

§17 Schedule of Uses and Development Standards

SCHEDULE OF USES							
Listed uses shall only be permitted in the noted districts and shall not be included in a more general use classification. P - Permitted by right (Zoning Officer). CU - Conditional use (Planning Commission/ Borough Council). NP - Not permitted. SE - Special exception use (Planning Commission/Zoning Hearing Board). Section references are in addition to all other applicable standards.							
Types of Uses (See definitions in Article III)	See Section	Zoning Districts					
		S-1	R-1	R-2	VC-1	VC-2	I
<b>RESIDENTIAL</b>							
Boarding house or lodging house	-	NP	NP	SE	SE	NP	NP
Conversion apartment (VC-1: only in structures existing at effective date of this ordinance.)	51	NP	NP	SE	SE	SE	NP
Cottage development	32	NP	NP	P	P	P	NP
Dormitory	-	NP	NP	NP	NP	SE	NP
Dwelling occupied by owner, lessee, or manager of commercial use in VC-1, VC-2 or I Districts	27A	NP	NP	SE	SE	SE	NP
Dwelling on second floor or above in VC-1, VC-2 or I Districts	27A	NP	NP	NP	P	P	P
Fraternity house or sorority house	-	NP	NP	NP	NP	SE	NP
Group home	54	NP	CU	CU	CU	CU	NP
Group home, institutional	-	NP	NP	NP	NP	P	NP
Manufactured housing park	52	NP	NP	CU	NP	NP	NP
Multi-family dwelling	50	NP	NP	CU	CU	CU	NP
Religious quarters	same as applicable dwelling type						
Single-family detached dwelling	-	NP	P	P	P	P	NP
Two-family dwelling (VC-1: only in structures existing at effective date of this ordinance.)	49	NP	NP	P	SE	P	NP
<b>COMMERCIAL</b>							
Types of Uses	Section	S-1	R-1	R-2	VC-1	VC-2	I
Adult business	88	NP	NP	NP	NP	NP	SE
Amusement arcade	-	NP	NP	NP	NP	SE	NP
Amusement park	91	NP	NP	NP	NP	NP	SE
Animal hospital	<i>see veterinary clinic</i>						
Archery range, indoor commercial	<i>see recreation facility, commercial</i>						
Archery range, outdoor commercial	94	NP	NP	NP	SE	NP	NP
Auction house	-	NP	NP	NP	P	P	NP
Bakeries and confectionaries, retail	-	NP	NP	NP	P	P	NP
Bank	-	NP	NP	NP	P	P	NP
Bed and breakfast inn	95	NP	NP	SE	SE	SE	NP
Billiard hall	<i>see recreation facility, commercial</i>						
Brew/distillery/winery pub	<i>see restaurant according to type</i>						
Bus station	-	NP	NP	NP	P	NP	NP

COMMERCIAL							
Types of Uses	Section	S-1	R-1	R-2	VC-1	VC-2	I
Bus, limousine or taxi terminal	-	NP	NP	NP	NP	NP	P
Business office	-	NP	NP	NP	P	P	NP
Business services	-	NP	NP	NP	P	P	NP
Camp/retreat	-	NP	NP	NP	CU	NP	NP
Campground or recreational vehicle park	-	P	NP	NP	NP	NP	NP
Car wash	129A	NP	NP	NP	CU	NP	P
Catering service	-	NP	NP	NP	P	P	NP
Charging station	-	NP	NP	NP	P	P	NP
Conference center	-	NP	NP	NP	P	P	NP
Convenience store	-	NP	NP	NP	P	P	NP
Country club	-	NP	NP	NP	P	P	NP
Crematorium	-	NP	NP	NP	NP	NP	P
Day care center	-	NP	CU	CU	P	P	NP
Drive-in for uses allowed in district	-	NP	NP	NP	SE	NP	NP
Exercise club	-	NP	NP	NP	P	P	NP
Farmer's market	-	NP	NP	NP	P	P	NP
Fireworks (consumer) sales	106	NP	NP	NP	NP	NP	P
Flea market, indoor	see retail business						
Flea market, outdoor	-	NP	NP	NP	NP	NP	CU
Funeral home	-	NP	NP	NP	P	P	NP
Gaming establishment	107	NP	NP	NP	NP	SE	NP
Garden center, retail	-	NP	NP	NP	P	P	NP
Golf course	-	NP	NP	NP	P	NP	NP
Golf course, miniature	see recreation facility, commercial						
Golf driving range	see recreation facility, commercial						
Hookah bar/smoking lounge	-	NP	NP	NP	P	NP	NP
Hotel	-	NP	NP	NP	P	P	NP
Kennel	93A	NP	NP	NP	NP	NP	SE
Lumberyard	-	NP	NP	NP	NP	NP	P
Manufactured home sales	-	NP	NP	NP	P	NP	NP
Massage therapy, therapeutic	see service establishment						
Medical clinic	-	NP	NP	NP	P	P	NP
Medical marijuana dispensary	see retail business						
Medical marijuana grower/processor	see manufacturing, light						
Meeting, assembly, or banquet hall	-	NP	NP	NP	P	P	NP
Menagerie	93B	NP	NP	NP	NP	NP	SE
Micro-brewery/distillery	-	NP	NP	NP	P	P	NP
Mobile food service or sales operations	116	NP	NP	NP	CU	NP	NP

