

ARTICLE 400. Use Regulations.

§ 212-401. Use to conform to indicated purposes.

Except as provided by law or in this Chapter, in each district no building, structure or land shall be used or occupied except for the purposes permitted in § 212-404 and for the zoning districts so indicated.

§ 212-402. Manner of indicating whether uses are permitted.

- A. A use listed in § 212-404 is permitted by right in any district denoted by the letter "P," subject to such requirements as shall be specified in Article 1900, the appropriate sections of Article 2100 and after a zoning permit has been issued in accordance with Article 2500.
- B. A use listed in § 212-404 is permitted as a conditional use in any district denoted by the letter "C," provided that the governing body, having received recommendations from the Planning Commission, grants the conditional use, subject to the expressed standards set forth in Article 1900 and to the requirement in Section 603(c)(2) of the Pennsylvania Municipalities Planning Code (MPC) that the governing body conduct a public hearing pursuant to public notice before acting on a conditional use.
- C. A use listed in § 212-404 is not permitted in any district denoted by the letter "N."

§ 212-403. Applicability of other regulations.

Uses permitted by right or conditional uses shall be subject, in addition to use regulations, to such regulations of yard, lot size, lot width, building area, easements, provisions for off-street parking and loading and to such other provisions as are specified in other articles hereof.

§ 212-404. Tables of use regulations.

(Note: To be used in conjunction with detailed descriptions in Article 1900 and Article 2100.)

- A. Table of Agricultural Use Regulations.

Use	Section	District						
		R1	R2	R3	R4	M1	M2	M3
Crop/truck farming	§ 212-1901A	P	P	P	P	N	P	P
Nursery	§ 212-1901B	C	C	C	C	N	C	P
Greenhouse	§ 212-1901C	P	C	C	C	N	C	P
Animal husbandry	§ 212-1901D	C	N	N	N	N	N	N
Kennel	§ 212-1901E	C	N	N	N	N	N	P
Stable (commercial)	§ 212-1901F	C	N	N	N	N	N	N
Farm Market	§ 212-1901G	P	N	N	N	P	P	P

KEY:

P = Permitted

C = Conditional Use

N = Not Permitted

B. Table of Residential Use Regulations.

Residential Use Regulations

Use	Section	District						
		R1	R2	R3	R4	M1	M2	M3
Single-family detached	§ 212-1902A	P	P	P	P	P	N	N
Duplex	§ 212-1902B	N	N	P	P	P	N	N
Townhouse	§ 212-1902C	N	N	P	P	P	P	N
Apartment	§ 212-1902D	N	N	P	P	P	P	N
Conversion	§ 212-1902E	N	N	N	N	P	N	N
Boardinghouse	§ 212-1902F	N	N	N	N	C	N	N
Mobile home park	§ 212-1902G	N	N	N	N	N	N	C
Retirement community for the elderly	§ 212-1902H	N	N	N	C	C	N	N

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C. Table of Institutional and Recreational Use Regulations.

Institutional and Recreational Use Regulations

Use	Section	District						
		R1	R2	R3	R4	M1	M2	M3
Place of worship	§ 212-1904A	C	C	C	C	C	C	N
School and library	§ 212-1904B	P	P	P	P	N	N	N
Community center	§ 212-1904C	N	N	C	C	C	N	N
Day care home	§ 212-1904D	N	N	C	C	C	C	C
Day care center	§ 212-1904D	N	N	N	C	C	C	C
Day care group	§ 212-1904D	N	N	N	C	C	C	C
Nursing home or personal care boarding	§ 212-1904E	N	N	N	C	C	N	N
Hospital	§ 212-1904F	N	N	N	P	N	N	N

Recreational facility or park	§ 212-1904H	C	C	C	C	N	N	N
Private recreational facility	§ 212-1904I	C	C	C	C	N	N	N
County club	§ 212-1904J	C	C	C	C	N	N	N
Private club	§ 212-1904K	C	C	C	C	N	N	N
Emergency Service Medical Facility	§ 212-1904L	C	C	C	C	P	P	P
Halfway House	§ 212-1904M	N	N	N	C	N	N	C

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D. Table of Office Use Regulations.

