

South Shenango Township Zoning Table 304A

P – Permitted Use CU Conditional Use SE Special Exception NP Not Permitted
Numbers in parenthesis refer to the location of additional specific standards required
for specific uses within this ordinance.

Use /Zoning District	Agricultural District (AD)	LR Lake Residential District (LRD)	RO Rural Opportunity District (ROD)
Agricultural Sales or Service Business	P	P (See Section 402)	P
Agriculture Operation	P	P (See Section 401)	P
Artisan and Craftwork	P (see Section 437)	NP	SE (see Section 437)
Bed and Breakfast	P (See Section 423)	SE (See Section 423)	SE (See Section 423)
Billboards	SE (See Section 502.14)	NP	NP
Boat Sales and Service and Off-Season Storage	P	SE (See Section 420)	SE (See Section 420)
Bottle Clubs	CU (See Section 431)	NP	NP
Bulk Fuel Oil Storage Yard	CU (See Section 432)	NP	NP
Business or Commercial School	CU (See Section 425)	NP	CU (See Section 425)
Business Services	P (See Section 425)	NP	P (See Section 325)
Campgrounds and Recreational Vehicle Parks	CU(See Section 408)	CU(See Section 408)	CU(See Section 408)
Car Wash	SE (See Section 424)	NP	SE (See Section 424)
Cemeteries	P	NP	P
Commercial Stable or Riding Academy	P	NP	P
Communications Antennae	P	NP	P
Communications Tower	SE See Section 416)	NP	NP
Companion Dwelling Unit	P (See Section 308)	NP	NP
Contractor's Office, Garage and Storage Yard Lumberyard and Building Materials Sales	P (See Section 422)	NP	SE (See Section 422)
Convenience Store, including Gasoline Sales	NP	NP	CU (See Section 428)
Correctional Facility or Halfway House	CU (See Section 417)	NP	NP
Day Care Center	P	NP	SE (See Section 413)
Dog Kennel	CU(See Section 409)	NP	NP
Eating and Drinking Place	CU (See Section 428)	CU(see Section 428)	CU (See Section 428)
Essential Services	P	P	P
Exotic Animal Raising and Care	CU(See Section 407)	NP	NP
Family Day Care Home	P	SE (See Section 413)	SE (See Section 413)
Flea Market	NP	NP	CU (See Section 427)

Use /Zoning District	Agricultural District (AD)	LR Lake Residential District (LRD)	RO Rural Opportunity District (ROD)
Forestry	P	P	P
Gasoline Service Station/ Repair and Service Business	SE (See Section 424)	NP	SE (See Section 424)
Golf Course	P	NP	P
Group Day Care Home	P	NP	SE (See Section 413)
Heavy Industry, including Power Generation	CU (See Section 436)	NP	NP
Home Lot Occupations	P (see Section 404)	NP	P (See Section 404)
Home Occupations	P	SE (See Section 404)	P
Indoor Commercial Recreation	NP	NP	SE(See Section 403)
Intensive Outdoor Recreation	CU (See Section 403)	NP	NP
Junk Yards	CU (See Section 433)	NP	NP
Light Industry	P (See Section 438)	NP	NP
Medical, Dental or Chiropractic Offices	P (See Section 425)	SE (See Section 425)	P (See Section 425)
Mineral Extraction	CU(See Section 406)	NP	NP
Mobilehome Park	CU(See Section 411)	NP	NP
Motel or Hotel, including Restaurant Conference Rooms and Supporting Facilities	NP	CU (see Section 426)	CU (See Section 426)
Multiple Family Dwelling		SE (See Section 410)	SE (See Section 410)
Municipal, Public Authority, or Volunteer Fire Department Facility	P	P	P
Natural Gas and Oil Development (See Section 405 for definition)	CU(See Section 405) Conventional Wells as defined by Act 13 are permitted uses	NP	NP
No-Impact Home-Based Business	P	P	P
Nursery greenhouse sales, Landscaping Supply	P	NP	P
Nursing Home Personal Care Home	P (See Section 410)	NP	SE (See Section 410)
Offices (All Types except Medical and Contractor's, including Professional Services)	P	SE (See Section 439)	P
Outdoor Commercial Recreation	CU (See Section 403)	NP	NP

Use /Zoning District	Agricultural District (AD)	LR Lake Residential District (LRD)	RO Rural Opportunity District (ROD)
Outdoor Sales and Rentals; including Automobiles, Agricultural and Contractor's Equipment, Recreational Vehicles, and Mobile Homes	P (See Section (420)	NP	SE (See Section 420)
Personal Services	P (See Section 425)	NP	P (See Section 325)
Place of Worship and Assembly	P	P	P
Private Membership Recreational Facility	CU (See Section 418)	NP	NP
Public and Private Accredited Schools, Hospitals, Colleges and Universities	CU (See Section 419)	NP	CU See (Section 419)
Public Parks and Playgrounds	P	P	P
Research Lab	P (See Section 436)	NP	SE (See Section 438)
Sanitary Landfill/Waste Disposal Site	CU (See Section 435)	NP	NP
Sawmills	CU (See Section 434)	NP	NP
Self-Service Storage Facilities	P(See Section 421)	NP	SE (See Section 421)
Sexually Oriented Business/Adult Entertainment Business	CU (See Section 439)	NP	NP
Shopping Centers and Retail Sales of Greater than 10,000 Square Feet of Floor Area	NP	NP	CU (See Section 428)
Shopping Centers and Retail Sales, All Types (Floor Area 10,000 Square Feet of Floor Area or Less)	P	CU(See Section 428)	P
Single Family Dwellings	P	P	P
Theater	NP	NP	CU (See Section 428)
Transitional Housing Facility	CU (See Section 414)	NP	NP
Two Family Dwelling		SE (See Section 410)	
Veterinary Clinics	P	NP	P

Section 304B Permitted Accessory Uses

The types of Accessory uses listed in Table 304B shall be permitted as indicated. Accessory uses that require a UCC permit, or application exemption, shall apply for and receive a building permit or certificate. Other accessory uses shall be permitted provided they can be shown to be substantially similar to a listed accessory use, and they shall be located on the same lot as the Principal Use. All accessory uses are also subject to lot, dimension, and use standards.

Table 304.B Use Class	Typical incidental and accessory uses
All Uses	Parking and driveways, lawful signs, solid waste storage areas, gardening and landscaping, small storage sheds for property maintenance, small recreational and play structures, religious symbols, walls, fences, lamp posts, necessary stormwater management structures and facilities
Agricultural Operations	Buildings and structures for storage of machinery, equipment, and livestock, fences, grain or forage storage and treatment structures, manure management structures, water storage and irrigation, structures and uses for on farm sales of items produced upon the premises, exterior fuel and fertilizer tanks
Single Family Dwellings	Residential garages (noncommercial for storage and incidental repair of vehicles) , swimming pools, gazebos, storage sheds, home gardening and noncommercial greenhouses, dog kennels, home play or exercise equipment, home communication reception devices
Multiple Family Dwellings	All single family accessory uses plus laundry facilities, community recreation buildings for residents of a development
Retail and Service Business	Drive in and drive through facilities, business communication reception devices
Industry	Buildings for grounds maintenance, small storage sheds, exterior fuel tanks for fueling vehicles, loading docks and bays, outdoor scales, storage silos for noncombustible and non-explosive materials. Antennae mounted upon existing towers