

Types of Uses

(See definitions in Article II.)

	Zoning Districts			
	R-1	R-2	R-3	REC
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
Other than above (S. 402)	N	N	N	N
All uses that will be unable to comply with the performance standards of this chapter. See the environmental protection requirements of Article V.	N	N	N	N

NOTE:

* Limited to lots adjacent to arterial streets.

- (2) Allowed uses in primarily business zoning districts. [Amended 4-7-2015 by Ord. No. 273]

KEY:

- 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 § 124-402.
- (S. 403) = See additional requirements in § 124-403.

Types of Uses - NC - NEIGHBORHOOD COMMERCIAL

(See definitions in Article II.)

	Zoning Districts		
	NC	HC	LI
(a) Residential uses. Single-family detached dwelling (Note: Manufactured/mobile homes shall meet the additional requirements of § 124-402.)	P	N	N
Semidetached 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 ¹	N	N
Boardinghouse (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

Types of Uses**(See definitions in Article II.)****Zoning Districts**

	NC	HC	LI
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 ¹	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
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/antenna, commercial (S. 402)			
Meeting § 124-402A(15)(a) pertaining to antenna placed on certain existing structures	N	C	C
Antenna/tower that does not meet § 124-402A(15)(a) (such as freestanding towers)	N	C	C
Note: § 124-402A(15) also allows towers serving emergency services stations.			
Conference center	P	P	P
Construction company or tradesperson's headquarters (including but not limited to landscaping, building trades or janitorial contractor). See also	SE ²	P	P

Types of Uses**(See definitions in Article II.)****Zoning Districts**

	NC	HC	LI
as home occupation. Accessory outdoor storage shall be permitted provided it meets the screening requirements of § 124-803.			
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 § 124-403	P	P	P
Flea market/auction house	P	P	P
Funeral home (S. 402)	P	P	P
Garden center, retail (see also "wholesale greenhouse")	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
Laundromat	P	P	P
Laundry, commercial or industrial	N	P	P
Lumberyard	N	P	P
Microbrewery (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 occupation")	P	P	P
Pawn shop	N	SE	N
Personal services (includes tailoring, custom dressmaking, haircutting/styling, travel agency, dry cleaning, 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 prepackaged sales, with a minimum setback of 150 feet 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

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	NC	HC	LI
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 § 124-306	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 § 124-306	N	P	P
Repair service, household appliance	P	P	P
Restaurant or banquet hall (S. 402), other than a nightclub			
With drive-through service (S. 403)	N	SE	N
Without drive-through service	P	P	N
Retail store (not including uses listed individually in this § 124-306) or shopping center	C ³	P	N
Self-storage development	N	P	P
Target range, firearms			
Completely indoor and enclosed	N	P	P
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."			
(c) Institutional/semipublic uses.			
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 nonprofit 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

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(See definitions in Article II.)

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	NC	HC	LI
Membership club meeting and noncommercial recreational facilities, provided that such use shall not be open between 2:00 and 6:00 a.m., 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
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
(d) Public/semipublic uses.			
Borough government uses, other than uses listed separately in this § 124-306	P	P	P
Government facility, other than uses listed separately in this § 124-306	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 § 124-114) other than uses listed separately in this § 124-306	SE	SE	SE
Swimming pool, nonhousehold (S. 402)	P	P	P
U.S. postal service facility, which may include a leased facility	P	P	P
(e) Industrial uses.			
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
Junkyard (S. 402)	N	N	N
Liquid fuel storage, bulk, for off-site distribution, which shall require a setback of 150 feet from a residential district and review by the fire com-	N	N	N

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(See definitions in Article II.)

Zoning Districts

pany of any proposed facilities; other than auto service station, retail propane distributor as listed separately, prepackaged sales or fuel tanks for company vehicles

Manufacture and/or bulk processing of the following, provided that manufacturing occurs only indoors:

