

The existing Sections 303, 304 and 305 are renumbered as 308, 309 and 310.

All references to the HDRO district are hereby revised to be the MDRO1 district.

Wherever a dimensional requirement is established for the LDR district, it shall also apply to the P Parks District.

The existing Sections 301, 302, 401, 402, 501 and 502 are hereby repealed and replaced with the following new text:

PART 3 DISTRICTS

301. Designation of Districts and Purposes.

- A. For the purposes of this Ordinance, Camp Hill Borough is hereby divided into the following zoning districts, with the following abbreviations:

P	Parks District
LDR	Low Density Residential District
MDR	Medium Density Residential District
MDRO	Medium Density Residential/Office District
MDRO1	Medium Density Residential/Office 1 District
CS	Shopping Center District
CG	General Commercial District
CN	Neighborhood Commercial District
LIN	Light Industrial District

- B. For the purposes of this Ordinance, the zoning districts named in Section 301.A. shall be of the number, size, shape and location shown on the "Official Zoning Map," which is made part of this Ordinance. Any use of the abbreviations listed in Section 301.A. shall mean the district name that is listed beside the abbreviation.

- C. Overlay Districts. The Floodplain Area, as defined by Part 5, shall serve as an overlay district to the applicable underlying districts. The Development Compatibility Overlay District shall apply as described in Section 604. The Heritage Conservation Overlay District shall apply as described in Section 605.

- D. Purposes of Each District. In addition to the overall purposes and objectives of this Ordinance and the Comprehensive Plan, the purposes of each zoning district are summarized below:

1. P Parks District - To recognize public parks and publicly owned recreation areas.
2. LDR Low Density Residential District - To provide for low density residential neighborhoods that are primarily composed of single family detached dwellings. To protect these areas from incompatible uses. To encourage owner-occupancy and neighborhood stability. To promote traditional patterns of development - extending the best features of older development into newer development.
3. MDR Medium Density Residential District - To provide for medium density residential neighborhoods. To protect these areas from incompatible uses. To encourage "one home on one lot" (which may be attached to another home) in order to promote home ownership

and neighborhood stability. To make sure that "infill" development is consistent with neighboring development.

4. MDRO Medium Density Residential/ Office District - To provide for medium density residential neighborhoods. To protect these areas from incompatible uses. To make sure that "infill" development is consistent with neighboring development. To also provide for offices and selected commercial uses.
5. MDRO1 Medium Density Residential/ Office 1 District - To serve the same purposes as the MDRO district, but to include additional controls on certain land uses to provide compatibility with adjacent neighborhoods and to avoid problems along heavily traveled roads.
6. CS Shopping Center District - To provide for a wide range of commercial uses, with fully coordinated exterior and interior traffic access, and that promotes shared parking.
7. CG General Commercial District - To provide for a wide range of commercial uses, including heavier commercial uses than are allowed in the Neighborhood Commercial District.
8. CN Neighborhood Commercial District - To promote less intensive types of commercial uses that are compatible with nearby homes. To promote an appropriate mix of retail, service, office, public, institutional and residential uses. To avoid heavy auto-related commercial uses that are most likely to conflict with nearby homes.
9. DT Downtown Commercial District - To promote pedestrian-friendly commercial activities and upper story apartments. To primarily provide for smaller-scale uses that utilize existing older buildings, as opposed to uses that would involve substantial demolition of significant historic buildings.
9. LIN Light Industrial District - To provide for light industrial uses, while recognizing that there are no appropriate locations within the Borough of Camp Hill for heavy industrial uses, because of the proximity of homes to all areas of the Borough, the locations of creeks and other important natural features, the importance of preserving historic buildings, the congestion of the street system and the very limited amounts of undeveloped land. To carefully control the types of industrial operations to avoid nuisances (such as excessive noise) and hazards.
10. Overlay Districts - The purposes are listed in the provisions for each district.

