

306.B.2 Allowed Uses in Primarily Business Zoning Districts

TYPES OF USES (See definitions in Article 2)	ZONING DISTRICTS					
	V**	CN	CG	LI & GI	BC***	ON
a. RESIDENTIAL USES						
Single Family Detached Dwelling (<i>as amended by Ordinance 07-01, adopted 11/20/07</i>) (Note - Manufactured/mobile homes shall meet the additional requirements of Section 402)	P	SE	N	N	N	P
Twin Dwelling (side-by-side)	P	N	N	N	N	N
Townhouse (Rowhouse) (S. 402)	N	N	N	N	N	N
Apartments (S. 402), other than conversions of an existing building	P*	N	N	N	N	N
Boarding House (includes Rooming House) (S. 402)	N	N	SE	N	N	N
Manufactured/Mobile Home Park (S. 402)	N	N	C	N	N	N
Group Home within a lawful existing dwelling unit (S.402), not including a Treatment Center	P	P	P	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*	SE	SE	N	N	N
b. COMMERCIAL USES						
Adult Use (S. 402)	N	N	C	N	N	N
After Hours Club - To the extent the use is not prohibited by State Act 219 of 1990.	N	N	N	N in LI; C in GI	N	N
Airport (S. 402) (see also "Heliport")	N	N	N	C	N	N
Amusement Arcade	N	P	P	N	N	N
Amusement Park or Water Park	N	P	P	N	N	N
Animal Cemetery (S. 402)	N	P	P	P	N	N
Auditorium (Commercial), Arena, Performing Arts Center or Exhibition-Trade Show Center	N	C	P	P	N	N
Auto Repair Garage or Auto Service Station (S. 402)	N	N	C	C	N	N
Auto, Boat or Mobile/Manufactured Home Sales (S. 402)	N	N	P	N	N	N
Bakery, Retail	P	P	P	P	N	N
Bed and Breakfast Inn (S. 402)	P	P	P	P	P	P
Betting Use, in compliance with State law	N	N	N	C	N	N
Beverage Distributor (wholesale and/or retail)	P	P	P	P	N	N
Bus Maintenance or Storage Yard	N	N	P	P	N	N

- * = Apartments shall be limited to a maximum of 4 dwelling units per lot and shall be limited to being in the same building as a principal commercial use that is on the street level.
- ** = See additional requirements in Section 318.
- *** = See additional requirements in Section 317.
- 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 Board of Supervisors)
- N = Not permitted
- (S. 402) = See Additional Requirements in Section 402
- (S. 403) = See Additional Requirements in Section 403

Lower Paxton Township Zoning Ordinance - Adopted July 11, 2006

TYPES OF USES (See definitions in Article 2)	ZONING DISTRICTS					
	V**	CN	CG	LI & GI	BC***	ON
b. COMMERCIAL USES (Cont.)						
Bus Stop for local bus service	P	P	P	P	P	P
Bus Stop for Inter-city bus service <i>(as amended by Ordinance 07-01, adopted 11/20/07)</i> (other than bus maintenance or storage yard)	P	P	P	P	N	N
BYOB Club, as defined by and in compliance with Chap. 63 of the Codified Ordinances of Lower Paxton Twp.	N	N	SE	N	N	N
Camp (S. 402) other than Rec. Vehicle Campground	N	SE	P	P	N	N
Campground, Recreational Vehicle (S. 402), which may include an accessory camp store that is primarily for use by campers	N	N	SE	SE	N	N
Car Wash (S. 402) <i>(As Amended by Ordinance 08-14, Adopted 11/18/08)</i>	N	SE	P	N	N	N
Catering, Custom, for Off-Site Consumption	P	P	P	P	P	P
Communications Tower/Antennae, Commercial (S. 402)						
- Meeting Section 402.A.16.a. pertaining to antenna placed on certain existing structures	P	P	P	P	P	P
- Antennae/tower that does not meet Section 402.A.16.a. (such as freestanding towers)	N	N	N	C	N	N
- Note - Section 402.A.16 also allows towers serving emergency services stations						
Conference Center	P	P	P	P	P	N
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	P	SE	SE
Crafts or Artisan's Studio (see also as Home Occupation)	P	P	P	P	P	P
Custom Printing, Copying, Faxing, Mailing Courier Svc	P	P	P	P	P	P
Exercise Club	P	P	P	P	P	P
Financial Institution (S. 402; includes banks), with any "Drive-through" facilities meeting Section 403	P*	P	P	P	P	P
Flea Market/ Auction House	P	P	P	P	N	N
Funeral Home (S. 402)	SE	P	P	P	N	N
Garden Center, Retail (see "Wholesale Greenhouses")	P	P	P	P	N	N
Gas Station - See Auto Service Station						
Golf Course (S. 402), with a minimum lot area of 25 ac.	P	P	P	P	P	P
Heliport (S. 402)	N	N	N	SE	N	N
Horse-Riding Academy - See Stable under Miscellaneous Uses						
Hotel or Motel (S. 402)	N	P	P	P	P	N

