

*Borough of Manor, PA  
Thursday, April 15, 2021*

## Chapter 27. Zoning

### Part 2. ZONING DISTRICT MAP AND DISTRICT USES

#### § 27-211. Table of Use Regulations.

[Ord. 315, 9/11/1974, § 211; as amended by Ord. 364, 9/1/1982, §§ I — IV; by Ord. 514, 7/15/2009, §§ VII — VIII; by Ord. 520, 7/21/2010, § IV; by Ord. 539, 12/5/2012, § VI; by Ord. 547, 7/17/2013, § 2; and by A.O.]

1. All uses must have Department of Environmental Protection approval for sewage disposal if a public system is not available. Uses which do not require sewage disposal such as parking lots and tree growing, are exempt from this requirement. Also, all developments in excess of five acres must be submitted to the Westmoreland County Conservation District Office for review. Developments of five lots or more shall comply with provisions for underground electric utilities in accordance with an order by the Pennsylvania Public Utilities Commission dated July 8, 1970; also, the developer shall submit the proposed development plan to the local electric utilities company for review. The following sections contain a listing of the permitted and special exception uses:

A. Permitted Uses in A-1 Districts.

- (1) Accessory structures and uses.  
[Amended by Ord. No. 585-19-05, 12/18/2019]
- (2) Agriculture.
- (3) Cemetery.
- (4) Essential services.
- (5) Golf courses.
- (6) Greenhouses.
- (7) Kennel or stable.
- (8) Lodge.
- (9) Nursery stocking.
- (10) Private recreation.
- (11) Public recreation.
- (12) Single-family dwelling.
- (13) Tree growing.

- (14) Utility station.
  - (15) Private swimming pool as an accessory structure and use.  
[Added by Ord. No. 585-19-05, 12/18/2019]
- B. Special Exception Uses in A-1 Districts.
- (1) Apartment conversions.
  - (2) Home occupations.
  - (3) Mill, lumber or grain.
  - (4) Mobile home parks.
- C. Conditional Uses in A-1 Districts.
- (1) Recovery of subsurface gas and oil deposits.
  - (2) Oil and gas operations.
  - (3) Cellular communications towers.
- D. Permitted Uses in R-1 Districts.
- (1) Accessory structure and use.  
[Amended by Ord. No. 585-19-05, 12/18/2019]
  - (2) Churches.
  - (3) Educational institution (elementary).
  - (4) Essential services.
  - (5) Mobile homes.
  - (6) Parking lot.
  - (7) Private recreation.
  - (8) Public buildings.
  - (9) Public recreation.
  - (10) Single-family dwelling.
  - (11) Utility station.
  - (12) Private swimming pool as an accessory structure and use.  
[Added by Ord. No. 585-19-05, 12/18/2019]
- E. Special Exception Uses in R-1 Districts.
- (1) Agriculture.
  - (2) Apartment conversions.
  - (3) Cemeteries.
  - (4) Educational institutions.

- (5) Golf courses.
  - (6) Greenhouses.
  - (7) Home occupations.
  - (8) Nursery stocking.<sup>[1]</sup>
    - [1] *Editor's Note: Former Subsection 1.E(8), keeping of animals and fowls other than ordinary household pets, was repealed 12-21-2016 by Ord. 567.*
  - (9) Planned unit and planned residential developments.
  - (10) Townhouses.
  - (11) Tree growing.
  - (12) Two-family dwellings.
- F. Prohibited Uses in R-1 Districts.
- (1) Recovery of subsurface gas and oil deposits.
  - (2) Oil and gas operations.
  - (3) Cellular communications towers.
  - (4) The keeping of animals or fowl, other than ordinary household pets.  
[Added by Ord. 567, 12/21/2016]
- G. Permitted Uses in R-2 Districts.
- (1) Accessory structures and use.  
[Amended by Ord. No. 585-19-05, 12/18/2019]
  - (2) Apartment conversions.
  - (3) Churches.
  - (4) Educational institutions.
  - (5) Essential services.
  - (6) Parking lot.
  - (7) Public building.
  - (8) Public recreation.
  - (9) Single-family dwelling.
  - (10) Private swimming pools as an accessory structure and use.  
[Amended by Ord. No. 585-19-05, 12/18/2019]
  - (11) Two-family dwelling.
- H. Special Exception Uses in R-2 Districts.
- (1) Educational institutions.

