

City of Hermitage - Use Table February 2021

P = Permitted Use S = Special Exception C = Conditional Use			Residential				Mixed Use			Nonresidential						
			RR	SR1	SR2	MHP	NMU	IN	CC	B1	B2	C1	C2	HC1	L1	L2
			Rural Residential	Suburban Residential 1	Suburban Residential 2	Mobile Home Park	Neighborhood Mixed Use	Institutional	City Center	Business 1	Business 2	Neighborhood Commercial 1	Neighborhood Commercial 2	Highway Commercial	Light Industrial	Heavy Industrial
Use	Definition	Section 321														
Residential Uses																
Single-Family Detached Dwelling	A detached residential building which is the only principal structure on the lot, designed exclusively for occupancy by one (1) family, as defined herein, and containing one (1) dwelling unit.		P	P	P	P	P	P								
Multi-Family Dwelling	A residential building designed exclusively for occupancy by two or more families living independently of each other and containing two or more dwelling units that may have common corridors and shared exit and entrance facilities. This definition includes duplexes, townhomes, condominiums and apartments.	321.300			P		P	P		P	P	P				
Flat (Mixed-Use)	A dwelling unit located above a non-residential use.						P	P		P	P					
Group Living Facility	A residential facility designed, operated and maintained for adults which may include skilled nursing, intermediate care, or personal care facilities, as well as independent living facilities. This use shall not include a home for persons who are currently addicted to alcohol or narcotic drugs or are criminal offenders serving on work release or probationary programs.	321.250			S		S	P								
Mobile Home Park	A parcel or contiguous parcels of land which has been so designated and improved that it contains two or more mobile home lots for the placement thereon of mobile homes.					P										
Rooming / Boarding House	A dwelling having four or more sleeping rooms for rent to persons not related to its other occupants.				P		P	P								
Transitional Facility	A temporary residential living arrangement for persons leaving an institutional setting and in need of a supportive living arrangement in order to readjust to living outside the institution. Transitional living facilities help residents re-enter society while housed under supervision while under the constraints of alternatives to imprisonment including, but not limited to, rerelease, work release or probationary programs. Such facilities typically place a limit, measured in months, on how long a person may stay.							P								
Planned Residential Development	An area of land, controlled by a landowner, to be developed as a single entity for a number of dwelling units, or combination of residential and nonresidential uses, the development plan for which does not correspond in lot size, bulk, type of dwelling, or use, density, or intensity, lot coverage and required open space to the regulations established in any one district created, from time to time, under the provisions of this Zoning Ordinance.	Section 320	P	P	P		P									
Accessory Dwelling Unit (ADU)	A smaller, independent residential dwelling unit located on the same lot as a detached single-family dwelling. ADUs may be either attached to the primary dwelling or a detached unit.	321.10	A	A	A		A									
Nonresidential Uses																
Adult Entertainment	All uses included under this term shall apply as are provided in Title 68, Part II, Subpart E, Chapter 55, Section 5502 of the Pennsylvania Consolidated Statutes, as amended. Such definitions in Pennsylvania Statutes are hereby included by reference, including but not limited to, the definitions for "Adult Bookstore," "Adult Entertainment," "Adult Mini-Motion Picture Theater," "Adult Motion Picture Theater," "Sexual Activities," "Specified Anatomical Areas," and "Specified Sexual Activities."	321.20												C	C	
Agriculture	The growing of crops and/or raising of livestock and domestic small farm animals for domestic and commercial uses.	321.30	P		P											
Agritourism	Activities conducted on and accessory to a working farm and offered to the public or invited groups for the purpose of recreation, education, or active involvement in the farm operation. These activities must be directly related to agricultural or natural resources and incidental to the primary operation of the farm. This term does not include "Farm Winery."	321.40	SE													
Animal Daycare and Boarding Facility	Any premises where domestic animals are dropped off and picked up daily for temporary care on site and where they may be groomed, trained, exercised and socialized, but are not bred, sold or let for hire. Overnight boarding is permitted only if the animals are kept indoors overnight (between the hours of 10pm and 6am).	321.50					S				P	P	P	P		
Animal Grooming and Retail Operations	Any commercial establishment or mobile unit, where pet animals are bathed, clipped or combed. This use includes any self-service pet washing business and may be accessory to a retail use. It does not include incidental bathing or combing of pets as part of regular animal care performed at an animal kennel, animal daycare or grooming performed on an infrequent nonprofit basis for hobby or recreational purposes. Animal grooming service does not include the overnight boarding of any animals.	321.60							P		P	P	P	P		

