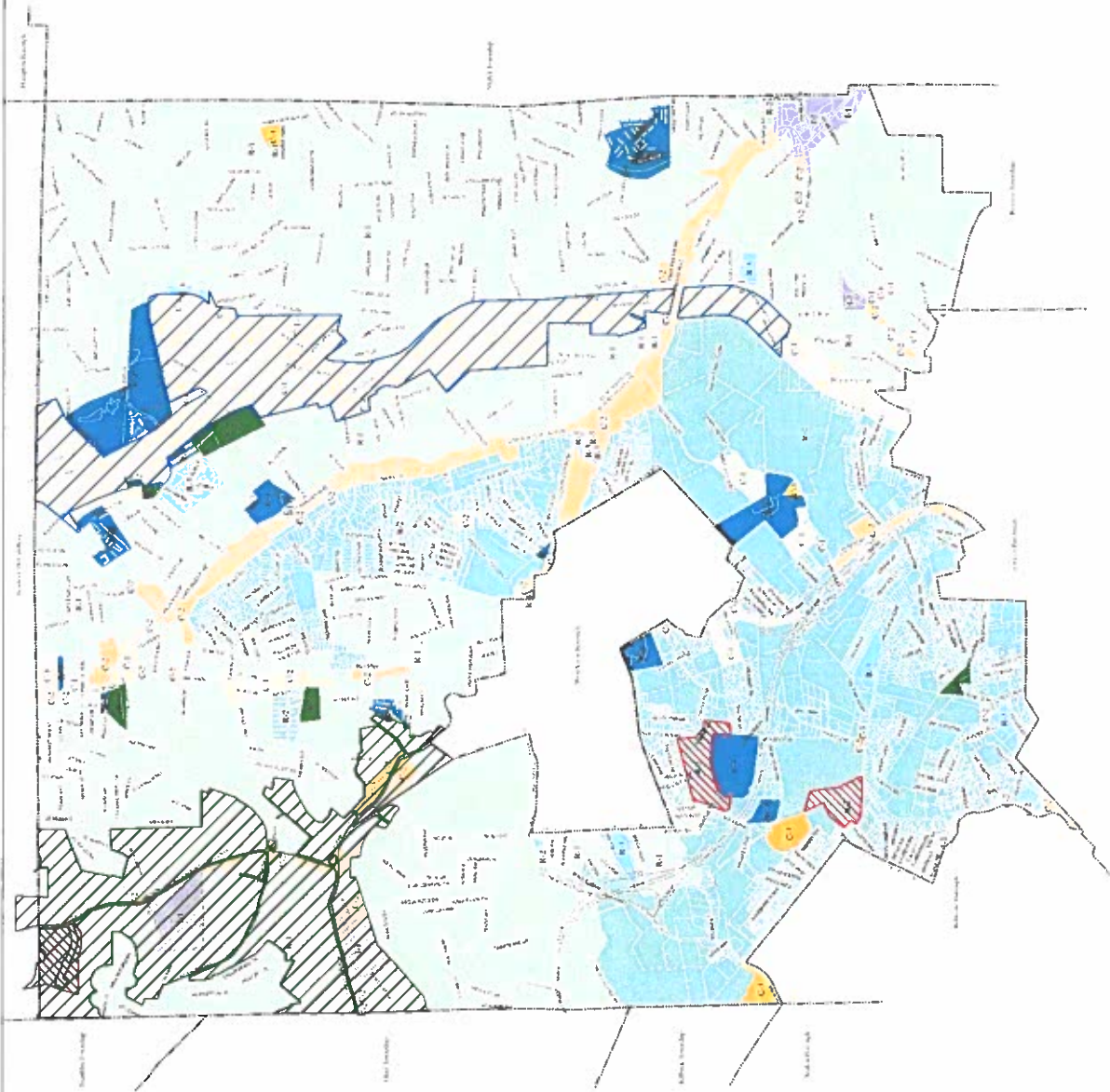


Ross Township Zoning Map

- Zoning Districts**
- CO-1 Regional Commercial District
 - CO-2 Community Commercial District
 - CO-3 Neighborhood Commercial District
 - CO-4 General Commercial Light Industrial District
 - RO-1 Office Only District
 - RO-2 1 and 2 Family District
 - RO-3 1 and 2 Family and Rowhouse District
 - RO-4 Multi-Family District
 - RO-5 Multi-Family District
- Overlay Districts**
- HO-1 Planned Residential Development
 - HO-2 Midnight Hour / Teenage Zone
 - CC - Hot Spots / Events / Events Hot Spot / Events / Beer Garden



Ross Township
 Planning Commission
 Douglas Sample
 January 14, 2014





MapLink™ | Parcel Details

Address: 975 PERRY HWY

Parcel Number: 429-H-39

Acres: 0

Zoning District(s)

C-1 - Regional Commercial District



Interactive Zoning Details



C-1 Regional Commercial District

Clear

District Description

Expand

Dimensional Standards for District

Expand

Next - Select a land use

Residential Uses (2)

Collapse

Apartment

PRD

Institutional and Recreational Uses (14)

Collapse

Commercial School

Day-Care Facility

Emergency and Municipal Facility

Fraternal Organization Meeting Facility

Group Care Facility

Health Care Campus With Ancillary Retail

Hospital

Nursing Home

Personal Care Boarding Home

Place of Worship

Private Club

Private Recreational Facility

Public Recreational Facility

School

Office Uses (3)

Collapse

Medical Marijuana Dispensary

Medical Office

Office Uses

Retail and Consumer Uses (27)

Collapse

Adult Related Facilities

Animal Day Care
Automobile Sales
Bed-and-Breakfast
Car Wash
Convenience Store
Entertainment
Financial Establishment
Forestry
Funeral Home/Mortuary
Greenhouse
Kennel
Motel, Hotel
Public Lot/Garage