- (2) Funeral homes.
  - (3) Greenhouses.
  - (4) Home occupations.
  - (5) Medical office.<sup>[2]</sup>  
*[2] Editor's Note: Former Subsection 1.H(5), keeping of animals and fowls other than ordinary household pets, was repealed 12-21-2016 by Ord. 567.*
  - (6) Mobile home.
  - (7) Multi-family dwellings.
  - (8) Nursery stocking.
  - (9) Personal services.
  - (10) Private recreation.
  - (11) Professional services.
  - (12) Townhouses.
- I. Prohibited Uses in R-2 Districts.
- (1) Recovery of subsurface gas and oil deposits.
  - (2) Oil and gas operations.
  - (3) Cellular communications towers.
  - (4) The keeping of animals or fowl, other than ordinary household pets.  
[Added by Ord. 567, 12/21/2016]
- J. Permitted Uses in C-1 Districts.
- (1) Accessory business use.
  - (2) Accessory use.
  - (3) Apartment conversion.
  - (4) Appliance repair.
  - (5) Automobile, boat, and trailer sales.
  - (6) Bank or financial institution.
  - (7) Beverage distributors.
  - (8) Business or professional office.
  - (9) Churches.
  - (10) Costume shop.
  - (11) Essential services.

- (12) Funeral homes.
  - (13) Greenhouses.
  - (14) Home occupations.
  - (15) Medical office.
  - (16) Motel, hotel.
  - (17) Neighborhood shopping center.
  - (18) Nursery stocking.
  - (19) Parking lot.
  - (20) Personal services.
  - (21) Printing and publishing office.
  - (22) Private club.
  - (23) Private recreation (including pitch and putt, bowling alley, pool hall, etc.).
  - (24) Professional office and services.
  - (25) Public building.
  - (26) Public entertainment facilities.
  - (27) Regional shopping center.
  - (28) Restaurant and food stores (retail).
  - (29) Retail stores (convenience, non-manufacturing) beverages, books, confections, gifts, groceries, novelties, notions, periodicals, pharmaceuticals, sporting goods, and tobacco).
  - (30) Single-family dwelling.
  - (31) Taxi service.
  - (32) Tree growing.
  - (33) Utility stations.
  - (34) Veterinarian.
- K. Special Exception Uses in C-1 Districts.
- (1) Agriculture.
  - (2) Car wash facilities.
  - (3) Contractors office and storage.
  - (4) Department or variety stores.
  - (5) Educational institution.

- (6) Farm equipment sales.
  - (7) Lumber yard.<sup>[3]</sup>  
*[3] Editor's Note: Former Subsection 1.K(7), keeping of animals and fowls other than ordinary household pets, was repealed 12-21-2016 by Ord. 567.*
  - (8) Multi-family dwelling.
  - (9) Planned unit or planned residential development.
  - (10) Rooming house.
  - (11) Schools, business.
  - (12) Taverns.
  - (13) Townhouses.
  - (14) Travel trailer camp.
  - (15) Two-family dwelling.
  - (16) Upholster and cabinet maker.
- L. Conditional Uses in C-1 Districts.
- (1) Recovery of subsurface gas and oil deposits.
  - (2) Oil and gas operations.
- M. Prohibited Uses in C-1 Districts.  
[Added by Ord. 567, 12/21/2016]
- (1) The keeping of animals or fowl, other than ordinary household pets.
- N. Permitted Uses in I-1 Districts.
- (1) Accessory uses.
  - (2) Agriculture.
  - (3) Automobile, boat and trailer sales.
  - (4) Auto repair and car wash facilities.
  - (5) Bank or financial institution.
  - (6) Business or professional office.
  - (7) Churches.
  - (8) Construction equipment sales.
  - (9) Contractors office and storage.
  - (10) Essential services.
  - (11) Farm equipment sales.

- (12) Gasoline service station.
  - (13) Greenhouses.
  - (14) Landscaping sales and services.
  - (15) Lumber yard.
  - (16) Manufacturing, including the production, processing, cleaning, testing and distribution of materials, goods, foodstuffs and other products.
  - (17) Mill, grain or lumber.
  - (18) Nursery stocking.
  - (19) Parking lot.
  - (20) Printing and publishing office.
  - (21) Public building.
  - (22) Research laboratories.
  - (23) Tree growing.
  - (24) Upholster and cabinet maker.
  - (25) Utility station.
  - (26) Warehousing and wholesale business.
- O. Special Exception Uses in I-1 Districts.
- (1) Apartment conversions.
  - (2) Gasoline service stations.
  - (3) Home occupations.
  - (4) Licensed junkyard and towing service.
  - (5) Kennel or stable.
  - (6) Mobile homes.
  - (7) Mobile home park.
  - (8) Multi-family dwellings.
  - (9) Planned unit or planned residential developments.
  - (10) Recycling.
  - (11) Restaurants.
  - (12) Single-family dwellings.
  - (13) Storage, other than:

