

ARTICLE 3 DISTRICTS

301. DESIGNATION OF DISTRICTS AND PURPOSES.

- A. For the purpose of this Ordinance, East Petersburg Borough is hereby divided into the following zoning districts, with the following abbreviations:
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|-----|----------------------------|
| R-1 | Low Density Residential |
| R-2 | Medium Density Residential |
| R-3 | High Density Residential |
| NC | Neighborhood Commercial |
| HC | Highway Commercial |
| LI | Light Industrial District |
| REC | Recreation District |
| H | Historic Overlay District |
- 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. R-1 Low 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.
 2. R-2 Medium Density Residential District. To provide for medium density residential neighborhoods. To protect these areas from incompatible uses.
 3. R-3 High Density Residential District. To provide for a mix of housing types at higher densities. To encourage open spaces that are accessible to residents of attached forms of housing. To protect these areas from incompatible uses. To meet requirements of State law to provide opportunities for various housing types.
 4. NC Neighborhood Commercial 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.
 5. HC Highway Commercial District. To provide for a wide range of commercial uses.
 6. LI Light Industrial District. To provide for industrial and certain 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.

7. REC Recreation District. To recognize parks, playgrounds and other public recreation areas.
8. H Historic Overlay District. See Section 310.

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 through annexation or a boundary adjustment shall be classified as the R-1 zoning district of East Petersburg Borough until or unless such territory is otherwise classified by Borough Council.

303. ZONING MAP.

- A. A map entitled "East Petersburg Borough 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 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 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 East Petersburg Borough regardless of whether such abutting existing dwelling or principally residential zoning district is located in an abutting municipality and/or in East Petersburg Borough.

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)
 - 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-1	R-2	R-3	REC
a. RESIDENTIAL USES				
Single Family Detached Dwelling: (Note - Manufactured/mobile homes shall also meet the additional requirements of Section 402)	P	P	P	N
Semi-Detached Dwelling (side-by-side)	N	P	P	N
Townhouse (Rowhouse) (S. 402)	N	N	P	N
Apartments (S. 402), not including conversions of a one family existing building:				
- Only 2 Dwelling Units in a Building ("Duplex")	N	N	P	N
- 3 or More Dwelling Units in a Building	N	N	P	N
Manufactured/Mobile Home Park (S. 402)	N	N	SE	N
Boarding House (includes Rooming House) (S. 402)	N	N	N	N
Group Home within a lawful existing dwelling unit (S.402), not including a Treatment Center	P	P	P	N
Conversion of an One Family Existing Building to Result in an Increased Number of Dwelling Units (See also "Unit for Care of Relative" under Accessory Uses)	N	N	P	N
Dormitory for students	N	N	N	N
b. COMMERCIAL USES				
Bed and Breakfast Inn (S. 402)	N	N	N	N
Camp (S. 402), not including Recreational Vehicle Campground	N	N	N	N
Communications Tower/Antennae, Commercial (S. 402)				
S Meeting Section 402.A.15.a. pertaining to antenna placed on certain existing structures	SE	SE	SE	SE
B Antennae/tower that does not meet Section 402.A.15.a. (such as freestanding towers)	N	N	N	N

- P = Permitted by use right (zoning decision by Zoning Officer)
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 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-1	R-2	R-3	REC
b. COMMERCIAL USES (Cont.)				
Golf Course (S. 402), with a minimum lot area of 40 acres, which may include land in an adjacent municipality	P	N	N	N
Offices (see also home occupations under accessory uses) occupying a maximum floor area of 3,000 square feet	N	N	N	N
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	N
c. INSTITUTIONAL / SEMI-PUBLIC USES				
Cemetery (not including Crematorium) (S. 402)	P	P	P	N
Church - See Place of Worship below				
College or University	N	N	N	N
Community Recreation Center or Library	N	P	P	N
Cultural Center or Museum	N	SE	N	P
Day Care Center, Adult (S. 402)	N	N	N	N
Day Care Center, Child (S. 402) (See also as an accessory use)	N	N	N	N
Emergency Services Station, which may include an accessory bingo and banquet hall	SE	SE	SE	N

* Limited to lots adjacent to arterial streets.

