

ZONING

319 Attachment 3

Borough of Ephrata

Table of Allowed Uses in Primarily Nonresidential Districts
[Amended 8-12-2019 by Ord. No. 1550]

Types of Uses (See definitions in Article XV)	Zoning Districts				
	HCD	CBD ⁵	NCD ³ & NCD2	LIC	GIC
a. RESIDENTIAL USES					
Single-family detached dwelling [Note: Manufactured/mobile homes shall meet the additional requirements of § 319-26A(30)]	P	P ¹	P	N	N
Single-family semidetached dwelling (side-by-side twin homes)	SE	P ¹	P in NCD N in NCD2	N	N
Townhouse (single-family attached dwelling) [See § 319-26A(50)]	SE	P ¹	P in NCD N in NCD2	N	N
Multifamily (apartment) dwellings [See § 319-26A(50)], which may be in the same building or same lot as allowed nonresidential uses	SE	P ¹	P in NCD N in NCD2	N	N
Boardinghouse (includes rooming house) [See § 319-26A(13)] (other than uses listed separately in this table)	SE	N	N	N	N
Manufactured/mobile home park [See § 319-26A(31)]	N	N	N	SE	N
Group home within a lawful existing dwelling unit [See § 319-26A(23)], not including a treatment center	P	P	P	N	N
Live work unit [See § 319-26A(28)]	P	P	P	N	N
Conversion of an existing principal institutional or industrial building into commercial uses or dwellings [See § 319-26A(19)]	SE	P	SE in NCD N in NCD2	SE ²	N
Dormitory housing 5 or more full-time students of a college or university or secondary school	SE	N	N	N	N
b. COMMERCIAL USES					
Adult use [See § 319-26A(1)]	N	N	N	N	SE
After hours club, to the extent this use is not already prohibited by State Act 219 of 1990 [(See § 319-26A(3))]	N	N	N	N	SE
Airport (see also "heliport")	N	N	N	N	SE
Amusement arcade	P	P	N	N	N
Amusement park or water park ⁴	SE	N	N	P	P
Animal cemetery [See § 319-26A(4)]	N	N	N	N	P
Animal day care [See § 319-26A(5)]	P	N	N	P	P
Arena, auditorium (commercial), performing arts center or exhibition-trade show center	P	P	P	P	P
Auto repair garage [See § 319-26A(10)], which may include an auto body shop, and provided that parking shall be prohibited on a sidewalk within the right-of-way	P	N	N	N	SE
Auto, boat or mobile/manufactured home sales [See § 319-26A(9)]	P	N	N	N	N

EPHRATA CODE

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	HCD	CBD ⁵	NCD ³ & NCD2	LIC	GIC
Auto service station, which may occur with a convenience store, and which may also include fueling of vehicles using various lawful on-road fuels [See § 319-26A(11)]. For a use that primarily serves tractor-trailer trucks, see "truck stop" in this table.	P	N	N	N	N
Bakery, retail	P	P	P	P	P
Bed-and-breakfast inn [See § 319-27A(12)]	P	P	P	N	N
Beverage distributor (wholesale and/or retail)	P	P	P in NCD N in NCD2	P	P
Bus maintenance or storage yard	P	N	N	P	P
Bus, taxi or passenger rail terminal	P	P	N	P	P
BYOB club (Note: definition is limited to a use that is open after midnight and that has an entry, cover or membership fee)	SE	N	N	N	N
Car wash [See § 319-26A(14)]	P	N	N	PP	
Catering, custom, for off-site consumption	P	P	P	P	P
Communications antennae, commercial [See § 319-26A(17)], limited to accessory antenna attached to specified types of structures by § 319-26A(17)(a)	P	SE	P	P	P
Communications tower, commercial [See § 319-26A(17)], or other antennae that are not allowed under the above accessory provision	SE	N	N	SE	SE
Conference center or exposition center	P	P	P	P	P
Construction company or tradesperson's headquarters (including but not limited to landscaping, building trades or janitorial contractor). See also as home based-business. Accessory outdoor storage shall be permitted provided it meets the screening requirements of § 319-63.	P	P ⁶	P ⁶ in NCD N in NCD2	P	P
Convenience store, which may be combined with a gas station only if the requirements for a gas station are met and if a gas station is allowed in the district	P	N	P	P	N
Crafts or artisan's studio	P	P	P	P	P
Custom printing, copying, faxing, mailing or courier service and similar services to businesses	P	P	P	P	P
Exercise club	P	P	P	P	P
Financial institution; includes banks, with drive-through facilities only allowed if the applicant proves to the Borough that the access has been designed to minimize conflicts with pedestrian traffic along sidewalks and to meet drive-through provisions in § 319-27D(4)	P	P	P	P	P
Flea market/auction house	P	SE	P in NCD N in NCD2	P	P
Food truck, other than operation at any location for less than 15 minutes per day, and except for Borough-approved special events [See § 319-27D(6)]	P	P ⁷	N	N	N
Funeral home (See "crematorium" listed separately under institutional uses)	P	SE	P	P	P

