

SCHEDULE OF USES						
Listed uses shall only be permitted in the noted districts and shall not be included in a more general use classification.						
P - Permitted by right (Zoning Officer). C - Conditional use (Planning Commission/ Borough Council).						
N - Not permitted. S - Special exception use (Planning Commission/Zoning Hearing Board).						
Section references are in addition to all other applicable standards.						
Types of Uses (See definitions in Article III)	See Section	Zoning Districts				
		R-1	R-2	B-1	M-1	M-2
RESIDENTIAL						
Boarding house or lodging house	420-37	N	S	P	N	N
Cottage housing development	420-31	P	P	S	P	P
Dormitory	-	N	N	S	P	P
Fraternity house	see group quarters					
Group home	420-36	P	P	P	P	N
Group home, institutional	-	N	N	P	P	N
Group quarters	-	N	N	C	P	N
Manufactured housing on individual lot	420-35	P	P	P	P	N
Manufactured housing park	-	N	N	N	P	N
Multi-family dwelling	420-33	N	N	P	P	N
Religious quarters	same as applicable dwelling type					
Single-family detached dwelling	-	P	P	P	P	N
Sorority house	see group quarters					
Two-family dwelling	420-32	P	P	P	P	N
COMMERCIAL						
Types of Uses	Section	R-1	R-2	B-1	M-1	M-2
Adult business	420-73	N	N	N	N	C
Alcoholic beverage service in association with any allowed use	-	N	N	C	C	C
Amusement arcade	-	N	N	P	P	N
Amusement park	420-76	N	N	C	P	P
Archery range, indoor commercial	see recreation facility, commercial					
Archery range, outdoor commercial	420-78	N	N	N	S	S
Auction house	-	N	N	N	P	P
Bakeries and confectionaries, retail	-	N	N	P	P	P
Bank	-	N	N	P	P	P
Bed and breakfast inn	420-79	N	N	P	P	N
Billiard hall	see recreation facility, commercial					
Brew pub	-	N	N	P	P	P
Bus, limousine or taxi terminal	-	N	N	N	P	P
Bus station	-	N	N	S	P	P
Business office	-	S	S	P	P	P
Business services	-	N	N	P	P	P

COMMERCIAL						
Types of Uses	Section	R-1	R-2	B-1	M-1	M-2
Car wash	420-114	N	N	P	P	P
Catering service	-	N	N	P	P	P
Charging station	-	N	N	P	P	P
Conference center	-	N	N	P	P	P
Contractor yard	420-84	N	N	S	P	P
Convenience store	-	N	N	P	P	N
Country club	-	N	N	P	P	N
Crematorium	-	N	N	S	P	P
Day care center	-	S	S	S	P	P
Development sales office	-	N	N	P	P	P
Drive-in stand/use	-	N	N	P	P	P
Exercise club	-	N	N	P	P	P
Farmers market	-	N	S	P	P	P
Flea market, indoor	see retail business					
Flea market, outdoor	-	N	S	C	P	P
Funeral home	-	S	S	P	P	P
Gaming establishment	420-90	N	N	C	P	P
Garden center, retail	-	N	N	P	P	P
Golf course	-	N	N	P	P	P
Golf course, miniature	see recreation facility, commercial					
Golf driving range	see recreation facility, commercial					
Health facility	-	N	N	N	C	P
Hookah bar/smoking lounge	-	N	N	N	N	S
Hotel	-	N	N	P	P	P
Kennel	-	N	N	N	S	P
Lumberyard	-	N	N	S	P	P
Manufactured home sales	-	N	N	S	P	P
Massage therapy, therapeutic	see service establishment					
Medical clinic	-	N	N	C	S	P
Medical marijuana dispensary	see retail business					
Medical marijuana grower/processor	see manufacturing, light					
Meeting, assembly or banquet hall	-	N	N	P	P	P
Micro-brewery	-	N	S	P	P	P
Motel	-	N	N	P	P	P
Nightclub	-	N	N	C	C	P
Off-track wagering facility	see gaming establishment					
Office or office building	-	N	N	P	P	P
Outdoor entertainment	-	N	N	S	P	P