* = Drive through service is prohibited.

** = See additional requirements in Section 318.

*** = See additional requirements in Section 317.

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	V**	CN	CG	LI & GI	BC****	ON
b. COMMERCIAL USES (Cont.)						
Kennel (S. 402)	N	N	SE	SE	N	N
Laundromat	P	P	P	P	N	N
Laundry, Commercial or Industrial	N	N	P	P	N	N
Lumber Yard	N	N	P	P	N	N
Motor Vehicle Racetrack (S. 402)	N	N	N	C	N	N
Nightclub (S. 402)	N	N	C	C	N	N
Office (May include medical labs, see also Home Occupations)	P	P	P	P	P	P
Pawn Shop	N	N	P	N	N	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	P	P****	P
Picnic Grove, Commercial (S. 402)	SE	P	P	P	P	N
Plant Nursery (other than a Retail Garden Center)	P	P	P	P	P	N
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	C	C	N	N
Recording Studio, Music	P	P	P	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	SE	P	P	N	N
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	SE	P	P	N	N
Repair Service, Household Appliance	P	P	P	P	P	P
Restaurant or Banquet Hall (S. 402)						
- with drive-through service (S. 403)	N	N	P	N	N	N
- without drive-through service	P	P	P	N	P****	N
Retail Store (not including uses listed individually in this Section 306) or Shopping Center	P	P*	P*	P*	P****	N
Self-Storage Development	N	N	P	P	N	N

* = Each individual retail store in the CN, LI or GI district shall be limited to a maximum of 50,000 square feet of retail indoor building floor area. If a lot of two or more retail stores includes a total of more than 50,000 square feet of retail indoor floor area, then conditional use approval shall be required.

** = See additional requirements in Section 318.

*** = See additional requirements in Section 317.

**** = The total of all restaurant, personal service and retail sales uses shall be limited to a maximum of 15 percent of the total building floor area on a lot.

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TYPES OF USES (See definitions in Article 2)	ZONING DISTRICTS					
	V**	CN	CG	LI & GI	BC***	ON
b. COMMERCIAL USES (Cont.)						
Target Range, Firearms						
- Completely indoor and enclosed	N	P	P	P	N	N
- Other than above (S. 402)	N	N	N	SE	N	N
Tattoo or Body Piercing Establishment (other than temporary tattoos or ear piercing, which are personal service uses)	N	N	P	N	N	N
Tavern which may include a State-licensed micro-brewery (not including an After Hours Club or Nightclub)	N	N	SE	SE	N	N
Theater, Indoor Movie, other than an Adult Use	N	N	P	P	P	N
Trade/ Hobby School	P	P	P	P	P	P
Veterinarian Office (S. 402)	P	P	P	P	P	N
Wholesale Sales - see under Industrial Uses						
c. INSTITUTIONAL/ SEMI-PUBLIC USES						
Cemetery (see Crematorium listed separately)	P	P	P	P	P	P
College or University - Educational and Support Buildings (other than environmental education center)	P	P	P	P	P	P
Community Recreation Center (limited to a government sponsored or non-profit facility) or Library	P	P	P	P	P	P
Crematorium	N	N	SE	SE	N	N
Cultural Center or Museum	P	P	P	P	P	P
Day Care Center, Adult (S. 402)	P	P	P	P	P	P
Day Care Center, Child (S. 402) (See also as an accessory use)	P	P	P	P	P	P
Dormitory as accessory to a college, university or primary or secondary school	N	N	SE	N	N	N
Emergency Services Station	P	SE	SE	SE	SE	N
Hospital or Surgery Center	SE	SE	P	P	P	N
Hunting and Fishing Club	N	N	P	P	N	N
This term shall not include uses listed separately in this Section 306.						
Maintenance Facilities for on-site grounds maintenance which shall be required to separated by landscaped screening from any dwellings	P	P	P	P	P	P
Membership Club meeting and non-commercial recreational facilities, provided that an "After Hours Club", "Tavern" or uses listed separately in this Section 306 shall only be allowed if so listed in this table and if the requirements for that use are also met.	P	P	P	P	N	N