ZONING

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	HCD	CBD ⁵	NCD ³ & NCD2	LIC	GIC
Gaming facility, licensed, other than small games of chance allowed under state law and the state lottery	N	N	N	N	SE
Gas station - See "auto service station" in this table					
Heliport [See § 319-26A(24)]	N	N	N	N	SE
Hotel or motel [See § 319-26A(25)]	P	P	P	P	P
Kennel [See § 319-26A(27)]	N	N	N	N	SE
Laundromat	P	P	P	P	P
Laundry, commercial or industrial	P	N	N	P	P
Lumber yard	P	N	N	P	P
Medical marijuana dispensary [See § 319-26A(32)]	SE	N	N	SE	SE
Microbrewery or microdistillery (which may be in combination with a restaurant, or tavern)	P	P	SE	SE	N
Motor vehicle racetrack, outdoor	N	N	N	N	N
Nightclub	SE	SE	N	N	N
Office (may include medical clinics or labs)	P	P	P	P	P
Pawn shop	P	N	N	N	N
Personal services (includes tailoring, check cashing, custom dressmaking, haircutting/styling, travel agency, dry cleaning, shoe repair, "massage therapy, licensed" and closely similar uses)	P	P	P	P	P
Plant nursery or garden center	P	P	P	P	P
Propane retail distributor, other than prepackaged sales, with a 150 foot minimum setback required between any storage or dispensing facilities and any residential district, and with fire department review	N	N	N	N	SE
Recording studio, music	P	P	P	P	P
Recreation, commercial indoor (includes bowling alley, roller or ice skating rink, batting practice, and closely similar uses); other than uses listed separately in this article	P	P	P	P	P
Recreation, outdoor (including miniature golf course, golf driving range, archery, horseback riding, paintball and closely similar uses); other than uses listed separately in this article [See § 319-26A(40)]	P	N	N	P	P
Repair service, household appliance	P	P	P	P	P
Restaurant (includes banquet hall or food court) [See § 319-26A(43)], other than a tavern or nightclub:					
With drive-through service [See § 319-27D(4)]	P ⁸	N	N	N	N
Without drive-through service, but which may include a pickup window for advanced off-site orders	P	P	P	P	N
"Sidewalk cafes" and "food trucks" are addressed separately in this table					
Retail store (not including uses listed individually in this article). Any drive-through facilities shall meet § 319-27 and shall be limited to the HCD District. May also include rental.	P	P	P in NCD N in NCD2	N	N
Self-storage development [See § 319-26A(45)]	P	N	N	P	P
Shopping center	P	P	N	N	N