COMMERCIAL							
Types of Uses	Section	S-1	R-1	R-2	VC-1	VC-2	I
Motel	-	NP	NP	NP	P	P	NP
Nightclub	-	NP	NP	NP	P	P	NP
Off-track wagering facility	<i>see gaming establishment</i>						
Office or office building	-	NP	NP	NP	P	P	NP
Outdoor dining	117	NP	NP	NP	P	P	NP
Outdoor entertainment	-	NP	NP	NP	CU	CU	NP
Parking garage or lot as the principal use of a lot	-	NP	NP	NP	P	P	NP
Professional office	-	NP	NP	NP	P	P	NP
Racetrack	119	NP	NP	NP	NP	NP	SE
Recreation facility, commercial (not otherwise listed)		NP	NP	NP	SE	NP	NP
Recreational vehicle park	<i>see campground or recreational vehicle park</i>						
Resort	-	NP	NP	NP	SE	NP	NP
Restaurants	-	NP	NP	NP	P	P	NP
Retail business (not otherwise listed)	-	NP	NP	NP	P	P	NP
Retail home heating fuel distributor ≤ 20,000 gallons storage	-	NP	NP	NP	NP	NP	SE
Retail home heating fuel distributor > 20,000 gallons storage	<i>see bulk fuel storage facility</i>						
Self-storage facility	120	NP	NP	NP	P	NP	P
Service establishment	-	NP	NP	NP	P	P	NP
Shooting range, indoor commercial	-	NP	NP	NP	NP	NP	SE
Shooting range, outdoor commercial	-	NP	NP	NP	NP	NP	SE
Short-term rental units	123	NP	NP	NP	SE	SE	NP
Studio	-	NP	NP	NP	P	P	NP
Swimming pool, commercial	-	NP	NP	NP	SE	NP	NP
Tattoo, body piercing, scarifying or branding parlor	-	NP	NP	NP	P	P	NP
Tavern	-	NP	NP	NP	P	P	NP
Theater, drive-in	-	NP	NP	NP	NP	NP	CU
Theater, indoor	-	NP	NP	NP	SE	SE	NP
Travel plaza	-	NP	NP	NP	NP	NP	P
Truck wash	129A	NP	NP	NP	NP	NP	P
Vehicle and equipment rental fully enclosed in building	<i>see retail business</i>						
Vehicle and equipment rental, outdoor storage	-	NP	NP	NP	NP	NP	P
Vehicle and equipment repair	129B	NP	NP	NP	NP	NP	P
Vehicle and equipment sales	129C	NP	NP	NP	SE	NP	P
Veterinary clinic, indoor	-	NP	NP	NP	P	P	NP
Veterinary clinic, outdoor facilities	93A	NP	NP	NP	SE	NP	NP
Wholesale business	-	NP	NP	NP	P		P
Zoo	93B	NP	NP	NP	NP	NP	SE