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Animal Kennel	Any premises where, except as accessory to an agricultural or veterinary use, dogs and/or cats over three months of age are temporarily boarded overnight.	321.70	P										P	P	P	
Animal Shelter	An establishment, licensed by the Commonwealth of Pennsylvania, which provides rescue services and a temporary home for dogs, cats and other animals that are eventually offered for adoption or euthanized when necessary.	321.80													P	P
Automobile Gas Station	An establishment used for the sale of motor fuel and lubricants. May also offer maintenance services such as oil changes and; and/or the sale, installation or minor repairs of tires, batteries, mufflers or other automotive accessories. May or may not include a convenience store and/or a car wash as accessory uses.	321.90										P	P	P	P	
Automobile / Equipment Sales	An establishment engaged in the retail or wholesale sale or rental, from the premises, of motorized vehicles or equipment, along with incidental service or maintenance. Typical uses include new and used automobile and truck sales, automobile rentals, boat sales, motorcycle sales, construction equipment rental yards, moving trailer rental, farm equipment sales and rental, and machinery sales, service and rental.	321.100												P		
Automobile Repair Garage	Any building in which a business or service involves the maintenance, servicing, auto body repairs or painting of vehicles.	321.110										P	P	P	P	
Automobile Service Station	An establishment used for automobile services such as lubrication and hand washing or reconditioning of vehicles and/or the sale, installation or minor repairs of tires, batteries, mufflers or other automotive accessories.															
Backyard Poultry	The raising of poultry birds for domestic and/or commercial uses as an accessory use to a residence. For purposes of this ordinance, poultry birds shall be defined to include domestic chickens and ducks only; no geese, turkeys or other fowl shall be permitted unless as part of a farm permitted under Agriculture.	321.120	A	A	A		A									
Bar/Night Club	An establishment where the principal use is the serving of alcoholic beverages by the drink to the general public and where food or packaged beverages may be served or sold as an accessory use. The establishment may also include entertainment activities, either live or recorded.								P					P		
Bed and Breakfast	A single-family detached dwelling unit and operated by the dwelling's owner in which a maximum of five (5) rooms provide overnight guests sleeping quarters. A bed and breakfast shall not include a boarding house, group living facility or hotel.	321.130	S	S	S		S		P			P	P	P		
Billboard	Signs with a message that directs attention to a specific business, product, service, event, activity, or other commercial or non-commercial activity, or contain a message about something that is not sold, produced, manufactured, furnished, or conducted on the premises where the sign is located.	321.140													C	C
Bottling Plant	An establishment that bottles and distributes beverages.														P	P
Brewery	An industrial use which brews ales, beers, meads and/or similar beverages and does not serve the beverages on site in a tavern or restaurant, but which may include a public tasting room. Breweries are classified as a use which manufactures more than 15,000 barrels of beverage (all beverages combined) annually. In addition, uses which manufacture 15,000 barrels of beverage or less, but which do not meet any requirement specific to brewpubs. For purposes of this ordinance, the term "brewery" shall include distilleries, cideries, meaderies and other producers of alcoholic beverages for sale and distribution. This term does not include "farm winery."	321.150												S	P	P
Brewpub	A commercial use which brews a maximum combined total of 15,000 barrels per year of ales, beers, meads and/or similar alcoholic beverages and which sells 25% of more of its beer on-site. A brewpub may include the shipping of beverages for consumption at other sites. A brewpub may or may not provide food services.	321.160					S		P			P	P	P		
Business Incubator	A facility established to nurture young and start-up firms during their early months or years, generally providing affordable space and services, management training, marketing support and other forms of business development assistance.								P		P					
Business Services	Establishments engaged in rendering services to businesses and offices on a fee or contract basis including, but not limited to, advertising; mailing; data processing; office supplies; building maintenance; equipment servicing, rental, leasing and sales; employment service; and other similar business services.								P		P	P	P	P	P	
Call Center	A centralized office used for the purpose of receiving and transmitting a large volume of requests by telephone, administering incoming product support or information inquiries from consumers and/or placing outgoing calls for telemarketing, clientele and product services.												P	P	P	