302. **Application of District Regulations.**

- A. The regulations set by this Ordinance shall apply uniformly to each class of uses or structures within each district, except as provided for in this Ordinance.
- B. No structure shall hereafter be erected, used, constructed, reconstructed, demolished, razed, moved, placed, altered or occupied and no land shall hereafter be used, developed or occupied unless it is in conformity with the regulations herein specified for the use and district in which it is located.

- C. No yard or lot existing at the time of passage of this Ordinance shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this Ordinance shall meet at least the minimum requirements established by this Ordinance.
- D. Boundary Change. Any territory which may hereafter become part of the Borough through annexation or a boundary adjustment shall be classified as the LDR zoning district of Camp Hill Borough until or unless such territory is otherwise classified by Borough Council.

303. **ZONING MAP.**

- A. A map entitled "Camp Hill Borough Zoning Map" accompanies this Ordinance and is declared a part of this Ordinance. The Official Zoning Map, which should bear the adoption date of this Ordinance and the words "Official Zoning Map," shall be retained in the Borough Building.
- B. Map Changes. Changes to the boundaries and districts of the Official Zoning Map shall only be made in conformity with the amendment procedures specified in the Municipalities Planning Code. All changes should be noted by date with a brief description of the nature of the change, either on the map or within an appendix to this Ordinance.
- C. Replacement Map. If the Official Zoning Map becomes damaged, destroyed, lost or difficult to interpret because of changes and additions, or needs to have drafting errors or omissions corrected, Borough Council may, by resolution, adopt a new copy of the Official Zoning Map which shall supersede the prior Official Zoning Map. Unless the prior Official Zoning Map has been lost or has been totally destroyed, the prior map or any remaining parts shall be preserved together with all available records pertaining to its previous adoption or amendment.

304. **DISTRICT BOUNDARIES.** The following rules shall apply where uncertainty exists as to boundaries of any district as shown on the Zoning Map.

- A. District boundary lines are intended to follow or be parallel to the center line of street rights-of-way, creeks, railroads and lot lines (according to official County records) as they existed at the time of the adoption of this ordinance, unless such district boundary lines are fixed by dimensions as shown on the Official Zoning Map.
- B. Where a district boundary is not fixed by dimensions and where it approximately follows lot lines, such boundary shall be construed to follow such lot lines unless specifically shown otherwise.
- C. The location of a district boundary that divides a lot shall be determined by the use of the scale appearing on the Zoning Map unless indicated otherwise by dimensions.
- D. Where a municipal boundary divides a lot, the minimum lot area shall be regulated by the municipality in which the principal use(s) are located, unless otherwise provided by applicable case law. The land area within each municipality shall be regulated by the use regulations and other applicable regulations of each municipality.

305. **SETBACKS ACROSS MUNICIPAL BOUNDARIES.**

- A. Intent - To continue the objective of compatible land uses across municipal boundaries.

- B. This Ordinance requires additional setbacks and the provision of buffer yards when certain uses would abut an existing dwelling or a residential zoning district. These same additional setback and buffer yard provisions shall be provided by uses proposed within Camp Hill Borough regardless of whether such abutting existing dwelling or primarily residential zoning district is located in an abutting municipality and/or in Camp Hill.

306. **TABLE OF PERMITTED USES BY DISTRICT.**

- A. For the purposes of this Section 306, the following abbreviations shall have the following meanings:

P =	Permitted by right use (zoning decision by Zoning Officer)
SE =	Special exception use (zoning decision by Zoning Hearing Board)
C =	Conditional use (zoning decision by Borough Council)
N =	Not Permitted
(Part 11) =	See Additional Requirements in Part 11

- B. Unless otherwise provided by law or specifically stated in this Ordinance (including Section 105.B.), any land or structure shall only be used or occupied for a use specifically listed in this Ordinance as allowed in the zoning district where the land or structure is located. Any use shall only be permitted if it complies with all other requirements of this Ordinance.