Public Utility Building and Storage Yard
Repair Shop
Restaurant
Retail Store
Service Business
Shopping Center
Tavern
Truck Sales
Upholsterer/Cabinet Maker
Vehicle Repair and Inspection
Vehicular Accessories
Veterinary
Windmill

Industrial Uses (6)

Collapse

Contracting
Crafts
Landscape Supply Business
Manufacturing
Printing
Research

Accessory Uses (9)

Collapse

Accessory Office

Commercial Accessory Structure

Commercial Outdoor Display and Storage

Home Occupation

No-Impact Home Business

Parabolic or Satellite Dish Antennas

Residential Accessory Structure

Temporary Structure

Wireless Communications Antennas or Towers

ZONING

27 Attachment 1

Township of Ross

Table of Use Regulations
 [Ord. 2035, 12/9/2002; as amended by Ord. 2163, 9/12/2005; by Ord. 2179, 2/27/2006; by Ord. 2288, 4/12/2010; by Ord. 2308, 10/1/2012; by Ord. No. 2390, 5/1/2017; by Ord. No. 2400, 7/17/2017; by Ord. No. 2409, 4/16/2018; and by Ord. No. 2451, 11/16/2020]

(To be used in conjunction with detailed descriptions in § 27-906, Use Regulations.)



Zoning District	R-1	R-2	R-3	R-4	R-5	C-1	C-2	C-3	I-1	MXO
A. Residential Uses										
Single-Family Detached	P	P	P	N	N	N	N	P	N	N
Two-Family	N	P	P	P	N	N	N	N	N	N
Townhouse	N	N	P	P	N	N	N	N	N	C
Apartment	N	N	N	P	P	C	C	C	N	C
Conversion	N	C	P	P	N	N	C	P	N	N
Dwelling in Combination	N	N	N	N	N	N	P	P	C	N
Boardinghouse	N	N	N	N	N	N	C	C	N	N
Mobile Home Park	N	N	C	N	N	N	N	N	N	N
PRD	C	C	C	P	P	G	C	C	N	N
B. Institutional and Recreational Uses										
Place of Worship	C	C	C	C	C	S	S	S	N	N
School	C	C	C	C	C	C	C	S	N	N
Commercial School	N	N	N	N	N	P	C	N	N	N
Library or Museum	N	N	N	N	N	N	P	N	N	N
Community Center	N	N	C	C	C	N	C	C	N	N
Day-Care Facility	C	C	C	C	C	C	C	C	N	N
Residential Day-Care Facility	P	P	P	P	N	N	N	N	N	N