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Campground / RV Park	A lot or tract of ground on which may be placed tents, campers, recreational vehicles, motor homes, travel trailers or manufactured homes which do not exceed 320 square feet in floor area, where persons or families may live on a temporary basis for a time period which shall not exceed 181 days in any one calendar year.	321.170	C													
Car Wash	An establishment primarily engaged in cleaning or detailing motor vehicles, whether self-service, automatic or by hand.	321.180												P	P	
Career & Technical Training Center	A facility which primarily provides educational, vocational or professional training and which is licensed by the Pennsylvania Department of Education to provide said service.								P		P				P	
Cemetery	Land used or intended to be used for the burial of the dead and dedicated to cemetery purposes, including columbariums, crematories, mausoleums, and mortuaries, when operated in conjunction with and within the boundary of such cemetery.	321.190	P	P	P		P	P								
Chemical Storage, Sales & Distribution	The commercial sale, wholesale, storage, and/or distribution of chemicals and hazardous substances.	321.200													P	P
Colleges & Post-Secondary Educational Institution	A public or private post-secondary educational institution such as a university, community college, or trade school accredited by the State Board of Education to provide academic instruction.								P		P					
Commercial Dry Cleaning & Laundry Facility	A service establishment engaged primarily in high volume laundry and garment services, including: carpet and upholstery cleaners; diaper services; dry cleaning and garment pressing; commercial laundries; linen supply. These facilities may include accessory customer pick-up facilities but do not include coin-operated laundries or dry cleaning pick-up stores without dry cleaning equipment (see "Personal Services").														P	P
Composting Facility	A facility in which composting takes place, but not including composting by a single-family lot owner for personal use.														P	P
Concrete or Asphalt Batch Plant	The manufacturing asphalt-type roofing materials, asphalt and tar paving mixtures, paving block made of asphalt and various compositions of asphalt or tar with other materials, the recycling of old asphalt into asphalt-type material and/or the production of concrete that uses a manufacturing process involving the mixing of a number of aggregates, sand, water, cement, and/or other components. This use also includes the stockpiling of bulk materials required for the process and the storage of the required equipment use in the operation.															P
Conference and Training Center	A facility used for corporate or professional meetings, seminars and/or employee training but which may include supporting dining and lodging facilities and related recreational facilities as accessory uses.								P		P				P	
Contractors Yard	An establishment which may or may not include administrative offices for a business that provides landscaping, construction, excavating, remodeling, home improvement, land development and related services on a contractual basis, but which involves the outdoor storage of all or part of the materials, equipment or vehicles used in the business.	321.210					S					P	P	P	P	P
Crematory	An establishment containing a furnace where a corpse can be burned and reduced/cremated to ashes as permitted by the Pennsylvania Department of Environmental Protection (PADEP).								P			P	P	P		
Dairy	An establishment for the primary production and subsequent sale or distribution of milk or milk products.														P	P
Data Center	A centralized repository, either physical or virtual, for the storage, management and dissemination of data and information organized around a particular body of knowledge or pertaining to a particular business.								P		P					
Day Care Center	A facility that provides care, protection and supervision for more than 12 children at any one time, including those under the supervision or custody of the child care provider and those under the supervision or custody of employees.						P		P		P	P	P	P	P	
Drive-Through	A building opening, including windows, doors or mechanical devices, through which occupants of a motor vehicle receive or obtain a product or service.	321.220							A			A	A	A		
Electric Vehicle Charging Station	A public or private parking space that is served by battery charging station equipment or the purpose of transferring electric energy to a battery or other energy storage device in an electric vehicle		A	A	A	A	A	A	A	A	A	A	A	A	A	A
Emergency Services, Private	A facility designed or used for the conduct of rescue or ambulatory services, excepting rescue services offered from a fire station, and where the area may or may not include buildings utilized in connection therewith.	321.230	SE	SE	SE	SE	SE	SE	P	SE	SE	P	P	P	P	P