This table is divided into two sections:

1. Primarily Residential Districts, and
2. Primarily Non-Residential Districts.

See Section 105.B. which generally provides a process for approval of a use that is not listed - based upon similarity to permitted uses and other criteria. Except as provided in such Section 105.B., any other principal use that is not specifically listed as “P”, “C” or “SE” in the applicable district in this table is prohibited in that district.

For temporary uses, see Section 103.

For the Heritage Conservation District see also Section 605. For the Development Compatibility Overlay District, see also Section 604.

306.B.1. PRIMARILY RESIDENTIAL DISTRICTS

TYPES OF USES (See definitions in Part 2)	ZONING DISTRICTS			
	LDR	MDR	MDRO& MDRO1	P
a. RESIDENTIAL USES				
Single Family Detached Dwelling (Manufactured/mobile homes shall meet the additional requirements of Part 11)	P	P	P	N
Twin Dwelling, side-by-side, with each new dwelling unit on its own fee-simple or condominium lot	N	P	P	N
Townhouse/Rowhouse (Part 11), with each new dwelling on its own fee-simple or condominium lot	N	SE***	SE***	N
Apartments (Part 11)				
- other than types listed separately	N	SE***	SE***	N
- apartments combined with an approved street-level principal commercial use that is allowed in the district	N	N	P	N
Boarding House (includes Rooming House)	N	N	N	N
Group Home within a lawful existing dwelling unit (Part 11), not including a Treatment Center	P	P	P	N
Conversion of an Existing Building to Result in an Increased Number of Dwelling Units (Part 11) (See also "Unit for Care of Relative" under Accessory Uses in this table)	N	N	N*	N
b. COMMERCIAL USES				
Artisans or Crafts Studio or Art Gallery	N	N	P	N
Bed and Breakfast Inn (Part 11)	N	N	SE	N
Commercial Communications Antennae/Tower (Part 11)				
- Meeting Part 11 pertaining to accessory antenna extending a limited height above certain existing structures	N	N	P	P
- Other, such as a freestanding tower	N	N	N	N

* = Except shall be permitted as a special exception use if limited to within a building that existed with a minimum indoor heated living floor area of 3,000 square feet at the time of adoption of this Ordinance. No building shall be expanded or newly constructed under this conversion, except for additions necessary for emergency or handicapped access. Each dwelling unit shall meet the minimum floor area requirements of Section 801. If the lot is adjacent to Market Street, then any new dwelling unit shall only be allowed in a building that also includes a street level principal commercial use that is allowed in the district.

** = The applicant shall prove that the entrances and exits for the drive-through service do not adversely affect pedestrian travel in the area. To the maximum extent feasible, drive-through service entrances and/or exits should use alleys and side streets, as opposed to crossing sidewalks along Market Street.

*** = A 20,000 square feet minimum tract size is required, *which may be comprised of multiple lots.*

P = Permitted by right (zoning decision by Zoning Officer)

SE = Special exception use (zoning decision by Zoning Hearing Board)

C = Conditional use (zoning decision by Borough Council)

