

ZONING

27 Attachment 1

Forty Fort Borough

Use Table
[Ord. No. 2018-2, 11/5/2018]

Symbol Key

- P - Permitted Use — Approval Granted by Zoning Officer
- SE - Special Exception — Approval Granted by Zoning Hearing Board
- C - Conditional Use — Approval Granted by the Borough Council
- N - Non-Permitted Use

USES ¹	Zoning Districts				
	R-1	R-2	C-1	I-1	C-OP
Single-family dwelling units	P	P	P	N	N
Two-family dwelling units	N	P	P	N	N
Multifamily dwelling units	N	SE	P	N	N
Townhouses	N	SE	P	N	N
Short-term home rental	N	SE	N	N	N
Manufactured home on permanent foundation	P	P	P	N	N
Accessory residential structures	P	P	P	P	P
Boardinghouse/rooming house	N	N	SE	N	N
Bed-and-breakfast	N	N	SE	N	N
Personal-care home	N	N	SE	N	N
No-impact home-based business	P	P	P	P	P
Home office	P	P	P	P	P
Home occupation	SE	SE	SE	SE	SE
Group home	N	SE	SE	N	N
Half-way house	N	N	SE	N	N
Dwellings on upper floors of commercial uses	N	N	P	N	N
Agriculture use	N	N	N	N	P
Animal cemetery	N	N	N	N	SE
Airport	N	N	N	N	C
Animal hospital	N	N	SE	N	N
Artist and hobby supplies (sale of)	N	N	P	P	N
Automotive repair garage	N	N	SE	P	N
Automotive sales	N	N	SE	SE	N
Automotive supplies (sale of)	N	N	P	P	N
Automotive wrecking yard	N	N	N	C	N
Banks and similar financial services	N	N	P	P	N
Bakery	N	N	N	P	N
Beauty and barber shops	N	N	P	P	P
Bulk fuel storage facility	N	N	N	C	N
Bottle club or BYOB club	N	N	C	N	N
Car wash and auto detailing	N	N	P	P	N
Cemetery	N	N	N	N	C
Clothing and clothing accessories (sale of)	N	N	P	P	N

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Commercial greenhouses and nurseries	N	N	P	P	SE
Continuing care facility	N	N	P	P	N
Contractors storage yards	N	N	N	P	N
Convenience store	N	N	P	P	N
Convenience stores with gas sales	N	N	SE	SE	N
Day-care facilities	N	N	P	P	N
Drive-through commercial uses excluding serving food and beverages	N	N	C	C	N
Drive-through commercial uses including those serving food and beverages	N	N	N	C	N
Emergency services facility	N	N	P	P	N
Entertainment facilities	N	N	P	P	N
Extraction of minerals	N	N	N	N	C
Food processing establishment	N	N	N	C	N
Food products (sale of) includes grocery stores	N	N	P	P	N
Forestry (as defined in Part 2)	P	P	P	P	P
Furniture or office supplies and equipment	N	N	P	P	N
Garden center	N	N	P	P	P
Gas station, limited-service	N	N	P	P	N
Hardware/home improvements store	N	N	P	P	N
Hazardous substances: any use which utilizes and/or stores hazardous substances (as defined in Part 2)	N	N	N	C	N
Health spa	N	N	P	P	N
Hookah lounge or bar	N	N	SE	SE	N
Hotels and motels	N	N	C	N	N
Hospital	N	N	C	N	N
Household goods and appliances	N	N	P	P	N
Industry, heavy	N	N	N	C	N
Industry, light	N	N	N	P	N
Intermediate-care facility	N	N	P	N	N
Junkyards	N	N	N	C	N
Library	N	N	P	N	N
Large retail establishment (as defined in Part 2)	N	N	C	N	N
Laundromat, self-service	N	N	SE	N	N
Machine shop	N	N	N	C	N
Municipally owned building	P	P	P	P	P
Massage establishment by medical practitioner	N	N	P	P	N
Medical clinic/center	N	N	P	P	N
Medical marijuana dispensary	N	N	N	C	N
Medical marijuana growers/processors facility	N	N	N	C	N
Methadone treatment facility	N	N	N	C	N
Mixed-use structure	N	N	SE	SE	N
Mortuaries and crematories	N	N	P	N	N
Newspapers, books and stationery supplies	N	N	P	P	N
Nightclub	N	N	C	C	N

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Nonprofit social hall and clubs	N	N	SE	SE	N
Office supply store	N	N	P	P	N
Outdoor storage as a principal use (nonresidential)	N	N	N	P	N
Outdoor wood-fired boilers	N	N	N	N	SE
Personal services	N	N	P	P	N
Pet store	N	N	P	P	N
Pharmaceutical products (sale of)	N	N	P	P	N
Photocopying services	N	N	P	P	N
Photographic studios and commercial photography	N	N	P	P	N
Place of worship	SE	SE	SE	SE	SE
Professional offices	N	N	P	P	N
Public building and/or facility	N	N	P	P	N
Public utility facilities, essential	SE	SE	SE	SE	SE
Recreational facilities, commercial	N	N	P	P	N
Recreational facilities, private	N	N	SE	SE	N
Recreational facilities, public	N	N	P	N	P
Recycling collection center	N	N	C	C	N
Repair services, miscellaneous small appliances	N	N	P	P	N
Restaurants	N	N	P	P	N
Retail sale establishments (as defined in Part 2)	N	N	P	P	N
Satellite dish antenna (noncommercial)	P	P	P	P	P
School	N	SE	SE	N	N
Self-storage facility	N	N	N	P	N
Skilled nursing facility	N	N	P	P	N
Service offices	N	N	P	P	N
Sexually oriented uses as defined in Part 2	N	N	N	C	N
Shopping center	N	N	C	C	N
Solar energy					
Solar energy system (major)	N	N	N	N	C
Solar energy system (minor)	SE	SE	SE	SE	SE
Solar energy system (minor): (roof-mounted)	P	P	P	P	P
Sporting goods (sale of)	N	N	P	P	N
Substance abuse treatment facility, outpatient	N	N	C	C	N
Substance abuse treatment facility	N	N	N	C	N
Tattoo parlor/body-piercing studio	N	N	P	P	N
Taverns	N	N	P	P	N
Trucking facility	N	N	N	C	N
Truck repair and storage	N	N	N	C	N
Warehouse/distribution facilities (including storage yards)	N	N	N	P	N
Wind energy conversion systems					
Wind energy facility	N	N	N	N	C
Small wind energy conversion system	SE	SE	SE	SE	SE

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(including roof-mounted and freestanding)					
Wireless communication uses					
Wireless Communication Facility (WCF)	N	N	N	C	C
Non-tower wireless communications facilities	N	N	P	P	P
Non-tower WCF in the public rights-of-way	N	N	P	P	P
Tower-based wireless communications facilities	N	N	N	C	C
Accessory nonresidential structures ¹	N	N	P	P	P
Miscellaneous nonresidential uses					
Any nonresidential use permitted by right or by special exception shall be deemed a conditional use if it involves the initial or cumulative construction, placement or installation of a building, structure and/or development which equals or exceeds 10,000 square feet	C	C	C	C	C

NOTES:

¹ Uses may be subject to supplemental regulations contained in Part 3, Part 7 and/or Part 8.