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Emergency Services, Public	A facility designed or used for the conduct of public safety and emergency services, including fire and police protection services and emergency medical and ambulance services.	321.230	SE	SE	SE	SE	SE	P	P	SE	SE	P	P	P	P	P
Equestrian Facility	A commercial horse, donkey, and / or mule facility, which includes horse ranches, boarding stables, riding schools and academies, horse exhibition facilities (for shows or other competitive events), pack stations, and barns, stables, corrals and paddocks accessory and incidental to such uses.		P													
Essential Services	The provision of distribution systems by municipal or other government agencies regulated by the Public Utilities Commission (PUC) or other governmental agencies of underground or overhead gas, electrical steam or water pipes, sewers, conduit, fire alarm boxes, traffic signals, fire hydrants and other similar equipment and accessories in connection therewith, reasonably necessary for the furnishing of adequate services by such public utilities or municipal or governmental agencies or for the public health and safety or general welfare. Essential services also include municipal and community sewage disposal systems.		P	P	P	P	P	P	P	P	P	P	P	P	P	P
Facility /Workshop Providing Services or Employment for Persons with Disabilities	A facility which provides services, education, training and/or employment for people with mental or physical handicaps. Activities at such facilities would include administration, job training, social services, employment, residential living, educational services and all related or ancillary activities.						P	P			P					
Family Day Care Home / Group Day Care Home	An accessory use to a residence that is licensed by the Commonwealth of Pennsylvania and provides care, protection and supervision for up to 12 children at any one time, including those under the supervision or custody of the child care provider and those under the supervision or custody of employees.	321.230	A	A	A		A	A								
Farm Winery	A winery owned or operated by the owner of a farm and producing table, sparkling, or sacramental wines from grapes, grape juice, other fruit bases, or honey with a majority of the ingredients grown or produced on-site.	321.240	S													
Farmers' Market	An occasional or temporary market held in an open area or in a structure where fresh agricultural products are sold directly to the consumer generally by vendors who have raised the vegetables or produce or have taken the same on consignment for retail sale.						P	P	P		P	P	P			
Financial Institution	Federal or state chartered banks, savings and loan associations or credit unions which offer federally insured savings accounts and other financial services to their members or customers.							P	P		P	P	P	P		
Flex Space	A non-residential use, primarily for office and industrial type uses, where building space can be easily or repeatedly arranged or transformed into multiple rooms for multiple tenants.								P	P	P	P	P		P	P
Food Processing and Packing Plant	An operation that manufactures, packages, labels or stores food for consumption, and provides food for sale or distribution to other business entities.														P	P
Forestry/Woodlot	The management of forests and timberlands when practiced in accordance with accepted silvicultural principles, through developing, cultivating, harvesting, transporting and selling trees for commercial purposes, which does not involve any land development.		P	P	P	P	P	P	P	P	P	P	P	P	P	P
Funeral Home	A building or part thereof used for human funeral services. Such building may contain space and facilities for (a) embalming and the performance of other services used in the preparation of the dead for burial; (b) the performance of autopsies and other surgical procedures; (c) the storage of caskets, funeral urns, and other related funeral supplies; and the storage of funeral vehicles.							P	P			P	P	P		
Gallery	A room or structure in which original works of art or limited editions of original art are bought, sold, loaned, appraised, or exhibited to the general public.								P					P		
Greenhouse	A structure typically with glass or other transparent materials in which temperature and humidity can be controlled for the cultivation or protection of plants utilized for residential or commercial purposes and which exceeds two-hundred fifty (250) square feet in size.		P				P					P	P	P	P	
Health and Fitness Center	A building which is used for health and fitness uses by the general public that may offer classes for yoga, weight training, exercise and other similar uses.						P		P		P	P	P	P	P	