N = Not permitted

(Part 11) = See Additional Requirements in Part 11

TYPES OF USES (See definitions in Part 2)	ZONING DISTRICTS			
	LDR	MDR	MDRO & MDRO1	P
b. COMMERCIAL USES (Continued)				
Funeral Home (Part 11), without crematorium	N	N	SE	N
Live-Work Units (Part 11)	N	N	P	N
Massage Therapy Facility, Certified (Part 11), which shall not be accompanied by any residential use of the building	N	N	SE	N
Office	N	N	SE	N
Personal Service Business, not including Tattoos, Body Piercing or Massages	N	N	SE	N
Photocopy Shop or closely similar custom business services	N	N	SE	N
Restaurant, without drive-through service	N	N	SE in MDRO N in MDRO1	N
Retail Store, other than uses listed separately in this table				
- Under 2,500 sq. ft. of floor area	N	N	P	N
- 2,500 to 5,000 sq. ft. of floor area	N	N	SE	N
Veterinarian Office (Part 11), without kennel facilities (except keeping of sick animals) and without outdoor runs for animals	N	N	SE	N
c. INSTITUTIONAL USES				
Cemetery, which shall not include a Crematorium	N	N	N	N
Community Center or Youth Recreation Center	N	SE	SE	N
Day Care Center, Child (Part 11) (See also as an accessory use in this table and Part 11)	N	N	SE	N
Membership Club, not including any use listed separately in this Section 306 unless that use is also allowed and approved	N	N	SE	N
Nursing Home, Assisted Living Facility, Personal Care Home or Hospice (Part 11)	N	N	SE	N
Place of Worship (Part 11), with a 1 acre min. lot size required.	SE	SE	SE	N
School, Public or Private, Primary or Secondary (Part 11)	SE	SE	SE	N
d. PUBLIC/ SEMI-PUBLIC USES				
Borough-Owned Uses	P	P	P	P
Government Facility, other than uses listed separately in this Section 306	N	N	SE	SE
Emergency Services Station, which may include a supporting social club facility	N	SE	SE	N
Library	SE	SE	SE	N
Publicly Owned or Publicly Operated Park or or Recreation Facility Open for Public Use	P	P	P	P
<p>P = Permitted by right use (zoning decision by Zoning Officer) C = Conditional use (zoning decision by Borough Council) SE = Special exception use (zoning decision by Zoning Hearing Board) N = Not permitted (Part 11) = See Additional Requirements in Part 11</p>				

TYPES OF USES (See definitions in Part 2)	ZONING DISTRICTS			
	LDR	MDR	MDRO& MDRO1	P
d. PUBLIC/SEMI-PUBLIC USES (Cont.)				
Public Utility Facility (other than uses listed separately in this Section 306)	N	N	SE	N
Swimming Pool, Non-household (Part 11)	SE	SE	SE	SE
e. ACCESSORY USES				
See also the list of additional permitted by right uses in Section 306.C., such as "Residential Accessory Structure or Use".				
There are Additional Requirements in Part 11 for Specific Accessory Uses.				
Automated Transaction Banking Machine	N	N	P	N
Day Care Center accessory to and on the same lot as an existing lawful Place of Worship, with a minimum lot area of 10,000 square feet	P	P	P	P
Day Care (Part 11) as accessory to a dwelling:				
- Day care of a maximum of 3 persons of any age, in addition to "Relatives" of the caregiver. (Any day care of 4 or more adults shall be regulated as "Adult Day Care.")	P	P	P	N
- Family (Child) Day Care Home (4 to 6 children)	N	N	P	N
- Group (Child) Day Care Home (7 to 12 children)	N	N	N	N
Home Occupation, General (Part 11)	SE	SE	SE	N
Home Occupation, Low-Impact (Part 11)	P	P	P	N
Short-Term Rental of a Dwelling Unit (Part 11) - <i>Reserved for future use</i>				
Solar Panels Covering Building Roofs or Off-Street Parking Spaces	P	P	P	P
Unit for Care of Relative (Part 11)				
- Involving a new detached accessory building	SE	SE	SE	N
- Not involving a new detached accessory building	P	P	P	N
f. MISCELLANEOUS USES				
Community Garden (Part 11)	P	P	P	P
Crop Farming or Greenhouse (beyond activity approved as a customary and incidental accessory use)	N	N	N	N
Driveway serving a principal commercial or industrial use that is not allowed in the district	N	N	N	N
Forestry (Part 11)	P	P	P	P
Nature Preserve	P	P	P	P
Parking Lot as the Principal Use of a Lot, except principal off-site parking may be allowed for a use that is allowed in the same zoning district (such as a place of worship)	N	N	N	N
All Uses that will be unable to comply with the performance standards of this ordinance. See the "Environmental Protection" requirements of Part 5.	N	N	N	N
P = Permitted by right use (zoning decision by Zoning Officer)				
C = Conditional use (zoning decision by Borough Council)				
SE = Special exception use (decision by Zoning Hearing Board) N = Not permitted				
(Part 11) = See Additional Requirements in Part 11				