Zoning District	ROSS CODE										MXO	
	R-1	R-2	R-3	R-4	R-5	C-1	C-2	C-3	I-1			
Group Home	P	P	P	P	P	N	N	P	N	N	N	N
Group Care Facility	N	N	N	C	C	C	C	C	N	C	N	N
Personal Care Boarding Home	N	N	N	C	C	C	C	C	N	C	N	N
Health Care Campus with Ancillary Retail	N	N	N	N	N	C	C	C	N	C	N	N
Hospital	N	N	N	C	C	C	C	C	N	C	N	N
Nursing Home	N	N	C	C	C	C	C	C	N	C	N	N
Cemetery	N	C	N	N	N	N	N	N	N	N	N	N
Public Recreational Facility	C	C	C	C	C	S	S	S	N	S	N	P
Private Recreational Facility	C	C	C	C	C	S	S	S	N	S	N	C
Golf Course	C	C	N	N	N	N	N	N	N	N	N	N
Private Club	N	N	N	N	N	P	P	P	N	P	N	N
Emergency and Municipal Facility	C	C	C	C	C	C	C	C	C	C	C	N
Fraternal Organization Meeting Facility	N	C	C	C	C	C	C	C	N	N	N	N
C. Office Uses												
Medical Office	N	N	N	C	C	P	P	P	C	P	C	C
Office Uses	N	N	N	C	C	P	P	P	C	P	C	P
Medical Marijuana Dispensary	N	N	N	N	N	C	N	N	N	N	N	N
D. Retail and Consumer Uses												
Retail Store	N	N	N	N	N	P	P	P	P	P	P	P
Service Business	N	N	N	N	N	P	P	P	P	P	P	C
Financial Establishment	N	N	N	N	N	P	P	P	P	P	P	P
Convenience Store	N	N	N	N	N	P	P	P	P	P	P	C
Restaurant	N	N	N	N	N	P	P	P	P	P	P	C
Repair Shop	N	N	N	N	N	P	P	P	P	P	P	N
Upholsterer/Cabinet Maker	N	N	N	N	N	P	P	P	P	P	P	N
Funeral Home/Mortuary	N	N	N	N	N	P	P	P	P	P	P	N
Motel, Hotel	N	N	N	N	N	C	C	C	N	C	N	C
Bed-and-Breakfast	N	N	S	S	S	P	P	P	N	P	P	N

ZONING

Zoning District	R-1	R-2	R-3	R-4	R-5	C-1	C-2	C-3	I-1	MXO
Entertainment	N	N	N	N	N	P	P	N	N	N
Tavern	N	N	N	N	N	P	P	P	N	P
Lumberyard	N	N	N	N	N	N	P	N	P	N
Veterinary	N	N	N	N	N	P	P	N	P	N
Vehicle Service Station	N	N	N	N	N	N	S	N	S	N
Automobile Sales	N	N	N	N	N	P	P	N	P	N
Vehicle Repair and Inspection	N	N	N	N	N	C	C	N	P	N
Truck Sales	N	N	N	N	N	C	C	N	P	N
Vehicular Accessories	N	N	N	N	N	P	P	N	P	N
Greenhouse	N	N	N	N	N	P	P	P	P	N
Public Lot/Garage	N	N	N	N	N	P	P	N	P	N
Shopping Center	N	N	N	N	N	C	C	N	N	N
Public Utility Building and Storage Yard	S	S	S	N	N	S	S	S	P	N
Public Solid Waste Disposal Site	N	N	N	N	N	N	N	N	P	N
Adult-Related Facilities	N	N	N	N	N	C	N	N	C	N
Forestry ⁴	P	P	P	P	P	P	P	P	P	N
Windmill	S	S	S	S	S	S	S	S	S	N
Car Wash	N	N	N	N	N	C	C	N	P	N
Retail Sales and Service, Consumer Fire-works ⁶	N	N	N	N	N	CU	N	N	N	N
Temporary Retail Sales and Service, Consumer Fireworks ⁷	N	N	N	N	N	CU	N	N	N	N
Kennel	N	N	N	N	N			CU	P	N
Animal Day Care	N	N	N	N	N	CU	CU	CU	P	N
E. Industrial Uses										
Manufacturing	N	N	N	N	N	C	N	N	P	N
Research	N	N	N	N	N	C	N	N	P	N
Wholesale	N	N	N	N	N	N	N	N	P	N

