

3. Mixed Use Districts.
  - a. **D – City Downtown Mixed Use District:** To allow for multistory commercial, mixed-use, and institutional buildings on a pedestrian scale in the urban downtown setting of the central business district.
  - b. **N – City Neighborhood Mixed Use District:** To permit a mix of pedestrian-oriented residential, commercial, and ancillary institutional land uses in an urban neighborhood setting, ranging from converted dwellings to mixed-use buildings with retail uses on the ground floor and apartments on upper floors.
4. Civic/Institutional Districts.
  - a. **INST – Town-City Institutional District:** To provide for institutional uses primarily providing services and benefits to individuals who have a relationship with the not-for-profit institutions associated with such uses rather than the public at large.
  - b. **CIV – Civic District:** To provide for institutional uses primarily providing public services and benefits and generally designed for and widely accessible to members of the public at large.
5. Commercial Districts.
  - a. **HC – Highway Commercial District:** To accommodate areas of historic, cultural, and civic significance located in and around the central business district.
  - b. **PC – Planned Commercial District:** To permit areas for master-planned retail, dining, lodging, entertainment, and other commercial activities, including shopping centers and developments of multiple buildings on one lot.
6. Industrial Districts:
  - a. **CI – Commercial-Industrial District:** To create a zone where small-scale, low-impact light industrial uses and general commercial development coexist along arterial and collector roads.
  - b. **LI – Light Industrial District:** To arrange for locations accommodating less intense industrial land uses such as light manufacturing, small-scale warehousing, research/testing facilities, and supporting offices.

B. Overlay Districts and Purpose Statements.

See Article 4 of this Ordinance for the designation and intent of the overlay districts.

**Section 3.2 – Zoning Map**

- A. The boundaries of the districts in which the City of Scranton is divided shall be shown upon a map entitled the “The City of Scranton Zoning Map,” which is available on file for public viewing at the Scranton Municipal Building. This map and all notations, references, and

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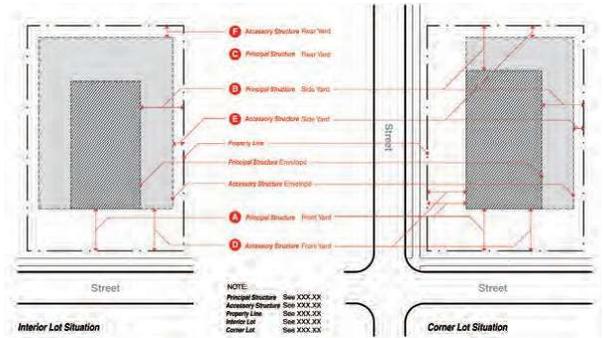
### PERMITTED USES

PRINCIPAL USES		ACCESSORY USES	
Animal hospital or veterinary clinic	P	School, commercial	P
Bakery	P	Self-storage facility	P
Billboard, on its own lot	SE	Shooting/archery range, indoor	P
Brewery	P	Vehicle or equipment sales	P
Building, contracting, or related business	P	Vehicle repair garage	P
Business service establishment	P	Distribution center	P
Car or truck wash	P	Industrial park	P
Commercial recreation facility, indoor	P	Junkyard	SE
Commercial recreation facility, large-scale/intensive	P	Lumberyard	P
Commercial recreation facility, outdoor	P	Manufacturing, light	P
Convenience store	P	Medical marijuana, grower	P
Craftsman-artisan workshop	P	Recycling, small scale	P
Crematorium	P	Research and development facility	P
Farmers market	P	Warehouse	P
Flea market	P	Wholesale establishment	P
Funeral home	P	Bus terminal	P
Gasoline service station	P	Essential services	P
Kennel	P	Truck/freight terminal	P
Landscape/nursery, retail	P	Wireless communications facility	P
Laundromat/dry cleaners	P	Group care facility	P
Office, business or professional	P	Emergency services	P
Office, medical or dental	P	Municipal/government facility or use	P
Personal service establishment	P	Park, private	P
Radio/television studio	P	Park, public	P
		Place of worship/assembly	P
		Trails	P
		Forestry	P
		Nature preserve	P
		Community garden	P
		Accessory food operations	P
		Car or truck wash	P
		Craftsman-artisan workshop	P
		Day care center, adult	P
		Day care center, child	P
		Day care home, family	P
		Day care home, group	P
		Dwelling: accessory (ADU)	P
		Electric vehicle charging station	P
		Essential services	P
		Forestry	P
		Greenhouse/bursery	P
		Heliport	SE
		Off-street parking/loading accessory non-residential uses	P
		Other accessory uses customarily incidental to principal use	P
		Outdoor storage of goods	P
		Satellite dish/antenna	P
		Silos	P
		Urban agriculture	P
		Waste-to-energy facility	C

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

### LOT DIMENSIONS STANDARDS

LOT SIZE	5,000 sf	YARD SETBACK	
LOT WIDTH		<b>A</b> Front Yard, on Local/Collector Street <b>B</b> Front Yard, on Arterial Street <b>C</b> Side Yard <b>D</b> Rear Yard	10 ft
at Building Setback Line	50 ft		10 ft
at Street Line			5 ft
HEIGHT			10 ft
Principal Structure	50		
Accessory Structure			
COVERAGE			
Building			
Impervious Surface	60%		



### PREFERRED LOT CONFIGURATIONS