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	V**	CN	CG	LI & GI	BC***	ON
<u>c. INSTITUTIONAL / SEMI-PUBLIC USES (Cont.)</u>						
Nursing Home or Personal Care Home/Assisted Living (S. 402)	P	P	P	N	P	P
Place of Worship (S. 402) (includes Church)	P	P	P	P	P	P
School, Public or Private, Primary or Secondary (S.402)	P	P	P	P	P	P
Treatment Center (S. 402)	N	N	SE	SE	N	N
<u>d. PUBLIC/SEMI-PUBLIC</u>						
Township Government Uses, other than uses listed separately in this Section 306	P	P	P	P	P	P
Government Facility, other than uses listed separately in this Section 306	SE	SE	SE	SE	SE	SE
Prison or Similar Correctional Institution	N	N	N	SE in GI N in LI	N	N
Publicly Owned or Operated Recreation Park	P	P	P	P	P	P
Public Utility Facility (See also Section 114) other than uses listed separately in this Section 306	SE	SE	SE	SE	SE	SE
Swimming Pool, Non-household (S. 402)	P	P	P	P	P	P
U.S. Postal Service Facility, which may include a leased facility.	P	P	P	P	P	N
<u>e. INDUSTRIAL USES</u>						
Asphalt Plant	N	N	N	N in LI; SE in GI	N	N
Assembly or Finishing of Products Using Materials Produced Elsewhere (such as products from plastics manufactured off-site)	N	N	N	P	N	N
Building Supplies and Building Materials, Wholesale Sales of	N	N	N	P	N	N
Distribution as a principal use (other than Trucking Company Terminal)	N	N	N	P	N	N
Industrial Equipment Sales, Rental and Service, other than vehicles primarily intended to be operated on public streets	N	N	P	P	N	N
Junk - outdoor storage, display or processing of, other than within an approved junkyard or solid waste disposal area	N	N	N	N	N	N
Junk Yard (S. 402)	N	N	N	N in LI; SE in GI	N	N

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TYPES OF USES (See definitions in Article 2)	ZONING DISTRICTS					
	V**	CN	CG	LI & GI	BC***	ON
<u>e. INDUSTRIAL USES (Cont.)</u>						
Liquid Fuel Storage, Bulk, for off-site distribution, other than: auto service station, retail propane distributor as listed separately, pre-packaged sales or fuel tanks for company vehicles	N	N	N	N in LI; SE in GI	N	N
Manufacture and/or bulk processing of the following, provided manufacturing occurs only indoors:						
- Agricultural Chemicals, Fertilizers or Pesticides	N	N	N	SE	N	N
- Apparel, Textiles, Shoes and Apparel Accessories (see also Crafts Studio)	N	N	N	P	N	N
- Cement Manufacture	N	N	N	SE	N	N
- Ceramics Products (other than Crafts Studio)	N	N	N	P	N	N
- Chemicals, Manufacture or Bulk Processing of Toxic or "Extremely Hazardous Substances" in amounts in excess of the U.S. EPA Threshold Planning Quantity or substances with similar characteristics	N	N	N	SE	N	N
- Chemical Products, other than pharmaceuticals and types listed separately (see above)	N	N	N	SE	N	N
- Clay, Brick, Tile and Refractory Products	N	N	N	P	N	N
- Computers and Electronic and Microelectronic Products	N	N	N	P	P	N
- Concrete, Cement, Lime and Gypsum Products, other than actual manufacture of cement	N	N	N	SE	N	N
- Electrical Equipment, Appliances and Components	N	N	N	P	N	N
- Explosives, Fireworks or Ammunition	N	N	N	N in LI; SE in GI	N	N
- Fabricated Metal Products (except Explosives, Fireworks or Ammunition) and/or Machine Shops	N	N	N	P	N	N
- Food (Human) and Beverage Products, at an industrial scale as opposed to a clearly retail scale, including but not limited to processing, bottling and related trucking of water removed from a site (not including uses listed individually in this Section 306)	N	N	P	P	N	N
- Food Products for animals	N	N	N	P	N	N
- Gaskets	N	N	N	P	N	N
- Glass and Glass Products (other than Crafts Studio)	N	N	N	P	N	N

