

# ZONING

**Table No. 1**  
**Land Use Classifications**  
**Borough of Moosic**  
**[Amended 3-8-2005 by Ord. No. 10-2005; 6-6-2006 by Ord. No. 10-2006;**  
**5-13-2008 by Ord. No. 10-2008]**

**Approval Levels:** X/Principal Permitted    CU/Conditional Use    SE/Special Exception

Use	Zoning District							Reference Section
	C-N	R-1	R-2	C-1	C-2	M	PDZ	
<b>Residential and other</b>								
Accessory uses (residential)	X	X	X				X	§ 300-58
Adult day care			X	X			X	§§ 300-23D and 300-58
Assisted living facilities	X		X	X			X	§§ 300-25H and 300-58
Cemeteries and mausoleums	X							§ 300-29A
Churches	X	SE	SE					§ 300-23C
Conversions			X					§ 300-25D
Culm bank removal	SE	SE	SE	SE	SE	SE		§ 300-26H(3)
Dwelling, single-family, cluster and compact cluster	X							§§ 300-27B(4) and 300-58
Dwelling, single-family detached <sup>1</sup>	X	X	X				X	§§ 300-27B(4) and § 300-58
Dwelling, two-family, duplex/semiattached <sup>1</sup>			X					§§ 300-25A, 300-27B(4) and 300-58
Dwelling, townhouse	X	X					X	§§ 300-25A and 300-58
Dwelling groups, 2F, G. Apt.			X				X	§§ 300-25A, 300-27B(4) and 300-58
Dwellings, other multifamily		X					X	§§ 300-25A, 300-27B(4) and 300-58
Essential services - open	X	X	X	X	X	X	X	§§ 300-23B and 300-58
Essential services - enclosed	X	SE	SE	X	X	X	SE	§§ 300-23A and 300-58
Forestry	X	X	X	X	X	X	X	§ 300-58
Group homes for handicapped	X	X	X				X	§§ 300-25E and 300-58
Home occupations	X	X	X				X	§§ 300-25F and 300-58
Large-scale residential development		X	X				X	§§ 300-27B and 300-58
Mobile home park	X				X			§§ 300-25C(2) and 300-58
Mixed use <sup>2</sup>				X			X	
No-impact home business (accessory use)		X	X					
Nurseries and greenhouses, residential	X	X	X	SE			X	
Open space conservation	X						X	
Recreation, public open space	X	SE	SE				SE	§ 300-58
Rooming and boarding				X	X			§ 300-58
Signs, accessory	X	X	X				X	
Telecommunications facilities, residential	X	X	X				X	§§ 300-30E and 300-58
Temporary residential uses	X	X	X				X	

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<b>Commercial and other</b>								
Accessory uses (nonresidential)				X	X	X		§ 300-58
Adult entertainment						SE		§ 300-26A
Amusement arcade					X			§ 300-58
Animal hospitals and kennels					X			§ 300-26B
Arenas							CU	
Appliance stores/repair				X	X			
Athletic club/gymnasium				X	X		X	§ 300-22A
Automobile sales and service								
Gas station					X		X	§ 300-28E
Car wash					X			
Sales, new and used					X			§ 300-58
Service station					X		X	§ 300-58
Supplies					X			
Bakery, retail				X	X		X	
Bakery, wholesale					X	X		
Banks and other financial services				X	X	X	X	
Billiard/pool rooms					X			
Bicycle shops				X	X			
Blueprinting and photostating establishments					X	X		
Book and stationery stores				X	X		X	
Bowling alley					X		X	
Bulk fuel storage						SE		§§ 300-30B(1)(a), 300-34A(2) and 300-58
Carpentry, including custom woodworking and custom furniture making					X	X		
Carpet and rug cleaning					X			
Catering establishments					X		X	
Child day care centers (7+)			X	X	X	X		§§ 300-23D and 300-58
Civic, social and religious organizations				X	X			§ 300-23C and F
Clothing and clothing accessory shops				X	X		X	
Contracting business - general, electric, plumbing, etc.					X	X		
Contractors' yards					X	X		§ 300-30B(1)(b)

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<b>Commercial and other (cont'd)</b>								
Convenience stores				X	X		X	
Country club, including golf, tennis and other related uses	X				X		X	
Crafts shops				X	X			
Crematories						SE		§ 300-29A
Department stores					X			
Drive-in/drive-through commercial uses					X		X	§ 300-28G
Dry cleaning and laundry					X		X	§ 300-58
Dry goods and variety stores				X	X			
Family day care home (-7)	X		X				X	§§ 300-23D and 300-58
Farm equipment sales						X		
Flea markets					X			§ 300-58
Florists, retail				X	X		X	
Funeral homes and undertakers				X	X			§ 300-29B
Furniture, retail				X	X			
Gift shops				X	X		X	
Golf course, public or private	SE						SE	§ 300-22B
Golf driving range	X				X		X	§ 300-58
Greenhouses and nurseries, commercial					X			
Grocery and similar retail				X	X		X	
Group day care home (home occupation)	X	X					X	§§ 300-23D and 300-58
Heavy equipment sales and storage						X		§ 300-30B(1)(b)
Heliports and airports						X	SE	§ 300-30A
Hospitals and similar health care					SE			§§ 300-23C and 300-58
Hotel/motel				X			X	§§ 300-25B and 300-58
Jewelry and art metal craft shops				X	X			
Laboratory, testing					SE	X		§ 300-58
Large-scale commercial development				SE	SE	SE		§§ 300-27 and 300-58
Laundromat				X	X			
Leather goods and luggage shops				X	X			