COMMERCIAL						
Types of Uses	Section	R-1	R-2	B-1	M-1	M-2
Professional offices	-	N	N	P	P	P
Race track	420-101	N	N	N	S	S
Recreation facility, other than uses listed separately	-	N	N	S	P	P
Resort	-	N	N	P	P	P
Restaurant, outdoor	-	N	N	S	P	P
Restaurant, take-out	-	N	N	P	P	P
Restaurant, traditional	-	N	N	P	P	P
Retail business, other than uses listed separately	-	N	N	P	P	P
Retail home heating fuel distributor 20,000 gallons or less storage	-	N	N	S	P	P
Retail home heating fuel distributor > 20,000 gallons storage	See bulk fuel storage facility					
Self-storage facility	420-103	N	N	P	P	P
Service establishment	-	N	N	P	P	P
Shopping center or mall	-	N	N	P	P	P
Studio	-	N	N	P	P	P
Swimming pool, commercial	420-110	N	N	S	P	P
Tattoo, body piercing, scarifying or branding parlor	-	N	N	S	P	P
Tavern	-	N	N	P	P	P
Theater, drive-in	-	N	N	S	P	P
Theater, indoor	-	N	N	P	P	P
Travel plaza	-	N	N	P	P	P
Truck wash	-	N	N	P	P	P
Vehicle and equipment rental fully enclosed in building	see retail business					
Vehicle and equipment rental, outdoor storage	420-114	N	N	P	P	P
Vehicle and equipment repair	420-114	N	N	P	P	P
Vehicle and equipment sales	420-114	N	N	P	P	P
Veterinary clinic, indoor	-	N	N	P	S	N
Veterinary clinic, outdoor facilities	-	N	N	S	P	P
Wholesale business	-	N	N	P	P	P
Wireless communication facilities - §420-117B(1) for accessory uses	420-117	N	N	C	P	P
MANUFACTURING, INDUSTRIAL AND SIMILAR USES						
Types of Uses	Section	R-1	R-2	B-1	M-1	M-2
Agricultural products processing	-	N	N	S	P	P
Bituminous concrete batch plant	see industry					
Brewery	see agricultural products processing					
Bulk fuel storage facility	420-81	N	N	N	S	P
Composting facility	-	N	N	N	S	P
Concrete batch plant	see industry					

MANUFACTURING, INDUSTRIAL AND SIMILAR USES						
Types of Uses	Section	R-1	R-2	B-1	M-1	M-2
Crusher plant	see mineral processing					
Distribution center/truck terminal	420-87	N	N	C	P	P
Explosive plant or storage	420-88	N	N	N	N	S
Firewood cutting and sales	see agricultural products processing					
Fireworks plant or storage	420-88	N	N	C	C	P
Grain storage, distribution, processing and milling operations	see agricultural products processing					
Industrial wastewater treatment facility	420-92	N	N	N	N	P
Industry	-	N	N	N	S	P
Junk yard	420-93	N	N	N	N	P
Manufacturing, light	-	N	N	S	P	P
Medical marijuana grower/processor	see manufacturing, light					
Mineral depot	420-97	N	N	N	S	P
Mineral extraction	420-96	N	N	N	N	S
Mineral processing	420-97	N	N	N	N	S
Oil or gas well	see mineral extraction					
Planing mill	-	N	N	N	S	P
Power plant	420-100	N	N	N	S	P
Recycling facility	see manufacturing light					
Research, engineering or testing laboratory	see manufacturing light					
Resource recovery facility	-	N	N	N	S	P
Sawmill	-	N	N	N	S	P
Slaughter house	420-105	N	N	N	S	P
Solar power generation, commercial	420-106	N	N	N	S	P
Solid waste facility	420-107	N	N	N	N	P
Solid waste staging area	see solid waste facility					
Staging area for equipment and material	420-84	N	N	N	S	P
Storage yard for forest products and minerals	420-84	N	N	N	S	P
Transmission pipeline/hazardous pipeline, and pipeline compressor station, metering station or operation/maintenance facility	420-112	N	N	N	S	P
Warehouse	-	N	N	C	P	P
Water extraction/bottling	see industry					
Winery	see agricultural products processing					
Wind energy facility	420-116	N	N	N	S	P
Wood chipping operation	see agricultural products processing					
INSTITUTIONAL						
Types of Uses	Section	R-1	R-2	B-1	M-1	M-2
Animal shelter	420-94	N	N	S	P	P
Assisted living facility	-	N	N	P	P	P

