Solid Waste Landfill (S. 402)	N	N	SE in I-G N in I-L	N
Solid Waste Transfer Facility or Waste to Energy Facility (S. 402)	N	N	SE in I-G N in I-L	N
Trucking Company Terminal (S. 402)	N	N	SE	N
Warehousing or Storage as a principal use	N	N	P	N
Warehousing or Storage as an on-site accessory use	P	P	P	N
Welding	N	N	P	N
Wholesale Sales (other than Motor Vehicles)	N	SE	P	N
<u>f. ACCESSORY USES</u>				
See list of additional permitted uses in Section 306.C., such as "Residential Accessory Structure or Use"				
See Additional Requirements in Section 403 for Specific Accessory Uses				
Bees, Keeping of (S. 403)	SE	SE	SE	SE

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TYPES OF USES (See definitions in Article 2)	C-D	C-N or V	I-G & I-L	C-G
<u>f. ACCESSORY USES (Cont.)</u>				
Composting (S. 403), other than leaves, tree bark or materials generated on-site which are permitted by right	N	N	SE	N
Day Care Center accessory to and on the same lot as an existing lawful Place of Worship	P	P	P	P
Day Care (S. 403) as accessory to an existing dwelling:				
B Day care of a maximum of 3 adults or youth, in addition to "Relatives" of the caregiver	P	P	P	P
Day Care (S. 403) as accessory to a dwelling:				
B Group Day Care Home	SE	SE	P	P
B Family Day Care Home	SE	SE	P	P
Home Occupation, Major (S. 403)	P	P	P	P
Home Occupation, Minor (S. 403)	P	P	P	P
Outdoor Storage and Display as accessory to a business use shall also comply with Sections 403, 803 and 804	P**	P	P	P
Parking Lot for Carpooling (see also Miscellaneous Uses below)	P	P	P	P
Temporary Retail Sales - See Section 103.G.	P	P	P	N
Unit for Care of Relative (S. 403)	P	P	P	P
<u>g. MISCELLANEOUS USES</u>				
Crop Farming and Wholesale Greenhouses	P	P	P	P
Nature Preserve or Environmental Education Center	P	P	P	P
Parking Lot or Structure as an accessory use	P	P	P	P
Parking Lot or Structure as a principal use that does not primarily serve tractor-trailer trucks or trailers	P	P	P	P
Parking Lot or Structure as a principal use that primarily serves tractor-trailer trucks or trailers	N	N	SE	N

** = A maximum of 25% of lot shall be used for outdoor storage, which shall be screened from view of streets and other lots.

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TYPES OF USES (See definitions in Article 2)	C-D	C-N or V	I-G & I-L	C-G
<u>g. MISCELLANEOUS (Cont.)</u>				
Agriculture, Intensive or Poultry, Raising of (S. 402):				
- Intensive	N	N	SE	N
- Not Intensive	N	SE	P	N
Sewage Treatment Plant	N	N	SE	N
Stable, Non-Household (S. 402; includes horse-riding academy)	N	N	P	N
Timber Harvesting (S. 402)	P	P	P	P
Windmill, maximum of One Windmill per lot	P	P	P	P
-Maximum of one on a lot, which shall be designed primarily for on-site electricity use, and 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 setback from lot lines.				
All Uses that will be unable to comply with the performance standards of this ordinance. See the "Environmental Protection" requirements of Article 5	N	N	N	N

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C. Permitted Accessory Uses in All Districts. An accessory use of a dwelling is only permitted if such use is customarily incidental to the residential use and is specifically permitted by this Ordinance. The following are permitted by right as accessory uses to a lawful principal use in all districts, within the requirements of Section 403 and all other requirements of this Ordinance:

1. Standard Antennae, including antennae used by contractors to communicate with their own vehicles*
2. Fence* or Wall*
3. Garage, Household
4. Garage Sale*
5. Pets, Keeping of*
6. Parking or Loading, Off-Street, only to serve a use that is permitted in that district
7. Recreational Facilities, limited to use by: residents of a development or students at a primary or secondary school or center for the care and treatment of youth, and their occasional invited guests
8. Residential accessory structure (see definition in Article 2) *
9. Signs, as permitted by Article 7
10. Swimming Pool, Household *

11. Such other accessory use or structure that the applicant proves to the satisfaction of the Zoning Officer is clearly customary and incidental to a permitted by right, special exception or conditional principal use.

* See standard for each in Section 403.

- D. Permitted Accessory Uses to Business and Institutional Uses. The following are permitted by right accessory uses only to a permitted by right, special exception or conditional commercial, industrial or institutional use, provided that all requirements of this Ordinance are met:
 1. Storage of fuels for on-site use or to fuel company vehicles
 2. The following accessory uses, provided that the use is clearly limited to employees, patients, residents and families of employees of the use and their occasional invited guests:
 - a. Internal cafeteria without drive-through service,
 - b. Day care center or
 - c. Recreational facilities.
 3. Bus Shelters meeting Section 403.
 4. Automatic Transaction Machine
5. Storage sheds meeting the requirements of Section 307.A.