- (a) Celluloid.
  - (b) Garbage, offal, dead animals, or refuse.
  - (c) Gas (in its various forms) in excess of 10,000 cubic feet.
  - (d) Gasoline in excess of an amount necessary for use on the premises.
  - (e) Gunpowder, fireworks, or other explosives.
  - (f) Junk scrap, metal, paper or rags.
  - (g) Petroleum and petroleum by-products in excess of an amount necessary for use on the premises.
  - (h) Rawhides or skins.
- (14) Taverns.
- (15) Truck and bus terminal.
- (16) Unit storage.
- P. Conditional Uses in I-1 Districts.
- (1) Adult business, subject to the following specific standards and conditions:
- (a) Adult businesses shall not be located within 300 linear feet of any property which is zoned residential in the Borough of Manor.
  - (b) Adult businesses shall not be located within 500 linear feet of the property boundary line of any property having any of the following uses:
    - 1) Public or private school (existing).
    - 2) Day care center.
    - 3) Hospital.
    - 4) Group care facility.
    - 5) Nursery school.
    - 6) Personal care home.
    - 7) Private or public park or playground (existing or dedicated on an approved and recorded subdivision plan).
    - 8) Church (place of worship).
    - 9) Library.
  - (c) Alcoholic beverages shall not be sold on the premises of an adult business.
  - (d) No adult business shall be located within 1,000 linear feet of any other existing or proposed adult business.
  - (e) Any adult business which exhibits on the premises, film, video cassette or other method of image production which depicts nudity or sexual conduct shall comply



with the following:

- 1) At least one employee shall be on duty at all times that any patron is on the premises.
- 2) Where viewing rooms are located on the premises, an unobstructed view of access to all such rooms shall be available to the employee on duty.
- 3) No viewing room shall be occupied by more than one person at any time.
- 4) No connections or openings to adjoining viewing rooms shall be permitted.
- 5) A minimum of one foot candle of illumination measured at floor level shall be provided in every area where patrons are permitted access.
- 6) Where live performances are given, separate stage and viewing areas shall be provided with separate access to each and no connecting access between the areas.

(f) An annual occupancy permit issued by the Zoning and Codes Officer shall be obtained prior to the operation of any adult business.

(2) Recovery of subsurface gas and oil deposits.

(3) Oil and gas operations.

(4) Cellular communications towers.

Q. F-P-Floodplain Conservation District Use Regulations.

(1) Permitted Uses in F-P Districts.

(a) Cultivation and harvesting of crops according to recognized soil conservation practices.

(b) Pasture, grazing land.

(c) Outdoor plant nursery, orchard.

(d) Recreation use such as: park, day camp, picnic grove, golf course, hunting, fishing and boating club, excluding structures Forestry, lumbering and reforestation, excluding storage and mill structures.

(e) Harvesting of any wild crops such as marsh hay, ferns, moss or berries.

(f) Game farm, fish hatchery, hunting and fishing reserves.

(g) Wildlife sanctuary, woodland preserve, aboretum.

(2) Special Exception Uses in F-P Districts.

(a) Residential front, side and/or rear yards and uses customarily incidental thereto (including, but not limited to, swimming pools, and non-wire fences) except that no structures shall be permitted. Inclusion of floodplain lands within the residential lots in order to meet minimum lot area or yard requirements is contingent upon complying with the objectives and standards, and with any other pertinent Borough regulations. If such compliance cannot be shown, the land area within the Floodplain Conservation District shall not be calculated for purposes of determining lot areas or yard requirements.

