

Township of Allen, PA
Wednesday, April 1, 2026

Chapter 27. Zoning

Part 12. HIGHWAY COMMERCIAL DISTRICT

§ 27-1201. Uses Permitted By Right.

[Ord. 2000-03, 9/14/2000, Art. XII, § 1201; as amended by Ord. 2003-05, 6/12/2003, § 12; by Ord. 2017-02, 3/28/2017; by Ord. No. 2023-02, 8/8/2023]

1. Farming including pasturing, truck gardening, agriculture, and similar enterprises (subject to requirements of Part **4**).
2. The following commercial uses subject to the requirements in Part **14**, Subpart D:
 - A. Retail stores.
 - B. Large retail store.
 - C. Service business.
 - D. Financial establishment.
 - E. Office.
 - F. Medical office.
 - G. Eating place.
 - H. Drive-in, other eating place.
 - I. Repair shop.
 - J. Motel, hotel.
 - K. Indoor entertainment.
 - L. Tavern.
 - M. Lumber yard.
 - N. Service station.
 - O. Automobile sales.
 - P. Automobile repair.
 - Q. Truck sales.
 - R. Self-storage facility.
 - S. Car wash.
3. Public conservation areas and associated structures for the conservation of open space, water, soil, forest and wildlife resources.

4. Public municipal buildings and facilities, including libraries.
5. Day care.
6. Customary accessory uses incidental to any of the permitted uses.
7. Commercial forestry.
8. No-impact home-based business.
9. Clinic.
10. Convenience store.
11. Farmer's market.
12. Fitness center or exercise center.
13. Flex space or building.
14. Mini-mall.
15. Mini-market.
16. Nightclub.
17. Retail store.
18. Retail business/large-scale development.
19. Tavern.
20. Restaurant, drive in, fast-food, standard.
21. Restaurant, standard.
22. Banquet facility.