ROSS CODE

Zoning District	R-1	R-2	R-3	R-4	R-5	C-1	C-2	C-3	I-1	MXO
Printing	N	N	N	N	N	P	P	N	P	N
Contracting	N	N	N	N	N	C	C	N	P	N
Truck Terminal	N	N	N	N	N	N	N	N	P	N
Crafts	N	N	N	N	N	C	C	N	P	N
Vehicle Salvage Yard	N	N	N	N	N	N	N	N	P	N
Junkyard	N	N	N	N	N	N	N	N	C	N
Warehouse	N	N	N	N	N	N	N	N	C	N
Heliports or other Aircraft Landing Areas	N	N	N	N	N	N	N	N	P	N
Self-Storage/Mini Warehouse	N	N	N	C	N	N	N	N	P	N
Landscape Supply Businesses	N	N	N	N	N	C ⁵	C ⁵	N	C	N
Landscape Contracting and Supply Business	N	N	N	N	N	N	N	N	P	N
Medical Marijuana Grower/Processor	N	N	N	N	N	N	N	N	C	N
F. Accessory Uses										
Home Occupation	C	C	C	C	C	P	P	P	N	N
No-Impact Home Business	P	P	P	P	P	P	P	P	N	C
Accessory Office	C	C	C	C	C	P	P	P	N	N
Residential Accessory Structure	P	P	P	P	P	P	P	P	P	N
Commercial Accessory Structure	N	N	N	N	N	P	P	P	P	N
Commercial Outdoor Display and Storage	N	N	N	N	N	C	C	C	C	N
Temporary Structure	C	C	C	C	C	C	C	C	C	N
Parabolic or Satellite Dish Antennas	S	S	S	S	S	S	S	S	S	C
Wireless Communications Antennas or Towers	S	S	S	S	S	S	S	S	S	C

KEY:
P = Permitted
S = Special Exception -7

ZONING

- C = Conditional Use
- N = Not Permitted

Handwritten notes:
-28
-25

NOTES:

- ³ Sales of "used" vehicles shall be a permitted use only in the McKnight Road Transportation Overlay District.
- ⁴ Editor's Note: Refer to Chapter 14, "Logging."
- ⁵ Only as an accessory use to a greenhouse.
- ⁶ The facility shall be located at least 250 feet from a facility selling or dispensing gasoline, propane or other flammable products and at least 1,500 feet from another facility licensed to sell consumer fireworks. The facility shall operate, at all times, in accordance with the conditions set out in Section 2409 of Act 43 (72 P.S. § 9409).
- ⁷ The facility shall be located at least 250 feet from a facility selling or dispensing gasoline, propane or other flammable products. The facility shall not be located on or within public property, public roads and rights-of-way, sidewalks, private roads, access drives or driveways. The sales period is limited to June 15 through July 8 and December 21 through January 2 of each year. The facility shall operate, at all times, in accordance with the conditions set out in Section 2410 of Act 43 (72 P.S. § 9410).