MANUFACTURING, INDUSTRIAL AND SIMILAR USES							
Types of Uses	Section	S-1	R-1	R-2	VC-1	VC-2	I
Agricultural products processing	-	NP	NP	NP	NP	NP	P
Airport	90	NP	NP	NP	NP	NP	SE
Bituminous concrete batch plant	<i>see industry</i>						
Brewery	<i>see agricultural products processing</i>						
Bulk fuel storage facility	97	NP	NP	NP	NP	NP	CU
Composting facility	-	NP	NP	NP	NP	NP	CU
Concrete batch plant	<i>see industry</i>						
Contractor shop or yard	101	NP	NP	NP	NP	NP	P
Crusher plant	<i>see mineral processing</i>						
Distillery	<i>see agricultural products processing</i>						
Distribution center/truck terminal	104	NP	NP	NP	NP	NP	P
Explosive plant or storage	105	NP	NP	NP	NP	NP	CU
Firewood processing and sales	-	NP	NP	NP	NP	NP	P
Fireworks plant or storage	105	NP	NP	NP	NP	NP	CU
Grain storage, distribution, processing and milling operations	<i>see agricultural products processing</i>						
Heliport/helistop	90	NP	NP	NP	NP	NP	SE
Industrial wastewater treatment facility	-	NP	NP	NP	NP	NP	CU
Industry	-	NP	NP	NP	NP	NP	CU
Junk yard	111	NP	NP	NP	NP	NP	CU
Manufacturing, light	-	NP	NP	NP	NP	NP	P
Medical marijuana grower/processor	<i>see manufacturing, light</i>						
Mineral depot	115	NP	NP	NP	NP	NP	CU
Mineral extraction	114	NP	NP	NP	NP	NP	CU
Mineral processing	115	NP	NP	NP	NP	NP	CU
Oil or gas well	<i>see mineral extraction</i>						
Pipeline associated facilities	118	NP	NP	NP	NP	NP	CU
Planing mill	-	NP	NP	NP	NP	NP	CU
Power plant	118	NP	NP	NP	NP	NP	CU
Recycling facility	<i>see manufacturing light</i>						
Research, engineering or testing laboratory	-	NP	NP	NP	NP	NP	P
Resource recovery facility	-	NP	NP	NP	NP	NP	CU
Sawmill	-	NP	NP	NP	NP	NP	CU
Slaughterhouse	122	NP	NP	NP	NP	NP	SE
Solar power generation, commercial	-	NP	NP	NP	NP	NP	P
Solid waste facility	124	NP	NP	NP	NP	NP	CU
Solid waste staging area	<i>see solid waste facility</i>						
Staging area for equipment and material		NP	NP	NP	NP	NP	CU

<b>MANUFACTURING, INDUSTRIAL AND SIMILAR USES</b>							
<b>Types of Uses</b>	<b>Section</b>	<b>S-1</b>	<b>R-1</b>	<b>R-2</b>	<b>VC-1</b>	<b>VC-2</b>	<b>I</b>
Storage yard for forest products and minerals	126	NP	NP	NP	NP	NP	CU
Transmission pipeline or hazardous liquid pipeline	128	CU	CU	CU	CU	CU	CU
Truck terminal	<i>see distribution center/truck terminal</i>						
Warehouse	-	NP	NP	NP	NP	NP	P
Water extraction/bottling	<i>see industry</i>						
Winery	<i>see agricultural products processing</i>						
Wind energy facility	131	NP	NP	NP	NP	NP	SE
Wireless communication facilities	132	NP	NP	NP	NP	NP	SE
Wood chipping operation	<i>see agricultural products processing</i>						
<b>PUBLIC/SEMI-PUBLIC/INSTITUTIONAL</b>							
<b>Types of Uses</b>	<b>Section</b>	<b>S-1</b>	<b>R-1</b>	<b>R-2</b>	<b>VC-1</b>	<b>VC-2</b>	<b>I</b>
Animal shelter	93A	NP	NP	NP	NP	NP	SE
Assisted living facility	-	NP	NP	NP	P	P	NP
Cemetery, not including a crematorium	-	P	P	NP	NP	NP	NP
Club/lodge, private	-	NP	NP	NP	P	P	NP
College	-	NP	NP	NP	P	P	NP
Community center	-	NP	NP	NP	P	P	NP
Correctional facility	-	NP	NP	NP	NP	NP	CU
Cultural center	-	NP	NP	NP	P	P	NP
Domestic violence shelter	-	NP	NP	NP	P	P	NP
Drug and Alcohol Treatment Center		NP	NP	NP	SE	NP	P
Emergency services station	-	NP	NP	NP	SE	SE	P
Garage, public parking	-	NP	NP	NP	NP	SE	P
Homeless shelter	-	NP	NP	NP	SE	SE	NP
Hospital	-	NP	NP	NP	SE	NP	P
Nursing home	<i>See personal care home</i>						
Park and ride facilities	-	NP	NP	NP	NP	NP	SE
Personal care home	-	NP	NP	NP	P	P	NP
Place of worship	-	NP	NP	SE	SE	SE	NP
Public building or use (not otherwise listed)	-	NP	NP	SE	SE	SE	P
Public park or playground	-	NP	NP	SE	SE	SE	NP
Recreation facility, public	<i>see public building or use</i>						
Rehabilitation center	-	NP	NP	NP	SE	NP	P
School, public or private, nursery, primary or secondary	-	NP	NP	SE	SE	SE	NP
Semi-public building or use (not otherwise listed)	-	NP	NP	SE	SE	SE	SE
Trade school	-	NP	NP	NP	P	P	P
Transitional living facility	-	NP	NP	NP	SE	SE	SE