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- (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-1	R-2	R-3	REC
<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	N	N	N
Place of Worship (S. 402) (includes Church)	SE	SE	SE	N
Retirement Village - See under "Residential Uses"				
School, Public or Private, Primary or Secondary (S. 402)	SE	SE	SE	N
<u>d. PUBLIC/SEMI-PUBLIC</u>				
Borough 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	C
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	C
Swimming Pool, Non-household (S. 402)	SE	SE	SE	P
<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)	N	N	N	P
Day Care Center accessory to and on the same lot as an existing lawful Place of Worship	P	P	P	N
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 (See definitions on page 2-6)	P	P	P	N
B Group Day Care Home	N	N	N	N
B Family Day Care Home	N	N	N	N
Home Occupation, Major (S. 403)	SE	SE	SE	N
Home Occupation, Minor (S. 403)	P	P	P	N
Retail Sales of Agricultural Products, provided that a minimum of 50 percent of the products were grown by the operator or his relatives	P	P	P	N
Temporary Retail Sales- only allowed if complies with Section 103.G.				
Unit for Care of Relative (S. 403)	P	P	P	N

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TYPES OF USES (See definitions in Article 2)	R-1	R-2	R-3	REC
f. MISCELLANEOUS USES				
Crop Farming	P	P	P	P
Forestry - See Timber Harvesting below.				
Livestock or Poultry, Raising of (S. 402)	SE	N	N	N
Nature Preserve or Environmental Education Center	P	P	P	P
Parking Lot as the Principal Use of a Lot, that does not primarily serve tractor-trailer trucks	N	SE	N	N
Sewage Pump Stations	P	P	P	N
Sewage Sludge/Biosolids, Land Application of (S. 403)	SE	N	N	N
Sewage Treatment Plant	SE	N	N	N
Stable, Non-Household (S. 402; includes horse-riding academy)	SE	N	N	N
Timber Harvesting (S. 402)	P	P	P	P
Wind Turbines:				
-Maximum of one on a lot that is an accessory use and is designed primarily for on-site electricity use, and which shall be required to have a setback from all lot lines equal to distance from the ground to the maximum height to the top of the extended blade (S. 403)	SE	SE	SE	P
-Wind Turbine(s), other than above (S. 402)	N	N	N	N
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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306.B.2 Allowed Uses in Primarily Business Zoning Districts

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

- * = Apartments shall be limited to being in the same building as a principal commercial use that is on the street level.
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TYPES OF USES (See definitions in Article 2)	NC	HC	LI
b. COMMERCIAL USES (Cont.)			
BYOB Club	N	N	SE
Camp (S. 402) other than Recreational Vehicle Campground	N	N	P
Campground, Recreational Vehicle (S. 402), which may include an accessory camp store that is primarily for use by campers	N	SE	SE
Car Wash (S. 402)	N	P	P
Catering, Custom, for Off-Site Consumption	P	P	P
Communications Tower/Antennae, Commercial (S. 402)			
B Meeting Section 402.A.15.a. pertaining to antenna placed on certain existing structures	N	C	C
B Antennae/tower that does not meet Section 402.A.15.a. (such as freestanding towers) Note - Section 402.A.15 also allows towers serving emergency services stations	N	N	SE
Conference Center	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
Crafts or Artisan's Studio (see also as Home Occupation)	P	P	P
Custom Printing, Copying, Faxing, Mailing or Courier Service and similar services to businesses	P	P	P
Exercise Club	P	P	P
Financial Institution (S. 402; includes banks), with any "Drive-through" facilities meeting Section 403	P	P	P
Flea Market/ Auction House	P	P	P
Funeral Home (S. 402)	P	P	P
Garden Center, Retail (see also "Wholesale Greenhouses")	P	P	P
Gas Station - See Auto Service Station			
Heliport (S. 402)	N	N	C
Hotel or Motel (S. 402)	P	P	P
Kennel (S. 402)	N	N	SE

** = A maximum of 25% of lot shall be used for outdoor storage, which shall be screened by buildings and/or landscaping from view of streets.

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TYPES OF USES (See definitions in Article 2)	NC	HC	LI
b. COMMERCIAL USES (Cont.)			
Laundromat	P	P	P
Laundry, Commercial or Industrial	N	P	P
Lumber Yard	N	P	P
Micro-brewery (May be in combination with a restaurant)	N	C	N
Motor Vehicle Racetrack (S. 402)	N	N	N
Nightclub (S. 402)	N	C	N
Office (May include medical labs, see also Home Occupations)	P	P	P
Pawn Shop	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
Picnic Grove, Commercial (S. 402)	N	P	P
Plant Nursery (other than a Retail Garden Center)	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
Recording Studio, Music	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
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	P	P
Repair Service, Household Appliance	P	P	P
Restaurant or Banquet Hall (S. 402), other than a Nightclub			
B with drive-through service (S. 403)	N	SE	N
B without drive-through service	P	P	N
Retail Store (not including uses listed individually in this Section 306) or Shopping Center	C*	P	N
Self-Storage Development	N	P	P

* = Drive through service is prohibited. Each retail building shall be limited to a maximum indoor building floor area of 10,000 square feet.

