

TABLE 306.10
ZONING DISTRICTS
Permitted Uses, Conditional Uses and Special Exceptions

R-1 Single-family Residential District

<u>Permitted Uses</u>	<u>Special Exceptions</u>	<u>Conditional Uses</u>
Single-family Dwellings	Public and Private Schools (308.10)	Cemeteries (308.12)
Agriculture (417)	Churches (308.10)	
Public Recreational Buildings	Golf Courses (308.25)	
Public Parks	Public Utility Substations (308.11)	
Planned Residential Development (309)	Pennsylvania National Guard Readiness Centers and Armory Facilities (308.43)	
Home Occupations (308.19)		
Communications Antennas (308.44)		
Accessory Uses		
Accessory Buildings		
Essential Services		

R-2 General Residential District

Permitted Uses

Single-family Dwellings
Multifamily Dwellings (308.42)
Conversion Dwellings
Public Recreational Buildings
Public Parks
Planned Residential Development (309)
Home Occupations (308.19)
Communications Antennas (308.44)
Accessory Uses
Accessory Buildings
Essential Services

Special Exceptions

Public and Private Schools (308.10)
Churches (308.10)
Funeral Homes (308.18)
Personal Care, Group Care Homes (308.21)
Bed and Breakfast (308.23)
Public Utility Substations (308.11)

Conditional Uses

Cemeteries (308.12)
Pet Day Care Facility (308.47)

R-3 General Residential / Office

Permitted Uses

Single-family Dwellings
Multifamily Dwellings (308.42)
Conversion Dwellings
Public Recreational Buildings
Public Parks
Planned Residential Development (309)
Home Occupations (308.19)
Communications Antennas (308.44)
Accessory Uses
Accessory Buildings
Essential Services

Special Exceptions

Public and Private Schools (308.10)
Churches (308.10)
Funeral Homes (308.18)
Personal Care, Group Care Homes (308.21)
Bed and Breakfast (308.23)
Public Utility Substations (308.11)
Personal and Professional Offices (308.13)
Medical and Dental Clinics (308.13)
Day Care Centers (308.22)

Conditional Uses

Cemeteries (308.12)
Pet Day Care Facility (308.47)

R-4 Residential High Density Development District

<u>Permitted Uses</u>	<u>Special Exceptions</u>	<u>Conditional Uses</u>
Single-family Dwellings	Funeral Homes (308.18)	Cemeteries (308.12)
Multifamily Dwellings (308.42)	Nursing Homes (308.10)	Senior Assisted Living
Governmental Buildings	Public Utility Substations (308.11)	Residence (308.37)
Clubs and Lodges (308.32)	Contractors' Office and Shop (308.16)	Senior Independent Living
Conversion Dwellings (308.19)	Veterinary Offices and Kennel (308.24)	Residence (308.37)
Public (non-profit) Recreational Buildings and Uses	Golf Courses (308.25)	Life Care Complex (308.36)
Public Parks	Hotels & Motels ⁴	Pet Day Care Facility (308.47)
Planned Residential Development (309)		
Home Occupations (308.19)		
Personal and Professional Offices (308.13) ²		
Public and Private Schools (308.10)		
Churches (308.10)		
Medical and Dental Clinics (308.13) ²		
Personal Care, Group Care Homes (308.21)		
Day Care Centers (308.22) ³		
Nursery and Garden Centers		
Retail and Service Business as follows: ²		
Antique Shop		
Gift Shop		
Bakery or Candy Shop		
Art & Framing Shop		
Music Store		
Clothing Shop		
Communications Antennas (308.44)		
Accessory Uses		
Accessory Buildings		
Essential Services		

² Not to exceed 12,000 square feet and two stories.

³ Not to exceed 4,000 square feet and two stories.

⁴ On a lot of not less than ten acres.

