

ZONING

Schedule of Uses
C-1 Convenience Commercial District
[Amended 4-7-2020 by Ord. No. 140-2020; 10-4-2022 by Ord. No. 147-2022]

The Convenience Commercial District is intended to provide locations for a variety of commercial activities such as shopping and services for both residents and nonresidents located along major streets and highways. Business, professional and office uses are also permitted. Adequate buffer areas are required to protect adjacent residential uses.

Principal Permitted Uses* (Zoning Officer)	Principal Permitted Uses (Zoning Officer)	Conditional Uses (Planning Commission/ Board of Supervisors)
<ul style="list-style-type: none"> ⌚ After-hours clubs ⌚ Amusement arcades ⌚ Art studios ⌚ Assisted-living facilities ⌚ Auction houses ⌚ Bakeries, retail ⌚ Banks ⌚ Bed-and-breakfast inns ⌚ Billiard halls ⌚ Boarding and lodging houses ⌚ Brew pubs ⌚ Bus, limousine, taxi terminals/stations ⌚ Bus shelters ⌚ Business offices ⌚ Business services ⌚ Car washes ⌚ Charging stations ⌚ Clinics ⌚ Clubs/lodges, private ⌚ Colleges ⌚ Conference centers ⌚ Convenience stores ⌚ Cultural centers ⌚ Day-care centers ⌚ Exercise clubs ⌚ Farmers' markets ⌚ Flea markets, indoor ⌚ Forestry ⌚ Funeral homes ⌚ Garages, public parking ⌚ Garden centers, retail ⌚ Golf courses, miniature ⌚ Golf driving ranges ⌚ Group homes, institutional ⌚ Hotels ⌚ Lumberyards ⌚ Massage facilities, therapeutic ⌚ Microbreweries ⌚ Meeting, assembly, or banquet 	<ul style="list-style-type: none"> ⌚ Nightclubs ⌚ Nursing homes ⌚ Offices or office buildings ⌚ Park-and-ride facilities ⌚ Parking area, event ⌚ Personal care homes ⌚ Places of worship ⌚ Professional offices ⌚ Public facilities and uses ⌚ Public parks and playgrounds ⌚ Recreation facilities, indoor commercial ⌚ Religious quarters ⌚ Research, engineering or testing laboratories ⌚ Resorts ⌚ Restaurants, outdoor ⌚ Restaurants, takeout ⌚ Restaurants, traditional ⌚ Retail businesses ⌚ Sample homes ⌚ Schools, public or private primary or secondary ⌚ Self-storage facilities ⌚ Semipublic buildings or uses ⌚ Service establishments ⌚ Shopping centers or malls ⌚ Stables, private ⌚ Tattoo, body piercing, scarifying or branding parlors ⌚ Taverns ⌚ Temporary carnivals and fairs ⌚ Theaters, indoor ⌚ Township facilities and uses ⌚ Trade schools ⌚ Vehicle and equipment rental, repair or sales operations ⌚ Veterinary clinics, indoor ⌚ Wholesale businesses 	<p style="text-align: center;">Special Exceptions (Planning Commission/ Zoning Hearing Board)</p> <ul style="list-style-type: none"> ⌚ Adult businesses ⌚ Commercial communication device sites ⌚ Contractor yards ⌚ Dormitories ⌚ Flea markets, outdoor ⌚ Fraternity or sorority houses ⌚ Gaming establishments ⌚ Home occupations ⌚ Homeless shelters ⌚ Outdoor entertainment ⌚ Theaters, drive-in ⌚ Travel plazas ⌚ Truck washes

COOLBAUGH CODE

halls		
• Motels		

Uses not specifically listed by this schedule shall not be permitted in the C-1 District except per § 400-14B.

NOTE:

* For any principal permitted use not subject to land development approval, the Zoning Officer may require site plan review in accord with § 400-121C(9).

Schedule of Uses

C-2 Office Park District

[Amended 8-6-2019 by Ord. No. 137-2019; 4-7-2020 by Ord. No. 140-2020; 10-4-2022 by Ord. No. 147-2022; 8-5-2024 by Ord. No. 156-2024]

The Office Park District is intended to provide locations for office and business parks and complexes with service facilities to enhance the employment opportunities in Coolbaugh Township.

Principal Permitted Uses* (Zoning Officer)	Conditional Uses (Planning Commission/ Board of Supervisors)	Special Exceptions (Planning Commission/ Zoning Hearing Board)
<ul style="list-style-type: none"> • Banks • Bus shelters • Business offices • Business services • Charging stations • Colleges • Day-care centers • Exercise clubs • Forestry • Clinics • Offices or office buildings • Professional offices • Recreation facilities, indoor commercial • Research, engineering or testing laboratories • Restaurants, outdoor • Restaurants, traditional • Schools, public or private primary or secondary • Studios, radio or television • Temporary carnivals and fairs • Township facilities and uses • Trade schools 	<ul style="list-style-type: none"> • Hospitals • Industry • Light manufacturing • Parking area, event • Small logistics centers 	<ul style="list-style-type: none"> • Commercial communication device sites • Conference centers • Dormitories • Home occupations • Hotels • Manufacturing, light • Motels • Public facilities and uses

Uses not specifically listed by this schedule shall not be permitted in the C-2 District except per § 400-14B.

NOTE:

* For any principal permitted use not subject to land development approval, the Zoning Officer may require site plan review in accord with § 400-121C(9).