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			S	S	S		S	P	P		P				S	
Self-Storage Facility	A structure containing separate storage spaces of varying sizes leased or rented on an individual basis for the purpose of dead storage (i.e. goods not in use and not associated with office, retail, or other business use on the premises).	321.380							SE				P		P	P
Shopping Center	A group of retail and other commercial establishments that are planned, developed and managed as a cohesive entity, generally with shared parking, lighting, access, signage and other infrastructure.								P			P	P	P		

Solar Energy System An energy conversion system, including appurtenances, which converts solar energy to a usable form of energy to meet all or part of the energy or heating requirements of the onsite user, or which is to be sold to a utility company to be used by others, or sold directly to other users.

Solar Energy System: Large	Solar energy systems installed on large parcels of land for the purpose of generating revenue or utility-scale systems installed to benefit the community or an entire institution.	321.390	S									P			P	P
Solar Energy System: Small	Solar energy systems installed for personal use in residences, commercial properties and institutions. A small solar energy system may be ground-mounted (i.e., placed on top of the ground surface) or roof-mounted (i.e., placed on or as an integral part of a building).	321.400	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Solid Waste Landfill	Any land used for the purpose of permitting any person to deposit or make disposal thereon of any combustible waste or refuse, or any combination thereof, whether the land is used in such manner for profit or not; provided, however, "dump or landfill site" shall not include land upon which is deposited only rock, dirt, sand or any combination thereof.	321.410														S
Studio	A building or portion of a building used as a place of work by an artist, photographer or artisan of similar profession.						P		P		P	P	P	P	P	
Theater/Auditorium	An establishment, other than an adult movie theater or movie house, inside a completely enclosed building devoted to showing motion pictures and/or live dramatic or musical performances.								P					P		
Trucking Terminal	A use involving a large variety of materials, including materials owned by numerous corporations, being transported to a site to be unloaded primarily from tractor-trailer trucks and reloaded onto tractor-trailer trucks.														P	P
Veterinary Services	An establishment owned and operated by a veterinary medical doctor(s), certified in the Commonwealth of Pennsylvania, for the medical or surgical treatment of domestic, agricultural or zoological animals but excluding the boarding and grooming of animals not subjected to medical or surgical treatment.	321.420					S	P	P			P	P	P		
Warehouse	A building used primarily for the storage of goods and materials excluding truck terminals and truck maintenance facilities.									P					P	P
Wholesale Landscaping	A business primarily engaged in processing, selling and distributing indoor or outdoor grown plants and landscaping materials to industrial, commercial, institutional or professional users or to other wholesalers.						P					P	P	P	P	P

Wireless Energy System All equipment, machinery and structures utilized in connection with the conversion of kinetic energy of wind into electrical power.

Wind Energy System, Large	All equipment, machinery and structures part of a wind energy system with a rated output of electrical power production equipment of equal to or greater than 100kW/0.1MW	321.430	S												P	P
Wind Facility, Small	All equipment, machinery and structures part of a wind energy system with a rated output of electrical power production equipment of less than 100kW/0.1MW	321.440	A	A	A	A	A	A	A	A	A	A	A	A	A	A

Wireless Communications Facility a structure on which radio frequency transmitting and/or receiving antennae are located or which serves as such an antenna itself, including accessory buildings and equipment. Radio frequency is that portion of the electromagnetic spectrum that contains AM, FM, two-way radio, cellular telephone, television and microwave transmissions.

New Tower on Existing Building/Structure		321.450							A	A	A			A	A	A
Co-Location on Existing Tower Located on Building/Structure (inside or outside the public ROW)		321.450							A	A	A			A	A	A
Co-Location on Existing Communication Tower		321.450													A	A
Antenna Mounted on Existing Building or Tower		321.450	A	A	A	A	A	A	A	A	A	A	A	A	A	A
New Tower on a Lot		321.450													S	S
New Tower in the Right-of-Way		321.450							S	S	S			S	S	S