EPHRATA CODE

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	HCD	CBD ⁵	NCD ³ & NCD2	LIC	GIC
Sidewalk cafe or food cart as an accessory use [See § 319-27D(16)]					
Target range, firearms	P	P	P	P	N
Completely indoor and enclosed	P	N	N	P	P
Other than above, with a barrier that the applicant proves is sufficient to protect public safety	N	N	N	N	SE
Tattoo or body piercing parlor (other than temporary tattoos which are a personal service use)	P	N	N	N	N
Tavern, other than a nightclub	P	P	SE	N	N
Television or radio broadcasting studios	P	P	P	P	P
Theater, indoor movie or live theater, other adult use	P	P	P in NCD N in NCD2	P	P
Trade/hobby school	P	P	P	P	P
Truck stop that primarily serves tractor-trailer trucks	N	N	N	N	SE
Veterinarian office [See § 319-26A(52)]	P	N	SE	P	P
Visitor center providing education and promotional information	P	P	P	P	P
Wholesale sales: see under industrial uses					
c. INSTITUTIONAL/SEMI-PUBLIC USES					
Cemetery [See § 319-26A(15)]; see "crematorium" listed separately	N	N	N	N	N
College or university - educational, recreational, office or support uses (See also residential uses, which are addressed separately)	P	P	P	P	P
Community recreation center (limited to a government sponsored or nonprofit facility) or library	P	P	P	P	P
Crematorium [See § 319-26A(16)]	N	N	N	N	SE
Criminal halfway house [See § 319-26A(20)]	N	N	N	N	SE
Cultural center or museum	P	P	P	P	P
Day-care center, adult [See § 319-26A(2)] or child [See § 319-26A(21)] (See also as an accessory use)	P	P	P	SE	SE
Dormitory: see under residential uses in this table					
Emergency services station or training facility	P	P	P	P	P
Hospital or surgery center or related testing and treatment facilities	P	P	P	P	P
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 [See § 319-26]	P	P	P	P	P
Nursing home or personal care home/assisted living facility or hospice [See § 319-26A(8) and (37)]	P	P	P	P	SE
Place of worship [See § 319-26A(39)] (includes church)	P	P	P	P	P
School, public or private, primary or secondary [See § 319-26A(44)]	P	P	P	N	N

ZONING

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Temporary shelter [See § 319-26A(49)]	SE	N	N	N	SE
In addition, a place of worship may include a temporary accessory extreme cold weather emergency shelter for up to 60 days per calendar year, provided there is a minimum of 2 supervisors on site during all hours of operation.					
Treatment center [See § 319-26A(51)]	SE	N	N	N	SE
d. PUBLIC/SEMI-PUBLIC USES					
Borough government uses and facilities, such as public works facilities	P	P	P	P	P
Government facility, other than offices and other than uses listed separately in Articles III and IV	P	P	P	P	P
Prison or similar correctional institution	N	N	N	N	SE
Publicly owned or operated park	P	P	P	P	P
Public utility facility, other than Borough-owned facilities and other than uses listed separately in this article. See also § 319-26.	SE	SE	SE	SE	P
Sewage pump stations	SE	N	SE	P	P
Swimming pool, nonhousehold [See § 319-26A(48)]	P	P	P	P	P
U.S. postal service facility or substation	P	P	P	P	P
e. INDUSTRIAL USES					
Animal waste to energy facility [See § 319-26A(6)]	SE	N	N	N	N
Asphalt plant	N	N	N	N	SE
Assembly or finishing of products using materials produced elsewhere (such as products from plastics manufactured off site)	SE	N	N	P	P
Building supplies and building materials, wholesale sales of distribution center as a principal use - see warehousing	P	N	P	P	P
Electric power generating plant (other than: putrescent solid waste to energy, animal waste to energy, solar energy or wind turbines)	N	N	N	N	SE
Industrial equipment sales, rental and service, other than involving trucks and trailers primarily intended to be operated on public streets	P	N	N	P	P
Incineration of hazardous or toxic waste, other than may have been previously approved within an existing waste-to-energy plant	N	N	N	N	SE
Junk - outdoor storage, display or processing of, other than within an approved junkyard or solid waste disposal facility	N	N	N	N	N
Junkyard [See § 319-26A(26)] (includes scrapyards)	N	N	N	N	SE
Liquid or gas fuel storage, bulk, for off-site distribution, which shall require a 150-foot setback from a residential district and review by the Fire Department of any proposed facilities; other than: auto service station, propane distributor as listed separately, prepackaged sales or fuel tanks for company vehicles	N	N	N	N	SE
Manufacture and/or bulk processing of the following, provided manufacturing occurs only indoors:					