	NC	HC	LI
Agricultural chemicals, fertilizers or pesticides	N	N	SE
Apparel, textiles, shoes and apparel accessories (see also "crafts studio")	N	N	P
Cement manufacture	N	N	N
Ceramics products (other than crafts studio)	N	N	P
Chemicals, manufacture or bulk processing of, other than pharmaceuticals and types listed separately	N	N	N
Clay, brick, tile and refractory products	N	N	P
Computers and electronic and microelectronic products	N	N	P
Concrete, cement, lime and gypsum products, other than actual manufacture of cement	N	N	SE
Electrical equipment, appliances and components	N	N	P
Explosives, fireworks or ammunition	N	N	N
Fabricated metal products (except explosives, fireworks or ammunition) and/or machine shops	N	N	P
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
Gaskets	N	N	P
Glass and glass products (other than crafts studio)	N	N	P
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
Machinery	N	N	P
Manufactured or modular housing manufacture	N	N	P

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	NC	HC	LI
Medical equipment and supplies	N	N	P
Metal products, primary	N	N	SE
Mineral products, nonmetallic (other than mineral extraction)	N	N	SE
Paper and paper products (including recycling, but not including manufacture of raw paper pulp)	N	N	P
Paper: raw pulp	N	N	N
Paving materials, other than bulk manufacture of asphalt	N	N	SE
Pharmaceuticals and medicines	N	N	P
Plastics, polymers, resins, vinyl, coatings, cleaning compounds, soaps, adhesives, sealants, printing ink or photographic film	N	N	SE
Products from previously manufactured materials, such as glass, leather, plastics, cellophane, textiles, rubber or synthetic rubber	N	N	P
Roofing materials and asphalt saturated materials or natural or synthetic rubber	N	N	SE
Scientific, electronic and other precision instruments	N	N	P
Sporting goods, toys, games, musical instruments or signs	N	P	P
Transportation equipment	N	N	P
Wood products and furniture (not including raw paper pulp)	N	P	P
See § 124-105 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 minimum setback of 400 feet from all lot lines	N	N	N

Types of Uses**(See definitions in Article II.)****Zoning Districts**

	NC	HC	LI
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 § 124-306C, such as "residential accessory structure or use."			
See additional requirements in § 124-403 for specific accessory uses.			
Bees, keeping of (S. 403)	SE	SE	P
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:			
Day care of a maximum of three adults or youth, in addition to relatives of the caregiver	P	P	P
Day care (S. 403) as accessory to an existing dwelling:			
Group day-care home	P	P	P
Family day-care home	P	P	P
Drive-through facilities: see § 124-403 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 §§ 124-403, 124-803 and 124-804	P ²	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 § 124-103G.	P	P	P
Unit for care of relative (S. 403) on the lot of an existing dwelling	P	P	P

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	NC	HC	LI
(g) Miscellaneous uses.			
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
Sewage treatment plant	N	N	SE
Stable, nonhousehold (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 chapter. See the environmental protection requirements of Article V.	N	N	N

NOTES:

- 1 Apartments shall be limited to being in the same building as a principal commercial use that is on the street level.
- 2 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.
- 3 Drive-through service is prohibited. Each retail building shall be limited to a maximum indoor building floor area of 10,000 square feet.

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 chapter. The following are permitted by right as accessory uses to a lawful principal use in all districts, within the requirements of § 124-403 and all other requirements of this chapter:

Standard antennas, including antennas used by contractors to communicate with their own vehicles*

Fence or wall*

Garage, household

Garage sale*

Pets, Keeping of*

Parking or loading, off-street, only to serve a use that is permitted in that district

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

Residential accessory structure or use (see definition in Article II)*

Signs, as permitted by Article VII

Swimming pool, household*

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.

Outdoor furnace in compliance with § 124-403.

NOTE:

* See the standard for each in § 124-403.

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 chapter 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 § 124-403.
- (4) Automatic transaction machine.
- (5) Storage sheds meeting the requirements of § 124-307A.

§ 124-307. Dimensional requirements in each district.

A. The following area, yard and building requirements shall apply for the specified zoning district, unless a more restrictive requirement for a specific use is required by § 124-402 or 124-403 or another section of this chapter. All measurements shall be in feet unless otherwise stated. See definitions of terms (such as "lot width") in § 124-202. Each dwelling unit and each principal building shall be served by both public water and public water service.^[1]

[1] *Editor's Note: The Table of Area, Yard and Building Requirements is included as an attachment to this chapter.*

B. Height. Except as provided in § 124-802 or as specified otherwise in this chapter for a particular use, the following maximum structure height shall apply in all zoning districts:

- (1) Any structure that is accessory to a dwelling shall have a maximum height of 24 feet.