- (b) Non-paved parking lots are permitted where required by the regulations for any other class or district.
  - (c) Front, side and/or rear yards of any other class or district, except that an area so utilized shall not be inconsistent with the objective and standards, or with any other pertinent municipal regulations.
- (3) Prohibited Uses in F-P Districts.
- (a) All structures and buildings with exception of flood retention dams, culverts and bridges as approved by the Commonwealth of Pennsylvania, Department of Environmental Protection.
  - (b) The filling of marshlands, removal of topsoil or damming or relocation of any watercourse except with the approval of the Borough Planning Commission and the Commonwealth of Pennsylvania, Department of Environmental Protection.
  - (c) Sanitary landfill, dump, junkyard, and outdoor storage of vehicles and/or materials.
  - (d) On-site sewage disposal systems.
  - (e) Cellular communications towers.
- R. CBD Central Business District.
- (1) Permitted Uses.
- (a) Business or professional office, bank, savings and loan association or other financial institution, passenger station for public transportation.
  - (b) Retail establishment for sale of dry goods, drugs, food, jewelry, variety and general merchandise, hardware, household furnishings and supplies, instruments, electronic appliances including repair service, job printing and department stores, except that no retail establishment can sell, provide or dispense automotive or truck fuels.
  - (c) Restaurant, tearoom, cafe, confectionery or other place serving food or beverages, provided that no outdoor counter or curbside service shall be permitted.
  - (d) Indoor theatre, bowling lanes or other similar place of indoor recreation.
  - (e) Personal service shop including barber, beauty salon, shoe repair, tailor, dressmaking, pick-up station for laundry and dry cleaning.
  - (f) Offices or office building for administrative, executive and professional activity, and similar activities involving the performance or rendering of professional services, such as financial institution, mortician, the sale of real estate and business office including the showing of samples, sale promotion and demonstration of equipment; provided, however, that no merchandise shall be warehoused on the premises except for sale, exchange or delivery thereon; and, further provided, that nothing herein preclude sale or manufacturer's representatives from arranging for the sale of merchandise manufactured, fabricated or warehoused at, or delivered to, locations outside of the Central Business District.
  - (g) Automatic self-service laundry and dry cleaning establishment with certificates of approval by the public health agency having jurisdiction, with regard to waste disposal, by the Fire Marshall, with regard to compliance with all safety regulations.
  - (h) Any use which is similar to the above and which is not primarily a highway type commercial establishment. This shall be handled as a special exception by the

Zoning Hearing Board under the provisions of § **27-510**.

- (i) Appropriate public uses and essential services including, but not limited to, municipal buildings, public safety buildings, fire stations, libraries and museums.
  - (j) Home occupations.
  - (k) Multi-family unit on the second or third floors over a permitted business establishment.
- (2) Conditional Uses.
- (a) School Bus Parking and Dispatch Center. Such use shall meet the following specific requirements as well as the general standards and requirements for a conditional use.
    - 1) Such center shall be accessed only from an arterial roadway.
    - 2) Freestanding exterior lighting shall be of the sharp cut-off type and shall not provide illumination in excess of one foot-candle per square foot at the property boundary line unless otherwise approved by the Borough Council after proof of necessity for such variance.
    - 3) Centers generating in excess of 50:00 p.m. peak hour trips shall submit a traffic impact analysis.
    - 4) No material classified as hazardous by the Pennsylvania Department of Environmental Protection shall be stored on the site.
  - (b) General Requirements. Any application for a conditional use shall demonstrate that:
    - 1) The use will not endanger the public health, safety or welfare if located where proposed, and will not deteriorate the environment or generate nuisance conditions.
    - 2) The use can be accommodated on the site with no variances required.
    - 3) The use is compatible with, or will support, the uses in the neighborhood of the site.
    - 4) The use does not require extensive earth moving or revision of drainage patterns, or create substantial increase in stormwater flow.
    - 5) The use will not create excessive traffic congestion, and adequate off-street parking is provided for the use.
    - 6) Areas of the property not to be covered by buildings or parking are to be landscaped and maintained.
    - 7) Primary access points to the property are located as far as possible from road or street intersections, and adequate sight distances for the posted speed limits have been met.
    - 8) The conditional use must not be injurious to the use and enjoyment of other properties in the immediate vicinity for the purposes already permitted nor substantially diminishes or impairs property values within the neighborhood.
    - 9) All floodplain ordinances, laws, rules and regulations of the Borough, commonwealth and federal government must be met.

10) The Borough Council may attach such reasonable conditions and safeguards in addition to those expressed herein to implement the purposes of this chapter.

- (3) Prohibited Uses.
  - (a) Recovery of subsurface gas and oil deposits.
  - (b) Oil and gas operations.
  - (c) Cellular communications towers.
  
- S. OS Open Space District.
  - (1) Permitted Uses.
    - (a) Stormwater facilities approved by the Borough pursuant to the Stormwater Management Ordinance [Chapter **23**] and other applicable state and federal laws, rules and regulations.
  - (2) Conditional Uses. A lot or parcel may be used and a building or structure may be erected and used for any of the following purposes.
    - (a) Public and private parks and recreation areas, golf courses, country clubs, and swimming pools.
    - (b) Horticultural uses related to the raising, propagating, and selling of trees, shrubs, flowers, and other vegetative material.
    - (c) Yard areas.
    - (d) Conservation uses such as preservation of natural vegetation and excessive slope areas exceeding 25% slope conditions.
    - (e) Accessory buildings and nonresidential structures customarily incidental to the above uses.
    - (f) Dedicated "green space."
    - (g) Monuments.
    - (h) Pervious parking lots customary and accessory to a permitted use.
  - (3) Prohibited Uses.
    - (a) Recovery of subsurface gas and oil deposits.
    - (b) Oil and gas operations.
    - (c) Cellular communications towers.