EPHRATA CODE

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	HCD	CBD ⁵	NCD ³ & NCD2	LIC	GIC
Agricultural chemicals, fertilizers or pesticides	N	N	N	N	SE
Apparel, textiles, shoes and apparel accessories (see also crafts studio)	P	N	P	P	P
Cement manufacture	N	N	N	N	SE
Ceramics products (other than crafts studio)	N	N	N	P	P
Chemicals, manufacture or bulk processing of, other than pharmaceuticals and types listed separately	N	N	N	N	SE
Clay, brick, tile and refractory products	N	N	N	P	P
Computers, electronic and microelectronic products	P	N	P	P	P
Concrete, lime and gypsum products, other than actual manufacture of cement	N	N	N	N	SE
Electrical equipment, appliances and components	P	N	N	P	P
Explosives, fireworks or ammunition	N	N	N	N	SE
Fabricated metal products (except explosives, fireworks or ammunition) and/or machine shops	N	N	N	P	P
Food and beverage products, at an industrial scale as opposed to a clearly retail scale (which may include raising of food through aquaculture)	P	N	N	P	P
Glass and glass products (other than crafts studio)	N	N	N	P	P
Jewelry and silverware	P	N	N	P	P
Leather and allied products (other than crafts studio or tannery)	N	N	N	P	P
Machinery or gaskets	N	N	N	P	P
Manufactured or modular housing manufacture	N	N	N	P	P
Medical equipment and supplies	P	N	N	P	P
Metal products, primary	N	N	N	SE	P
Mineral products, nonmetallic (other than mineral extraction)	N	N	N	P	P
Paper and paper products (including recycling, but not including manufacture of raw paper pulp)	P	N	N	P	P
Paper - raw pulp	N	N	N	N	SE
Paving materials, other than bulk manufacture of asphalt	N	N	N	N	P
Pharmaceuticals and medicines	N	N	N	P	P
Plastics, polymers, resins, vinyl, coatings, cleaning compounds, soaps, adhesives, paints, or ink	N	N	N	SE	SE
Products from previously manufactured materials, such as glass, leather, plastics, cellophane, textiles, rubber or synthetic rubber	P	N	N	P	P
Roofing materials and asphalt saturated materials or natural or synthetic rubber	N	N	N	SE	SE
Scientific, electronic and other precision instruments	P	N	N	P	P
Sporting goods, toys, games, musical instruments or signs	P	P	P	P	P
Transportation equipment, including installing mechanical additions to trucks and trailers	N	N	N	P	P
Wood products and furniture (not including raw paper pulp)	P	P	P	P	P

ZONING

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	HCD	CBD ⁵	NCD ³ & NCD2	LIC	GIC
See § 319-26 for uses that are not listed					
Medical marijuana grower/processor [See § 319-26A(33)]	N	N	N	SE	SE
Mineral extraction [See § 319-26A(35)] and related processing, stockpiling and storage of materials removed from the site, other than as part of preparation of a development site	N	N	N	N	SE
Packaging, which shall be limited to items manufactured off site if such manufacturing is not allowed in the district	P	P ⁹	P ⁹	P	P
Package delivery services distribution center	N	N	N	P	P
Petroleum refining or manufacture or bulk storage of ethanol or similar fuels for off-site use	N	N	N	N	SE
Pipeline compressor station (such as for natural gas), which shall be constructed within an enclosed structure with sound absorbing walls	N	N	N	N	SE
Printing or bookbinding	P	P	P	P	P
Recycling collection center, provided all operations of an industrial scale occur within an enclosed building (this use does not include a solid waste disposal or transfer facility) [See § 319-26A(41)]	N	N	N	SE	P
Research and development, engineering or testing facility or laboratory (other than medical laboratories, which is considered an office use) and related manufacture of prototypes	N	N	N	P	P
Sawmill/planning mill	N	N	N	P	P
Slaughterhouse, stockyard or tannery, with a 400-foot minimum setback from all lot lines	N	N	N	N	SE
Solid waste landfill	N	N	N	N	N
Solid waste transfer facility (other than animal waste to energy facility) [See § 319-26A(46)]	N	N	N	N	SE
Trucking company terminal	N	N	N	SE	SE
Warehousing, storage or distribution center as a principal use	P ¹⁰	N	N	P	P
Warehousing or storage as an on-site accessory use or serving principal uses located or allowed within the same zoning district	P	P ¹⁰	P ¹⁰	P ¹¹	P ¹¹
Welding	N	N	N	P	P
Wholesale sales (other than motor vehicles)	P	SE	P	P	P
I. ACCESSORY USES					
See list of additional permitted uses in §§ 319-13 and 319-16, such as "residential accessory structure or use"					
See additional requirements in § 319-27 for specific accessory uses					
Bus passenger shelter [See § 319-27D(2) including sign provisions]	P	P	P	P	P
Composting, other than leaves, vegetation or materials generated on site which are permitted by right	N	N	N	SE	P