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<b>Commercial and other (cont'd)</b>								
Linen, towel, and diaper service suppliers				X	X			
Liquor store					X			
Lumber yard					X	X		§ 300-30B(1)
Machine shop					X	X		
Manufacturing, garment and other similar type						X		
Medical/dental clinics/offices				X	X		X	§ 300-58
Methadone treatment and other drug treatment					SE			§§ 300-23G and 300-58
Miniature golf	X				X		X	
Mixed use				X			X	
Mobile home sales					X			
Monument works, open or enclosed						X		
Music, radio and television stores with no loudspeakers broadcasting onto street					X			
Newsstands				X	X			
Night clubs					X		X	
Nursery schools			X	X			X	§ 300-23D
Nursing homes and other personal care health services	X						X	§ 300-58
Offices, business				X	X		X	
Outdoor storage (principal use)					SE	SE		§ 300-30B(1)
Packing and crating						X		
Paint stores					X			
Parking areas				X	X	X	X	§ 300-58
Personal services								
Barber				X	X		X	
Beauty parlor				X	X		X	
Massage, physical therapy (licensed only)				X	X		X	
Tailor				X	X		X	
Other				X	X		X	
Pet stores				X	X			
Photographic equipment and supply stores				X	X			
Photo developing and printing establishments					X	X		

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<b>Commercial and other (cont'd)</b>								
Photographic studios				X	X			
Post office				X	X	X		
Professional services/offices								
Accounting, legal and other similar services				X	X		X	§ 300-58
Radio/TV studios					X	X	X	
Recreation, nonresidential and recreation, private	X						X	§ 300-58
Repair shops - appliances and business equipment				X	X	X		
Restaurants, including bars				X	X		X	
Retail stores				X	X		X	
Schools								
Private	X	SE	SE	X	X		SE	§ 300-23E
Public	X	SE	SE	X	X		SE	§ 300-23E
Trade/business schools					X	X	X	§ 300-23E
Colleges	SE					SE		§ 300-23E
Self-storage buildings						X		§ 300-30B(3)
Shooting range, indoor	SE				SE			
Shooting range, outdoor	SE							
Shopping centers					SE		X	§§ 300-27D and 300-58
Signs, accessory				X	X	X		
Signs, outdoor advertising						SE		§§ 300-30F(3) and 300-58
Sign painting				X				
Skating rinks, indoor and outdoor	X						X	
Sporting and athletic goods stores				X	X		X	
Storage of hazardous materials						SE		§ 300-30B(2)
Storage, heavy equipment						SE		§ 300-30B(1)
Studios - music, dance, theatrical, and similar				X	X		X	
Supermarket				X	X		X	
Tailors and furriers, custom				X	X			
Tavern, bar, etc.				X	X		X	
Taxidermists					X			
Telecommunications facilities, commercial	SE					SE		§ 300-30E
Theater					X		X	
Transient businesses					SE			

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<b>Commercial and other (cont'd)</b>								
Temporary nonresidential uses				SE	SE			§ 300-30G
Truck/freight terminal/distribution center						SE		
Truck/trailer storage area						SE		§ 300-28F(3)
Variety and specialty shop				X	X			
Warehousing						X		
Wedding chapels and banquet halls					X			
Wholesale offices and showrooms, including storage						X		
<b>Manufacturing and other</b>								
Earth moving and earth extraction industries						SE		§ 300-26H
Food processing						X		
Junkyards and outdoor storage areas					SE			§§ 300-26G and 300-58
Large-scale manufacturing development					SE			§§ 300-27C and 300-58
Manufacturing uses						X		§ 300-26E
Recycling establishments						X		
Sanitary landfill					CU			§§ 300-26I and 300-58
Sewage treatment plant	CU					CU		
Silver plating and repair, custom only						X		
Solid waste disposal transfer station, and staging area						CU		§ 300-26I
Temporary trailers for office and/or materials storage						SE		
Tire retreading and recapping						X		
Tool, die and pattern making and other similar small machine shops						X		

NOTES:

- <sup>1</sup> An individual single-family or two-family dwelling structure shall not be required to be reviewed by the Planning Commission under the Borough's Subdivision and Land Development Ordinance.
- <sup>2</sup> Not more than 2 bedrooms per dwelling unit.