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TYPES OF USES (See definitions in Article 2)	NC	HC	LI
<u>b. COMMERCIAL USES (Cont.)</u>			
Target Range, Firearms			
B Completely indoor and enclosed	N	P	P
B Other than above (S. 402)	N	N	N
Tattoo or Body Piercing Establishment (other than temporary tattoos or ear piercing, which are personal service uses)	C	C	N
Theater, Indoor Movie, other than an Adult Use	P	P	N
Trade/ Hobby School	P	P	P
Veterinarian Office (S. 402)	P	P	P
Wholesale Sales - see under Industrial Uses			
<u>c. INSTITUTIONAL/ SEMI-PUBLIC USES</u>			
Cemetery (see Crematorium listed separately)	P	P	P
College or University - Educational and Support Buildings (other than environmental education center)	P	P	P
Community Recreation Center (limited to a government sponsored or non-profit facility) or Library	P	P	P
Crematorium	N	N	SE
Cultural Center or Museum	P	P	P
Day Care Center, Adult (S. 402)	P	P	P
Day Care Center, Child (S. 402) (See also as an accessory use)	P	P	P
Dormitory as accessory to a college or university and is owned by the college or university for full-time college students and supervising staff	N	SE	N
Emergency Services Station	P	P	P
Hospital or Surgery Center	N	P	P
Membership Club meeting and non-commercial recreational facilities, provided that such use shall not be open between 2 and 6 AM, and provided that such use shall only be allowed in combination with another use if the other use is allowed in that district and if the requirements for that use are also met.	C	C	C

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TYPES OF USES (See definitions in Article 2)	NC	HC	LI
<u>c. INSTITUTIONAL / SEMI-PUBLIC USES (Cont.)</u>			
Nursing Home or Personal Care Home/Assisted Living (S. 402)	P	P	P
Place of Worship (S. 402) (includes Church)	P	P	P
School, Public or Private, Primary or Secondary (S.402)	P	P	P
Sewage Pump Stations	P	P	P
Treatment Center (S. 402)	N	N	SE
<u>d. PUBLIC/SEMI-PUBLIC</u>			
Borough Government Uses, other than uses listed separately in this Section 306	P	P	P
Government Facility, other than uses listed separately in this Section 306	SE	SE	SE
Prison or Similar Correctional Institution	N	N	N
Publicly Owned or Operated Recreation Park	P	P	P
Public Utility Facility (See also Section 114) other than uses listed separately in this Section 306	SE	SE	SE
Swimming Pool, Non-household (S. 402)	P	P	P
U.S. Postal Service Facility, which may include a leased facility.	P	P	P
<u>e. INDUSTRIAL USES</u>			
Asphalt Plant	N	N	N
Assembly or Finishing of Products Using Materials Produced Elsewhere (such as products from plastics manufactured off-site)	N	N	P
Building Supplies and Building Materials, Wholesale Sales of	N	P	P
Distribution as a principal use (other than Trucking Company Terminal)	N	N	P
Industrial Equipment Sales, Rental and Service, other than vehicles primarily intended to be operated on public streets	N	N	P
Junk - outdoor storage, display or processing of, other than within an approved junkyard or solid waste disposal area	N	N	N
Junk Yard (S. 402)	N	N	N
<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) N = Not permitted (S. 402) = See Additional Requirements in Section 402 (S. 403) = See Additional Requirements in Section 403</p>			