INSTITUTIONAL						
Types of Uses	Section	R-1	R-2	B-1	M-1	M-2
Cemetery, not including a crematorium	-	N	N	N	S	S
Club/lodge, private	-	N	N	C	P	P
College	-	N	N	P	P	P
Community center	-	N	C	C	P	P
Correctional facility	420-85	N	N	N	S	S
Cultural center	-	N	N	S	P	P
Domestic violence shelter	-	N	N	S	P	P
Halfway house	-	N	N	N	S	S
Homeless shelter	-	N	N	C	S	S
Hospital	see health facility					
Library	-	N	S	P	P	P
Personal care home	-	N	S	P	P	P
Place of worship	-	S	S	P	P	P
Trade school	-	N	N	S	P	P
PUBLIC/SEMI-PUBLIC						
Types of Uses	Section	R-1	R-2	B-1	M-1	M-2
Building or use, public, other than uses listed separately	-	S	S	P	P	P
Emergency services station	-	N	N	P	P	P
Park and ride facilities	-	N	N	P	P	P
Park or playground, public	-	C	C	C	P	P
Recreation facility, public	-	N	N	C	P	P
School, public or private, primary or secondary	-	N	S	P	P	P
Semi-public building or use, other than uses listed separately	-	N	N	C	P	P
U.S. post office	-	P	P	P	P	P
ACCESSORY						
Types of Uses	Section	R-1	R-2	B-1	M-1	M-2
Accessory use customary to approved use	-	P	P	P	P	P
Bus shelter	-	P	P	P	P	P
Carport	-	P	P	P	P	P
Daycare, home	-	P	P	P	P	P
Deck	-	P	P	P	P	P
Fences	420-28B	P	P	P	P	P
Garage, private	-	P	P	P	P	P
Gazebo	-	P	P	P	P	P
Greenhouse, private	-	P	P	P	P	P
Guard house	-	P	P	P	P	P
Helistop	420-28K	N	N	N	S	S
Home garden, nursery or greenhouse	420-28D	P	P	P	P	P

ACCESSORY						
Types of Uses	Section	R-1	R-2	B-1	M-1	M-2
Home occupations	see §420-28C					
Hot tub	420-28F	P	P	P	P	P
No impact home-based business	-	P	P	P	P	P
Parking area accessory to approved use	-	P	P	P	P	P
Patio	-	P	P	P	P	P
Pets, keeping of	-	P	P	P	P	P
Porch	-	P	P	P	P	P
Private flea market OR similar event	420-28O	P	P	P	P	P
Satellite dish antenna or satellite antenna	420-28M	P	P	P	P	P
Shed	-	P	P	P	P	P
Signs accessory to approved use	-	P	P	P	P	P
Solar collector, accessory	420-28Q	P	P	P	P	P
Swimming pool, private	420-28E	P	P	P	P	P
Tennis court	420-28N	P	P	P	P	P
Wind energy conversion system, accessory	420-28P	S	S	S	S	P
Yard, lawn, garage, tag or estate sale	420-28I	P	P	P	P	P
MISCELLANEOUS						
Types of Uses	Section	R-1	R-2	B-1	M-1	M-2
Airport	420-75	N	N	N	C	C
Crop production	-	P	P	P	P	P
Forestry	-	P	P	P	P	P
Garage, public parking	-	N	N	S	P	P
Greenhouse, commercial	-	N	S	S	P	P
Heliport	420-75	N	N	N	C	C
Menagerie	420-118	N	N	N	S	S
Nursery, wholesale	-	N	S	S	P	P
Parking lot as the principal use of a lot	-	N	N	C	P	P
Zoo	420-118	N	N	N	S	S
ALL USES NOT COMPLYING WITH CHAPTER STANDARDS	-	N	N	N	N	N

SCHEDULE OF DEVELOPMENT STANDARDS					
Standards ¹	Zoning District				
	R-1	R-2	B-1	M-1	M-2
Maximum Building Height (feet)					
Principal residential structures	35	35	35	35	NA
Unattached residential accessory structures	20	20	30	30	NA
All other uses – principal and accessory structures	35	35	50	none ⁴	none ⁴
Minimum Setbacks (feet)					
Front, all uses (see also §420-26C and §420-27C)	10	10	0 ²	10	10
Side, each					
Single and two-family dwellings and unattached accessory structures	5	5	5	5	NA
All other uses – principal and accessory structures	15	15	10	10	10
Rear, all uses	30	20	25	10	10
Minimum Lot Area (square feet)					
Single-family dwellings	7,500	2,500	2,500	2,500	NA
Two-family dwellings	9,500	5,000	5,000	5,000	NA
All other uses	10,000	7,500	10,000	10,000	10,000
Minimum Lot Width (feet)					
Single-family dwellings	75	20	50	50	NA
Two-family dwellings	85	35	50	50	NA
All other uses	90	50	50	50	50
Maximum Lot Depth to Width Ratio					
All uses	4:1	4:1	4:1	4:1	4:1
Maximum Lot Coverage (percent impervious area)					
Single-family dwellings	40	60	70	70	NA
Two-family dwellings	45	60	70	70	NA
All other uses	50	60	70	none ³	none ³
1. Except as a condition established for special exceptions or conditional uses, or as required by other chapter sections. 2. Building may be constructed up to the right-of-way line. 3. Based on compliance with all chapter standards and other regulations. 4. Any building exceeding a height of 100 feet shall be considered a special exception. NA – not applicable					

§420-17 - §420-24 Reserved