EPHRATA CODE

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	HCD	CBD ⁵	NCD ³ & NCD2	LIC	GIC
Day-care center accessory to and on the same lot as an existing lawful place of worship	P	P	P	P	P
Day care [See § 319-27D(3)] as accessory to a lawful dwelling, of the following number of persons, in addition to children or grandchildren of the on-site caregiver:					
Day care of a maximum of 3 persons. This use does not need a zoning permit.	P	P	P	P	P
Group day-care home (7 to 12 children)	P	P	P	P	N
Family day-care home (4 to 6 children)	P	P	P	P	N
Home-based business, general or no-impact [See § 319-27D(10)]	P	P	P	P	P
Outdoor storage and/or display as accessory to a business use (see buffer yard provisions) [See § 319-27D(11)]	P	P ⁶	P ⁶ in NCD N in NCD2	P	P
Outdoor storage and/or display as principal use, other than uses listed separately in this table (See buffer yard provisions in § 319-63)	N	N	N	SE	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 10% of the floor area of the principal use	P	P	P	P	P
Short-term rental of a dwelling [See § 319-27D(15)]	P	P	P	P	P
Temporary commercial uses - see § 319-27, as well as "food truck" which is listed separately	P	P	P	P	P
Unit for care of relative [See § 319-27D(19)] on the lot of an existing dwelling	P	P	P	N	N
g. MISCELLANEOUS USES					
Crop farming, community garden, greenhouse, or hydroponics	P	P	P	P	P
Forestry [See § 319-26A(22)]	P	P	P	P	P
Livestock or poultry, raising of [See § 319-26A(29)]	N	N	N	P	P
Nature preserve or environmental education center	P	P	P	P	P
Parking lot or structure as an accessory or principal use:					
Parking of trucks that haul putrescent or hazardous waste	N	N	N	N	SE
Overnight parking that primarily serves 2 or more tractor-trailer trucks and/or their trailers	P	N	N	P	P
Other than above, such as municipal parking lots and customary accessory parking for on-site uses	P	P	P	P	P
Recycling collection center (See § 319-26)	P	N	N	P	P
Solar energy collection systems					
Which cover areas equal to a maximum of 20% of the lot area, plus areas on top of building roofs and parking areas	P	P	P	P	P
Which cover larger areas than above, and which include evergreen vegetation with an initial height of 3 feet between ground-mounted solar collectors and any abutting dwelling	N	N	N	N	P

ZONING

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	HCD	CBD ⁵	NCD ³ & NCD2	LIC	GIC
Wastewater treatment plant (other than customarily accessory pretreatment facilities)	P	N	N	N	P
Wind turbines:					
Maximum of 1 on a lot that is an accessory use (See § 319-27)	P	SE	SE	P	P
1 or more wind turbines, other than above [See § 319-26A(53)]	N	N	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 X	N	N	N	N	N

NOTES:

- ¹ Such housing shall be limited to being in the same building as a principal commercial use that is on the street level.
- ² Shall be limited to a building on a lot that is abutting or directly across a street or alley from a Residential, CBD or LPD District.
- ³ See limits on hours of operation in § 319-18.
- ⁴ The use shall not be open to customers after 10:00 p.m. if the use is not within an enclosed building and is within 300 feet from an existing dwelling. Outdoor recreation areas shall be enclosed by six-feet-high fencing and/or a building.
- ⁵ See additional requirements in § 319-14B for areas that are also within the Retail Overlay District.
- ⁶ A maximum of 25% of lot shall be used for outdoor storage.
- ⁷ Shall be limited to Borough-owned property.
- ⁸ The drive-through lanes shall be set back a minimum of 250 feet from any existing or approved dwellings.
- ⁹ Limited to a maximum of 20,000 square feet of building floor area.
- ¹⁰ Limited to buildings that existed prior to January 1, 2018.
- ¹¹ If a lot will include more than 100,000 square feet of warehouse/distribution center space as a principal use, then special exception approval shall be required.

P = Permitted by right use (zoning decision by Zoning Officer)

SE = Special exception use (zoning decision by Zoning Hearing Board)

N = Not permitted

(See 319-26A__ or 319-27D__) = See additional requirements in § 319-26 or 319-27