

## **TABLE 306.10**

### **ZONING DISTRICTS**

#### **Permitted Uses, Conditional Uses and Special Exceptions**

##### **R-1 Single-family Residential District**

###### **Permitted Uses**

Single-family Dwellings  
Agriculture (417)  
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)  
Golf Courses (308.25)  
Public Utility Substations (308.11)  
Pennsylvania National Guard  
Readiness Centers and  
Armory Facilities (308.43)

###### **Conditional Uses**

Cemeteries (308.12)

## **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**

<b><u>Permitted Uses</u></b>	<b><u>Special Exceptions</u></b>	<b><u>Conditional Uses</u></b>
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	Golf Courses (308.25)	Life Care Complex (308.36)
Buildings and Uses	Hotels & Motels <sup>4</sup>	Pet Day Care Facility (308.47)
Public Parks		
Planned Residential		
Development (309)		
Home Occupations (308.19)		
Personal and Professional Offices (308.13) <sup>2</sup>		
Public and Private Schools (308.10)		
Churches (308.10)		
Medical and Dental Clinics (308.13) <sup>2</sup>		
Personal Care, Group Care Homes (308.21)		
Day Care Centers (308.22) <sup>3</sup>		
Nursery and Garden Centers		
Retail and Service Business as follows: <sup>2</sup>		
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		

<sup>2</sup> Not to exceed 12,000 square feet and two stories.

<sup>3</sup> Not to exceed 4,000 square feet and two stories.

<sup>4</sup> On a lot of not less than ten acres.

## **MHP Mobile Home Park District**

<b><u>Permitted Uses</u></b>	<b><u>Special Exceptions</u></b>	<b><u>Conditional Uses</u></b>
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**

<b><u>Permitted Uses</u></b>	<b><u>Special Exceptions</u></b>	<b><u>Conditional Uses</u></b>
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**

#### **Permitted Uses**

Office Buildings  
General and Professional Offices  
Medical Clinics  
Dental Clinics  
Communications Antennas (308.44)  
Essential Services  
Accessory Uses  
Accessory Buildings

#### **Special Exceptions**

Public Utility Substations (308.11)  
Communications Towers (308.45)

#### **Conditional Uses**

### **IN Institutional District**

#### **Permitted Uses**

Churches  
General Offices  
Professional Offices  
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

#### **Special Exceptions**

Public Utility Substations (308.11)  
Communications Towers (308.45)

#### **Conditional Uses**

Senior Assisted Living  
Residence (308.37)  
Senior Independent  
Living Residence  
(308.37)  
Life Care Complex  
(308.36)

### **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)