TYPES OF USES (See definitions in Article 2)	NC	HC	LI
e. INDUSTRIAL USES (Cont.)			
Liquid Fuel Storage, Bulk, for off-site distribution, which shall require a 150 feet setback from a residential district and review by the Fire Company of any proposed facilities; other than: auto service station, retail propane distributor as listed separately, pre-packaged sales or fuel tanks for company vehicles	N	N	N
Manufacture and/or bulk processing of the following, provided manufacturing occurs only indoors:			
– Agricultural Chemicals, Fertilizers or Pesticides	N	N	SE
B Apparel, Textiles, Shoes and Apparel Accessories (see also Crafts Studio)	N	N	P
B Cement Manufacture	N	N	N
B Ceramics Products (other than Crafts Studio)	N	N	P
B Chemicals, Manufacture or Bulk Processing of, other than pharmaceuticals and types listed separately	N	N	N
B Clay, Brick, Tile and Refractory Products	N	N	P
B Computers and Electronic and Microelectronic Products	N	N	P
B Concrete, Cement, Lime and Gypsum Products, other than actual manufacture of cement	N	N	SE
B Electrical Equipment, Appliances and Components	N	N	P
B Explosives, Fireworks or Ammunition	N	N	N
B Fabricated Metal Products (except Explosives, Fireworks or Ammunition) and/or Machine Shops	N	N	P
B Food (Human) and Beverage Products, at an industrial scale as opposed to a clearly retail scale	N	N	P
– Food Products for animals	N	N	SE
B Gaskets	N	N	P
B Glass and Glass Products (other than Crafts Studio)	N	N	P

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

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TYPES OF USES (See definitions in Article 2)	NC	HC	LI
e. INDUSTRIAL USES (Cont.)			
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
Packaging	N	P	P
Package Delivery Services Distribution Center	N	P	P
Petroleum Refining	N	N	N
Photo Processing, Bulk	P	P	P
Printing or Bookbinding	N	P	P
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
Research and Development, Engineering or Testing Facility or Laboratory (other than medical laboratories, which is considered an office use)	N	N	P
Sawmill/ Planing Mill	N	N	SE
Slaughterhouse, Stockyard or Tannery, with a 400 feet minimum setback from all lot lines	N	N	N
Solid Waste Landfill (S. 402)	N	N	N
Solid Waste Transfer Facility or Waste to Energy Facility (S. 402)	N	N	N
Trucking Company Terminal (S. 402)	N	N	N
Warehousing or Storage as a principal use	N	N	P
Warehousing or Storage as an on-site accessory use	P	P	P
Welding	N	N	P
Wholesale Sales (other than Motor Vehicles)	N	SE	P
f. ACCESSORY USES			
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	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)
 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)	NC	HC	LI
<u>f. ACCESSORY USES (Cont.)</u>			
Bus Shelter (S. 403)	P	P	P
Composting (S. 403), other than leaves, tree bark or materials generated on-site which are permitted by right	N	N	SE
Day Care Center accessory to and on the same lot as an existing lawful Place of Worship	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
Day Care (S. 403) as accessory to an existing dwelling: B Group Day Care Home	P	P	P
B Family Day Care Home	P	P	P
Drive-Through Facilities - See Section 403 and the provisions for the principal use in this table			
Home Occupation, Major (S. 403)	P	P	P
Home Occupation, Minor (S. 403)	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
Retail Sales as Accessory to a Principal Industrial Use, limited to items produced or distributed on the premises, and limited to a maximum of 5% of the floor area of the principal use	N	N	P
Temporary Retail Sales - See Section 103.G.	P	P	P
Unit for Care of Relative (S. 403) on the lot of an existing dwelling	P	P	P
<u>g. MISCELLANEOUS USES</u>			
Crop Farming and Wholesale Greenhouses	P	P	P
Livestock or Poultry, Raising of (S. 402)	N	SE	P
Nature Preserve or Environmental Education Center	P	P	P
Parking Lot or Structure as an accessory use	P	P	P
Parking Lot or Structure as a principal use that does not primarily serve tractor-trailer trucks or trailers	P	P	P
Parking Lot or Structure as a principal use that primarily serves tractor-trailer trucks or trailers	N	N	SE
Parking Lot for Carpooling	N	P	P

- ** = A maximum of 25% of lot shall be used for outdoor storage, which shall be screened by buildings and/or landscaping from view of streets.
- 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) 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)	NC	HC	LI
<u>g. MISCELLANEOUS (Cont.)</u>			
Sewage Treatment Plant	N	N	SE
Stable, Non-Household (S. 402; includes horse-riding academy)	N	P	P
Timber Harvesting (S. 402)	P	P	P
Wind Turbine:			
-Maximum of one on a lot that is an accessory use and is designed primarily for on-site electricity use, and which shall be required to have a setback from all lot lines equal to distance from the ground to the maximum height to the top of the extended blade. (S. 403)	SE	P	P
-One or more Wind Turbines, other than above (S. 402)	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

- 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)
- N = Not permitted
- (S. 402) = See Additional Requirements in Section 402
- (S. 403) = See Additional Requirements in Section 403

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.
12. Outdoor Furnace in compliance with Section 403.

* 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.