

ZONING

27 Attachment 5

Township of North Strabane Table of Authorized Uses – Principal Uses [Amended by Ord. No. 406, 7/25/2023]

P = Permitted Use
C = Conditional Use
SE = Use by Special Exception

Principal Uses	Zoning Districts							
	A-1	A-2	R-1-V	R-2	R-3	C-1	C-2	I-1
1 Active recreation, high-impact	C						C	C
2 Active recreation, low-impact	C	C	C	C	C	C	C	C
3 Adult business								C
4 Age-restricted planned community				C	C			
5 Agriculture	P	P						
6 Airports or airstrips	C							
7 Animal grooming	P	C						
8 Automobile service station						P	P	P
9 Bakery, candy or ice cream shop, including processing primarily for on-site sale ("limited commercial uses")			C			P	P	
10 Bar or tavern			C			P	P	
11 Beer distributor						P	P	
12 Betting parlor							P	
13 Billboards							C	
14 Boarding stable	P	C						
15 Business or professional offices			C			P	P	P
16 Car wash						SE	SE	
17 Casino or gaming facility							P	
18 Catering service, including rental hall						P	P	
19 Cemetery	SE							
20 Certified water storage facilities and MLVTs	C	C		C				C

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	A-1	A-2	R-1-V	R-2	R-3	C-1	C-2	I-1
21 Cleaning and dyeing plant								P
22 Coal mine adjunct facilities	C							C
23 Coal mine facilities, underground	C							C
24 Commercial greenhouse	P	C				P	P	P
25 Commercial school						P	P	
26 Communications antenna mounted on an existing building or existing public utility storage or transmission structure	SE	SE	SE	SE	SE	SE	SE	SE
27 Communications tower								
28 Comparable uses not specifically listed	C					C	C	C
29 Compressor stations and processing plants								C
30 Conservation subdivision		C		C				
31 Contracting business						C		P
32 Contractor's yard								P
33 Convenience store						P	P	
34 Day-care, animal							C	
35 Day-care center						P	P	P
36 Day-care center or preschool facility in a place of worship or school	SE	SE	SE	SE	SE	P	P	P
37 Deep injection wells								C
38 Drug store						P	P	
39 Dry-cleaning pick-up store						P	P	
40 Equipment storage yard								
41 Essential services	P	P	P	P	P	P	P	SE
42 Financial institution						P	P	P
43 Flex space								P

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	A-1	A-2	R-1-V	R-2	R-3	C-1	C-2
44 Food and related products, packaging, storage and distribution							
45 Food store							
46 Forestry	P	P	P	P	P	P	P
47 Funeral home							
48 Golf course or golf or country club	C	C					
49 Grocery store							
50 Group-care facility						C	
51 Health club						P	P
52 Hospital				C			
53 Hotel or motel							
54 Impoundments (fresh water, re-use/waste water)	C	C				P	P
55 Indoor entertainment							
56 Junkyard							
57 Juvenile incarceration facility							
58 Kennel	C	C					
59 Landfill							
60 Landscaping contractor/landscaping supply							
61 Laundromat						P	P
62 Light manufacturing, provided that all storage and operations are within a completely enclosed building							
63 Limited commercial uses			C				
64 Medical marijuana dispensary							
65 Medical marijuana grower/processor							
66 Medical offices						P	P

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	A-1	A-2	R-1-V	R-2	R-3	C-1	C-2	I-1
67 Mini-warehouse or self-storage facilities								P
68 Mobile home park	C							
69 Mobile home sales, service and storage								P
70 Multifamily dwellings			C		C			
71 Nightclub							C	
72 Non-family facility, Type 1 and/or 2					C			
73 Nursing home					C	C		
74 Oil and gas development	C	C		C				C
75 Oil and gas pipelines and temporary water pipelines	P	P	P	P	P	P	P	P
76 Packaging and delivery services								P
77 Passive recreation	P	P	P	P	P	P	P	
78 Personal-care boarding home			C		C	C		
79 Personal services						P	P	
80 Pet services						P		
81 Pharmacy						P		
82 Place of worship/place of assembly	SE	SE	SE	SE	SE	P	P	
83 Planned industrial park								C
84 Planned office park							C	C
85 Planned research and technology park								C
86 Planned residential development					C			
87 Planned shopping center							C	
88 Printing establishment								P
89 Private club		SE	SE			P	P	
90 Public buildings	P	P	P	P	P			
91 Public parking lot or public parking garage							C	

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	A-1	A-2	R-1-V	R-2	R-3	C-1	C-2	I-1
92 Public utility building or structure	SE	SE	SE	SE	SE	P	P	P
93 Racetrack							P	
94 Re-entry drilling	P	P		P				P
95 Re-entry related operations	C	C		C				C
96 Repair shop								P
97 Research and development, including pilot manufacturing								P
98 Residence in combination with business			C			P		
99 Restaurant, carry-out						P	P	P
100 Restaurant, fast-food						P	P	P
101 Restaurant, sit-down						P	P	P
102 Retail businesses						P	P	
103 Riding academy, commercial	C	C						
104 Riding academy, noncommercial	P	P						
105 Schools (public or private)	SE	SE	SE	SE	SE			
106 Self-storage, interior						SE	SE	P
107 Single-family dwelling	P	P	P	P	P			
108 Sportsmen's club	C							
109 Storage depot(s) and truck staging area(s)	C	C		C				C
110 Supply yard								P
111 Surface mining	C							C
112 Temporary use or structure, other than a construction trailer, model home or sales office	P	P	P	P	P	P	P	P
113 Traffic control sites	P	P		P				P
114 Transitional dwelling						C		

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	A-1	A-2	R-1-V	R-2	R-3	C-1	C-2
115 Truck and heavy equipment rental, sales and service							
116 Truck terminal							
117 Two-family dwelling			P	C			
118 Vehicle accessories sales and installation						P	P
119 Vehicle rental, sales and service						P	P
120 Vehicle repair garage						P	P
121 Veterinary clinic	SE	SE				SE	SE
122 Video store, excluding adult video store						P	
123 Warehousing and distribution							P
124 Wholesale business							P
125 Wireless Communications Facilities:							
Non-tower wireless communications facility and accessory equipment on a wireless support structure, subject to § 27-2100 et seq.	SE	SE	SE	SE	SE	SE	SE
Tower-based wireless communications facility and accessory equipment on a wireless support structure, subject to § 27-2100 et seq.							SE
Small wireless communications facility and accessory equipment on a wireless support structure, subject to § 27-2100 et seq.	P	P	P	P	P	P	P