306.B.2. PRIMARILY NON-RESIDENTIAL DISTRICTS

TYPES OF USES (See definitions in Part 2)	ZONING DISTRICTS			
	CS&CG	DT	CN	LIN
a. RESIDENTIAL USES				
Single Family Detached Dwelling (including manufactured/mobile home [Part 11])	N	P	P	N
Twin Dwelling, side-by-side, with each dwelling unit on its own fee-simple or condominium lot	N	P	P	N
Townhouse/ Rowhouse (Part 11)	N	N	P	N
Apartments, which may include a conversion (Part 11)	N	P*	P*	N
Boarding or Rooming House (Part 11)	SE in CG N in CS	N	N	N
Manufactured/Mobile Home Park (Part 11)	SE in CS N in CG	N	N	N
Dormitory housing only full-time students and staff of an accredited college or university	SE	SE	N	N
Group Home within a lawful pre-existing dwelling unit (Part 11), not including a Treatment Center	P	P	P	P
b. COMMERCIAL USES				
Adult Use (Part 11)	N	N	N	SE
After Hours Club (Note - This provision shall only apply if the use is determined to not be prohibited under State Act 219 of 1990)	N	N	N	SE
Amusement Arcade	P	P	N	N
Auction House (Note - an outdoor auction use shall be regulated as a "Flea Market.")	P	P	SE	P
Auto Repair Garage (Part 11) or Auto Service Station (Part 11), which may occur in combination with a retail store. An Auto Repair Garage or Auto Service Station shall not allowed as accessory to any other use, unless the Auto Repair Garage or Auto Service Station is listed in this table as being allowed in that district. This use shall not include a Truck Stop.	SE	N	N	SE
Auto, Boat or Mobile/Manufactured Home Sales (Part 11)	SE	N	N	P
Bakery, Retail	P	P	P	P
Bed and Breakfast Inn (Part 11)	P	P	P	N
Beer and Beverage Distributor	P	N	SE	P
Brewpub or Limited Distillery, which may include a restaurant and tavern	P	P	P	P
Car Wash (Part 11)	N	N	N	P
Catering, Custom, for Off-Site Consumption	P	P	P	P
* =	New apartments shall only be allowed in a building that also includes an allowed street level principal commercial use.			
P =	Permitted by right use			
SE =	Special exception use (decision by Zoning Hearing Board)			
N =	Not permitted			
(Part 11) =	See Additional Requirements in Part 11			

TYPES OF USES (See definitions in Part 2)	ZONING DISTRICTS			
	CS&CG	DT	CN	LIN
b. COMMERCIAL USES (Cont.)				
Communications Tower/Antennae, Commercial (Part 11)				
- Meeting Part 11 pertaining to existing structures	P	P	P	P
- Other, such as a freestanding tower	N	N	N	SE
Conference Center	P	P	P	P
Convenience Store				
- With sale of motor vehicle fuel	SE	N	N	SE
- Without sale of motor vehicle fuel prohibited, unless an Auto Service Station is an allowed use in that district.	P	P*	P	P
Construction Company or Tradesperson's Headquarters (including but not limited to landscaping, janitorial or pest control contractor; See also as Home Occupation). Accessory outdoor storage shall be permitted provided it meets the plant screening requirements of Sections 803 and 804.	P	N****	P	P
Crafts or Artisan's Studio (see also as Home Occupation)	P	P	P	P
Custom Printing, Photocopying, Poster-printing, Mailing, Courier Service and Similar Business Services	P	P	P	P
Exercise Club	P	P	P	P
Farmers Market	P	P	P	P
Financial Institution (includes banks), with any "Drive-through" facilities meeting Part 11.	P	P**	P**	P
Flea Market (Outdoor) (Note- An indoor flea market shall be considered a retail store.)	P	N	N	P
Food Truck or Food Trailer (Part 11), limited to an accessory use to a principal commercial use on the same lot, except as specifically otherwise allowed by Part 11	P	P	P	P
Funeral Home - See separate regulations for a crematorium.	P	P	P	P
Gaming Facility, which may be combined with restaurants	SE in CS N in CG	N	N	SE
Gas Station - See Auto Repair, Auto Service Station or Convenience Store				
Garden Center or Plant Nursery (which may include an accessory greenhouse)	P	P	P	P
Hotel or Motel (Part 11), which may include an accessory restaurant	SE	SE*****	SE	P