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	V**	CN	CG	LI & GI	BC***	ON
<u>e. INDUSTRIAL USES (Cont.)</u>						
Manufacture and/or bulk processing of the following, provided manufacturing occurs only indoors:						
- 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	N	N	N
- Jewelry and Silverware	N	N	N	P	N	N
- Leather and Allied Products (other than Crafts Studio or Tannery)	N	N	N	P	N	N
- Machinery	N	N	N	P	N	N
- Manufactured or Modular Housing Manufacture	N	N	N	P	N	N
- Medical Equipment and Supplies	N	N	N	P	C	N
- Metal Products, Primary	N	N	N	SE	N	N
- Mineral Products, Non-metallic (other than Mineral Extraction)	N	N	N	SE	N	N
- Paper and Paper Products (including recycling, but not including manufacture of raw paper pulp)	N	N	N	P	N	N
- Paper - Raw Pulp	N	N	N	SE	N	N
- Paving Materials, other than bulk manufacture of asphalt	N	N	N	SE	N	N
- Pharmaceuticals and Medicines	N	N	N	P	P	N
- Plastics, Polymers, Resins, Vinyl, Coatings, Cleaning Compounds, Soaps, Adhesives, Sealants, Printing Ink or Photographic Film	N	N	N	SE	N	N
- Products from Previously Manufactured Materials, such as glass, leather, plastics, cellophane, textiles, rubber or synthetic rubber	N	N	N	P	P	N
- Prototypes, as accessory to a Research and Development Principal Use	N	N	P	P	P	N
- Roofing Materials and Asphalt Saturated Materials or Natural or Synthetic Rubber	N	N	N	SE	N	N
- Scientific, Electronic & Other Precision Instruments	N	N	N	P	P	N
- Sporting Goods, Toys, Games, Musical Instruments or Signs	N	N	P	P	N	N
- Transportation Equipment	N	N	N	P	N	N
- Wood Products and Furniture (not including raw paper pulp)	N	N	P	P	N	N

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TYPES OF USES (See definitions in Article 2)	ZONING DISTRICTS					
	V**	CN	CG	LI & GI	BC***	ON
<u>e. INDUSTRIAL USES (Cont.)</u>						
- See Section 105 for uses that are not listed						
Mineral Extraction (S. 402) and related processing, stock-piling and storage of materials removed from the site, but including groundwater or spring water withdrawals	N	N	C	C	C	N
Packaging	N	N	P	P	P	N
Package Delivery Services Distribution Center	N	N	N	P	SE	N
Petroleum Refining	N	N	N	N in LI; SE in GI	N	N
Photo Processing, Bulk	N	P	P	P	P	N
Printing or Bookbinding	N	P	P	P	P	N
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	SE	P	N	N
Research and Development, Engineering or Testing Facility or Laboratory (other than medical laboratories, which is considered an office use)	N	N	P	P	P	N
Sawmill/ Planing Mill	N	N	P	P	N	N
Slaughterhouse, Stockyard or Tannery, with a 400 feet minimum setback from all lot lines	N	N	N	N in LI; SE in GI	N	N
Solid Waste Landfill (S. 402)	N	N	N	N in LI; C in GI	N	N
Solid Waste Transfer Facility or Waste to Energy Facility (S. 402)	N	N	N	N in LI; SE in GI	N	N
Trucking Company Terminal (S. 402)	N	N	N	C	N	N
Warehousing or Storage as a principal use	N	N	N	P	N	N
Warehousing or Storage as an on-site accessory use	N	P	P	P	P	N
Welding	N	N	P	P	N	N
Wholesale Sales (other than Motor Vehicles)	N	N	P	P	N	N