MHP Mobile Home Park District

<u>Permitted Uses</u>	<u>Special Exceptions</u>	<u>Conditional Uses</u>
Single-family Dwellings	Public and Private Schools (308.10)	Cemeteries (308.12)
Public Parks	Churches (308.10)	
Public Recreational Buildings	Public Utility Substations (308.11)	
Mobile Home Parks		
Mobile Homes		
Home Occupations (308.19)		
Communications Antennas (308.44)		
Accessory Uses		
Essential Services		
Accessory Buildings		

CC-1 Central Commercial District

<u>Permitted Uses</u>	<u>Special Exceptions</u>	<u>Conditional Uses</u>
Retail Businesses	Public Utility Substations (308.11)	Adult Businesses
Personal Services	Veterinary Clinics (308.24)	(308.41)
Laundromats	Service Stations (308.20)	
Professional Services	Used Car Sales (308.20)	
Theaters	New Car Sales and Service (308.20)	
Frozen Food Lockers with Retail	Builders' Supplies (308.16)	
Offices	Auto-Truck Repair (308.20)	
Professional Offices	Boat and Trailer Sales/Storage and	
Financial Institutions	Repairs (308.31)	
Governmental Buildings		
Parking Garages		
Bowling Alleys		
Skating Rinks		
Restaurants		
Commercial Amusement		
Funeral Homes		
Drive-In Restaurants (308.26)		
Computer Assembly		
Computer Software Development		
Motels		
Day Care Centers (308.22)		
Multi-Family Dwellings (308.42)		
Communications Antennas (308.44)		
Accessory Uses		
Essential Services		
Accessory Buildings		

CC-2 Central Commercial District

Note: All permitted uses, special exceptions and conditional uses in the CC-2 Commercial District are identical to the CC-1 District. Please see Table 307.10 relative to yard and height requirements.

HC Highway Commercial District

Note: All permitted uses, special exceptions and conditional uses in the HC Highway Commercial District are identical to the CC-1 District with the exception of Adult Businesses, which are not permitted in this district. Also permitted as a Special Exception is Communications Towers (308.45). Please see Table 307.10 relative to lot and setback requirements.

OB Office Building District

<u>Permitted Uses</u>	<u>Special Exceptions</u>	<u>Conditional Uses</u>
Office Buildings	Public Utility Substations (308.11)	
General and Professional Offices	Communications Towers (308.45)	
Medical Clinics		
Dental Clinics		
Communications Antennas (308.44)		
Essential Services		
Accessory Uses		
Accessory Buildings		

IN Institutional District

<u>Permitted Uses</u>	<u>Special Exceptions</u>	<u>Conditional Uses</u>
Churches	Public Utility Substations (308.11)	Senior Assisted Living Residence (308.37)
General Offices	Communications Towers (308.45)	Senior Independent Living Residence (308.37)
Professional Offices		Life Care Complex (308.36)
Funeral Homes		
Medical Clinics		
Dental Clinics		
Governmental Buildings		
Offices for Governmental Schools and Not-for-Profit Organizations		
Public Utility Buildings		
Nursing Homes (308.10)		
Hospitals (308.10)		
Public and Private Schools (308.10)		
Clubs and Lodges		
Public, Nonprofit Recreational Buildings and Uses		
Facilities or workshops providing services or employment for mentally or physically handicapped persons		
Financial Institutions		
Multi-Family Dwellings (308.42)		
Communications Antennas (308.44)		
Essential Services		
Accessory Uses		
Accessory Buildings		

IN-2 Institutional-2 District

Note: All permitted uses, special exceptions and conditional uses in the Institutional-2 District are identical to the Institutional District.

IN-3 Institutional-3 District

Permitted Uses

All as permitted in IN Institutional District

Special Exceptions

All as permitted in IN Institutional District

Conditional Uses

All as permitted in IN Institutional District

Dine-in Restaurants without drive-through service (308.46)

Beauty Salons, Barber Shops, Fitness Centers and similar personal service uses (308.46)

Day Care Center for children or adults (308.46)

Planned Technical Park

Permitted Principal Uses

Biomedical businesses and/or research facilities

Business incubators concentrating on STEM (Science, Technology, Engineering & Math) enterprises

Business and corporate offices

Businesses which are engaged in the production, design, assembly, testing and/or repair of electronics, micro-electronics, computer hardware and/or software, robotics, scientific, medical or chemical instruments or similar enterprises

Call centers

Child day care centers

Colleges and other post-secondary education facilities

Data centers

Design offices of engineers, cartographers, architects, landscape architects, planners, surveyors and similar professionals engaged in the practice of designing, drafting, graphics or planning