* = New vehicle parking is prohibited between the principal building and the front street-of-way.

** = The applicant shall prove that the entrances and exits for the drive-through service have been designed to minimize conflicts with pedestrian travel along sidewalks. To the maximum extent feasible, drive-through service entrances and exits should use side streets, as opposed to crossing major pedestrian routes along main streets, such as Market Street.

*** = An office use is permitted in the DT District, but not including the following: outdoor storage, warehousing (except as a clearly customary accessory use) or a parking lot that is primarily used for overnight parking of trucks or heavy equipment.

**** = Limited to a maximum of 40 guest units, and tractor-trailer parking by guests is prohibited.

P = Permitted by right use (zoning decision by Zoning Officer)

SE = Special exception use (zoning decision by Zoning Hearing Board) N = Not Permitted

(Part 11) = See Additional Requirements in Part 11

TYPES OF USES (See definitions in Part 2)	ZONING DISTRICTS			
	CS&CG	DT	CN	LIN
b. COMMERCIAL USES (Cont.)				
Kennel (Part 11)	N	N	N	P
Laundromat	P	P	P	P
Laundry, Commercial or Industrial	N	N	N	P
Lumber Yard	P in CS; N in CG	N	N	P
Massage Therapy Facility, Certified (Part 11), which shall not be accompanied by any residential use of the building	P	SE	SE	P
Medical Marijuana Dispensary (Part 11)	P	P	SE	P
Office	P	P	P	P
<u>Pawn Shop</u>	P	P	P	N
Personal Services (includes tailoring, custom dressmaking, haircutting/styling, drycleaning, shoe repair, and closely similar uses) (See also Home Occupation)	P	P	P	N
Recreation, Primarily Indoor (includes bowling alley, roller or ice skating, batting practice and closely similar uses; other than uses listed separately in this Section 306)	P	P	P	N
Recreation, Primarily Outdoor (Part 11) (including mini- ature golf course, golf driving range, amusement park, private picnic groves and closely similar uses; other than uses listed separately in this Section 306)	P in CS SE in CG	N	SE	N
<u>Repair Service, Household Appliance</u>	P	P	P	P
Restaurant (Part 11) with drive-through service (Part 11)	P	N	N	N
Restaurant (Part 11) or Banquet Hall, without drive-through service Note - See also additional regulations in Part 11 for "Outdoor Cafes."	P	P	P	N
Retail Store (other than uses listed separately in this Section 306) Note - See also additional regulations in Part 11 for "Outdoor Cafes and Sidewalk Sales."	P	P	P*	N
<u>Self-Storage Development - See under Industrial uses</u>				
Shopping Center - which shall be limited to a combination of commercial uses listed as allowed in the applicable district	P	P*	P*	N

* = Limited to indoor sales and display, except for clearly customarily accessory activities, such as sidewalk sales. Such use shall not include the sale of gasoline or propane, and shall not include drive-through service.