AGRICULTURE, FORESTRY AND RELATED USES							
Types of Uses	Section	S-1	R-1	R-2	VC-1	VC-2	I
Animal husbandry, commercial	92	NP	NP	NP	NP	NP	NP
Concentrated animal feeding operation (CAFO)	92	NP	NP	NP	NP	NP	NP
Crop production	-	P	P	P	P	P	P
Forestry	-	P	P	P	P	P	P
Greenhouse, plant commercial	-	NP	NP	NP	P	NP	P
Livestock operation	see animal husbandry, commercial						
Lumbering or timbering	see forestry						
Nursery, plant commercial	-	NP	NP	NP	P	NP	P
Stable, commercial	92	NP	NP	NP	NP	NP	NP
Stable, private	92	NP	NP	NP	NP	NP	NP
Winery, farm	-	NP	NP	P	P	P	NP
ACCESSORY							
Types of Uses	Section	S-1	R-1	R-2	VC-1	VC-2	I
Accessory use customary to approved use	28	P	P	P	P	P	P
Accessory use not on lot with principal use	-	SE	SE	SE	SE	SE	SE
Bus shelter	28A	P	P	P	P	P	P
Carport	28A	P	P	P	P	P	P
Daycare, home	-	P	P	P	P	P	P
Deck	28A	P	P	P	P	P	P
Disability ramp or outdoor elevator	28A(6)	P	P	P	P	P	P
Farm stand	-	P	P	P	P	P	P
Fence, wall, planting material	28B	P	P	P	P	P	P
Garage, private	28A	P	P	P	P	P	P
Gazebo	28A	P	P	P	P	P	P
Guard house	28A	P	P	P	P	P	P
Helistop	28I	P	P	P	P	P	P
Home garden, nursery or greenhouse	28D	P	P	P	P	P	P
Home occupation	see §28C						
Hot tub	28E	P	P	P	P	P	P
No impact home-based business	28C(13)	P	P	P	P	P	P
Parking accessory to approved use	29	P	P	P	P	P	P
Patio	28A	P	P	P	P	P	P
Pets, keeping of	92	P	P	P	P	P	P
Playhouse	28A(4)	P	P	P	P	P	P
Porch	28A	P	P	P	P	P	P
Private flea market or similar event	28M	P	P	P	P	P	P
Satellite antenna	28K	P	P	P	P	P	P
Shed	28A	P	P	P	P	P	P

ACCESSORY							
Types of Uses	Section	S-1	R-1	R-2	VC-1	VC-2	I
Signs accessory to approved use	See Article XI						
Solar collector, accessory	28O	P	P	P	P	P	P
Swimming pool, private	28E	P	P	P	P	P	P
Temporary uses	See §28G						
Tennis court	28L	P	P	P	P	P	P
Wind energy conversion system, accessory	28N	P	P	P	P	P	P
Yard, lawn, garage, tag or estate sale	28H	P	P	P	P	P	P
<b>ANY USES NOT COMPLYING WITH ORDINANCE STANDARDS</b>	-	NP	NP	NP	NP	NP	NP

SCHEDULE OF DEVELOPMENT STANDARDS							
(Except as a condition for a special exception or conditional use, or as required by other ordinance sections.)							
Standards	S-1	R-1	R-2		VC-1	VC-2	I
			Single-family	Two-family			
<b>Minimum Required Lot Sizes</b>							
Area (square feet)	60,000	14,500	9,500	16,000	22,500	4,500	60,000
Width (feet)	200	100	65	75	100	35	200
Depth (feet)	200	140	100	200	225	125	250
<b>Average Minimum Lot Area per Dwelling Unit</b>							
square feet	60,000	14,500	9,500	8,000	7,500	4,500	--
<b>Minimum Setbacks (feet)</b> (See §28A for accessory structures and §143 for nonconforming lots.)							
Front	50	25	20	20	30	10	50
Rear	50	45	35	25	30	20	20
Each side	40	20	10	10	20	6	6
Distance between buildings: See §27A(4) and §28A(2)(c)							
<b>Maximum Building Height</b> (See §26D for exceptions.)							
Number of stories	2.5	2.5	2.5	2.5	2.5	2.5	3.0
Feet	35	35	35	35	35	35	45
<b>Maximum Coverage</b> (percent)							
Buildings	15	20	25	25	35	45	50
Total impervious lot coverage	20	30	35	40	70	70	80

§18 - §24 Reserved