Office Use Regulations

District

Use	Section	R1	R2	R3	R4	M1	M2	M3
Medical office	§ 212-_____	N	N	C	C	P	P	N
Office		N	N	N	N	P	P	N

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E. Table of Retail and Consumer Use Regulations.

Retail and Consumer Use Regulations

District

Use	Section	R1	R2	R3	R4	M1	M2	M3
Retail store		N	N	N	N	P	P	N
Service business		N	N	N	N	P	P	N
Financial establishment		N	N	N	N	P	P	N
Convenience store	§ 212-1905A	N	N	N	N	P	N	N
Eating place	§ 212-1905B	N	N	N	N	P	P	P
Eating place, drive-in	§ 212-1905B	N	N	N	N	N	P	P
Repair shop		N	N	N	N	P	P	P
Upholsterer		N	N	N	N	P	P	P

Funeral home	§ 212-1905C	N	N	N	N	N	P	N
Motel-hotel	§ 212-1905D	N	N	N	N	N	P	N
Entertainment facility	§ 212-1905E	N	N	N	N	N	P	N
Tavern		N	N	N	N	P	P	N
Lumberyard		N	N	N	N	N	N	P
Veterinary facility	§ 212-1905F	N	N	N	N	N	P	P
Gasoline service station	§ 212-1905G	N	N	N	N	C	P	N
Automobile sales	§ 212-1905H	N	N	N	N	N	C	P
Vehicle repair and inspection	§ 212-1905I	N	N	N	N	N	C	P
Truck sales	§ 212-1905J	N	N	N	N	N	C	P
Vehicular accessories	§ 212-1905K	N	N	N	N	C	C	P
Public lot/garage	§ 212-1905L	N	N	N	N	C	P	N
Shopping center	§ 212-1905M	N	N	N	N	N	P	N
Public utility building and storage yard	§ 212-1905N	C	C	N	N	N	C	C
Public solid waste disposal site	§ 212-1905O	C	N	N	N	N	N	N
Adult bookstore/video store, adult theater or adult live theater	§ 212-1905P	N	N	N	N	N	C	N
Commercial communications tower	§ 212-1905Q	N	N	N	N	C	C	C
Essential/commercial communications tower (on property owned by the Borough of 75 acres in size or larger)		Y	N	N	N	N	N	N

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F. Table of Industrial Use Regulations.

Industrial Use Regulations

Use	Section	District						
		R1	R2	R3	R4	M1	M2	M3
Manufacturing	§ 212-1906A	N	N	N	N	N	N	P
Research and development		N	N	N	N	N	P	P
Wholesale		N	N	N	N	N	N	P
Printing		N	N	N	N	N	N	P
Contracting	§ 212-1906B	N	N	N	N	N	P	P

Truck terminal		N	N	N	N	N	C	N
Crafts	§ 212-1906C	N	N	N	N	N	P	P
Vehicle salvage yard	§ 212-1906D	N	N	N	N	N	N	C
Industrial park	§ 212-1906E	N	N	N	N	N	P	P
Self-storage or mini warehouse	§ 212-1906F	N	N	N	N	N	C	P

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G. Table of Accessory Use Regulations.

Accessory Use Regulations

Use	Section	District						
		R1	R2	R3	R4	M1	M2	M3
Home occupation	§ 212-1907A	C	C	C	C	C	C	C
No-Impact Home Business	§ 212-1907B	P	P	P	P	P	P	P
Residential accessory uses and structures	§ 212-1907C	P	P	P	P	P	P	P
Portable Storage Units	§ 212-1907H	P	P	P	P	P	P	P
Commercial accessory building or structure	§ 212-1907D	N	N	N	N	P	P	P
Commercial outdoor storage or display	§ 212-1907E	N	N	N	N	N	N	P
Temporary structure	§ 212-1907F	C	C	C	C	C	C	C
Swimming pools	§ 212-1907G	P	P	P	P	P	P	P

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