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	SE	SE	SE	SE
Bus Shelter (S. 403) along a public bus route	P	P	P	P	P	P

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	V**	CN	CG	LI & GI	BC****	ON
<u>f. ACCESSORY USES (Cont.)</u>						
Composting (S. 403), other than leaves, tree bark or materials generated on-site which are permitted by right	N	N	SE	SE	N	N
Day Care Center accessory to and on the same lot as an existing lawful Place of Worship, with a minimum lot area of 2 acres	P	P	P	P	P	P
Day Care (S. 403) as accessory to an existing dwelling:						
- Day care of a maximum of 3 adults or youth, in addition to "Relatives" of the caregiver	P	P	P	P	P	P
Day Care (S. 403) as accessory to a dwelling: <i>(as amended by Ordinance 07-01, adopted 11/20/07)</i> (See definitions for each term in Section 202 under Day Care, Adult and Day Care, Child)						
- Day care of a maximum of 3 adults or youth, in addition to "Relatives" of the caregiver	P	P	P	P	P	P
- Group Day Care Home (care for 7 to 12 persons)	SE	SE	SE	P	N	P
- Family Day Care Home (care for 4 to 6 persons)	SE	SE	P	P	NE	P
Farm-Related Business (S. 403)	N	P	P	P	SE	P
Home Occupation, Major (S. 403)	SE	SE	SE	P	P	P
Home Occupation, Minor (S. 403)	P	P	P	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	P	P	N
Parking Lot for Carpooling (see also Miscellaneous Uses below)	P	P	P	P	P	P
Retail Sales of Agricultural Products (S. 403)	P	P	P	P	P	P
Temporary Retail Sales - See Section 103.G.	P	P	P	P	N	N
Unit for Care of Relative (S. 403)	P	P	P	P	P	P
<u>g. MISCELLANEOUS USES</u>						
Crop Farming and Wholesale Greenhouses	P	P	P	P	P	P
Groundwater or Spring Water Withdrawal, averaging more than 100,000 gallons per day removed from a tract for off-site consumption (S. 402) (See also requirements for food and beverage bottling and processing under Industrial Uses)	C	C	C	C	C	C
Nature Preserve or Environmental Education Center, with a 10 acre minimum lot area for any use involving a principal building	P	P	P	P	P	P
Parking Lot or Structure as an accessory use	P	P	P	P	P	P

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<u>g. MISCELLANEOUS (Cont.)</u>						
Parking Lot or Structure as a principal use that does not primarily serve tractor-trailer trucks or trailers	P	P	P	P	P	P
Parking Lot or Structure as a principal use that primarily serves tractor-trailer trucks or trailers	N	N	N	SE	N	N
Livestock or Poultry, Raising of (S. 402):						
- Intensive	N	N	N	SE	N	N
- Not Intensive	N	SE	SE	P	P	N
Sewage Sludge/Biosolids, Land Application of (S. 403)	N	SE	SE	SE	SE	N
Sewage Treatment Plant	N	C	C	C	C	N
Stable, Non-Household (S. 402; includes horse-riding academy)	N	SE	P	P	P	N
Timber Harvesting (S. 402)	P	P	P	P	P	P
Windmill, which shall be required to have a setback equal to the total height from all lot lines of existing dwellings and residential districts, except that if placed above a building, only the height of the pole and windmill needs to be setback from lot lines.						
- Maximum of One Windmill per lot	P	P	P	P	P	P
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	N	N

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306.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.

* See standard for each in Section 403.

306.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.