Financial institution

Government offices

Health and fitness center

Medical offices and clinics

Production, assembly and packaging of pharmaceuticals

Professional offices, such as those of financial planners, accountants, real estate agents and persons engaged in similar licensed professions

Offices and research facilities of businesses or organizations engaged in the sectors of energy, environmental science or sustainability

Scientific research offices and laboratories

Permitted Attached Uses

Restaurant, cafe or cafeteria offering snacks, light meals and beverages, without drive-through service

Newspaper & magazine sales

Communication Antennas (308.44)

Dry cleaning pickup and drop off facility where the cleaning process is performed at a remote location

Accessory Uses

Any other use, which is secondary and customary to the principal use and contained in the same building therewith, and does not negatively affect the other tenants or the professional atmosphere of the Planned Technical Park

Special Exceptions

Communication Towers (308.45)

Conditional Uses

Hotel with conference facilities located adjacent to or in close proximity to a major highway, where the architectural design, site design and location of the hotel complements the Planned Technical Park, and where the hotel and related facilities will enhance and provide value to the businesses within the park in addition to the general public. There shall be no more than one hotel in a Planned Technical Park development of 200 acres or less.

Restaurant constructed as a separate building or attached to a hotel or motel - located adjacent to or in close proximity to a major highway, and where the architectural design, site design and location of the restaurant complements the Planned Technical Park, and where the restaurant will enhance and provide value to the businesses within the park in addition to the general public.

PTP-2 Planned Technical Park-2

Permitted Principal Uses

Biomedical businesses and/or research facilities

Business incubators concentrating on STEM (Science, Technology, Engineering & Math) enterprises

Business and corporate offices of 15,000 sq. ft. or larger

Businesses which are engaged in the production, design, assembly, testing and/or repair of electronics, micro-electronics, computer hardware and/or software, robotics, scientific, medical or chemical instruments or similar enterprises

Colleges and other post-secondary education facilities

Data centers

Production, assembly and packaging of pharmaceuticals

Offices and research facilities of businesses or organizations engaged in the sectors of energy, environmental science or sustainability

Scientific research offices and laboratories

Permitted Attached Uses

Child day care centers

Health and fitness center

Restaurant, cafe or cafeteria offering snacks, light meals and beverages, without drive-through service

Newspaper & magazine sales

Communication Antennas (308.44)

Dry cleaning pickup and drop off facility where the cleaning process is performed at a remote location.

Accessory Uses

Any other use, which is secondary and customary to the principal use and contained in the same building therewith, and does not negatively affect the other tenants or the professional atmosphere of the Planned Technical Park

Special Exceptions

Communication Towers (308.45)

LI Light Industrial District

Permitted Uses

Trucking Terminals
Wholesaling and Warehousing
Light Manufacturing (subject to performance standards)
Commercial Laundries
Dry Cleaning Plants
Auto Service and Repair
Cold Storage Plants
Dairies
Commercial Bakery
Bottling Plants
Personal Storage Units (308.39)
Communications Antennas (308.44)
Accessory Uses
Essential Services
Accessory Buildings
Animal Shelters
Career and Technical Training Centers

Special Exceptions

Petroleum Products Wholesale Distribution (308.35)
Contractor Yards (308.16)
Supply Yards (308.16)
Communications Towers (308.45)

Conditional Uses

Billboards (308.27)
Chemical Storage, Sales and Distribution (308.35)

HI Heavy Industrial District

Permitted Uses

Trucking Terminals
Wholesaling and Warehousing
Commercial Laundries
Dry Cleaning Plants
Auto Service and Repair
Cold Storage Plants
Dairies
Commercial Bakery
Bottling Plants
Accessory Uses
Essential Services
Accessory Buildings
Pipe Storage Yards
Light Manufacturing (subject to performance standards)
Asphalt Paving Plants
Heavy Manufacturing (308.17)
Personal Storage Units (308.39)
Communications Antennas (308.44)

Special Exception

Petroleum Products Wholesale Distribution (308.35)
Contractor Yards (308.16)
Supply Yards (308.16)
Salvage (Junk) Yards (308.14)
Communications Towers (308.45)

Conditional Uses

Billboards (308.27)
Sanitary Landfills (308.28)
Chemical Storage, Sales and Distribution (308.35)