P = Permitted by right use (zoning decision by Zoning Officer)

SE = Special exception use (zoning decision by Zoning Hearing Board)

N = Not permitted

(Part 11) = See Requirements in Part 11

TYPES OF USES (See definitions in Part 2)	ZONING DISTRICTS			
	CS&CG	DT	CN	LIN
b. COMMERCIAL USES (Cont.)				
Target Range, Firearms				
- Completely indoor and enclosed	P	N	N	P
- Other than above	N	N	N	SE
Tattoo or Body Piercing Establishment (other than temporary tattoos or ear piercing which are personal service uses)	P	N	N	N
Tavern	SE	SE	SE	N
Theater, Indoor, other than an Adult Use	P	P	P	N
Trade/ Hobby School (Part 11)	P	P	P	P
Truck Stop	N	N	N	SE
Veterinarian Office (Part 11)	P	P	P	P
Wholesale Sales - see under Industrial Uses				
c. INDUSTRIAL USES				
Assembly or Finishing of Products Using Materials Produced Elsewhere (such as products from plastics manufactured off-site)	N	N	N	P
Building Supplies and Building Materials, Wholesale Sales of	P	N	N	P
Distribution as a principal use (other than Trucking Company Terminal)	N	N	N	P
Electricity Generating Plant (other than Waste-to-Energy)	N	N	N	SE
Industrial Equipment Sales, Rental and Service, other than vehicles primarily intended to be operated on public streets	N	N	N	P
Junk - outdoor storage, display or processing of, other than within an approved junkyard or solid waste disposal area	N	N	N	N
Junk Yard (Part 11)	N	N	N	SE
Liquid Fuel Storage, Bulk, for off-site distribution, other than: auto service station, retail propane distributor, pre-packaged sales or fuel tanks for company vehicles	N	N	N	SE

P = Permitted by right use (zoning decision by Zoning Officer)

SE = Special exception use (zoning decision by Zoning Hearing Board)

N = Not permitted

(Part 11) = See Additional Requirements in Part 11

TYPES OF USES (See definitions in Part 2)	ZONING DISTRICTS			
	CS&CG	DT	CN	LIN
d. INDUSTRIAL USES (Cont.)				
Manufacture and/or bulk processing of the following, provided manufacturing occurs only indoors:				
- Agricultural Chemicals, Fertilizers or Pesticides	N	N	N	SE
- Asphalt	N	N	N	SE
- Apparel, Textiles, Shoes and Apparel Accessories (see also Crafts Studio)	N	N	N	P
- Ceramics Products (other than Crafts Studio)	N	N	N	P
- Chemicals or Chemical Products, other than pharmaceuticals	N	N	N	SE
- Clay, Brick, Tile and Refractory Products	N	N	N	P
- Computers and Electronic and Microelectronic Products (provided assembly of pre-manufactured products is allowed as accessory to a retail store)	N	N	N	P
- Concrete, Cement, Lime and Gypsum Products	N	N	N	SE
- Electrical Equipment, Appliances and and Components	N	N	N	P
- Explosives, Fireworks or Ammunition	N	N	N	N
- Fabricated Metal Products (except Ammunition, Fireworks or Explosives)	N	N	N	P
- Food (Human) and Beverage Products, at an industrial scale as opposed to a clearly retail scale (Other than uses listed individually in this Section 306)	SE	P	N	P
- Food Products - Meat Packing	N	N	N	SE
- Food Products for animals	N	N	N	SE

P = Permitted by right use (zoning decision by Zoning Officer)

SE = Special exception use (zoning decision by Zoning Hearing Board)

N = Not permitted

(Part 11) = See Additional Requirements in Part 11

TYPES OF USES (See definitions in Part 2)	ZONING DISTRICTS			
	CS&CG	DT	CN	LIN
<u>d. INDUSTRIAL USES (Cont.)</u>				
Manufacture and/or bulk processing of the following, provided manufacturing occurs only indoors:				
- Glass and Glass Products (other than Crafts Studio)	N	N	N	P
- Incineration, Reduction, Distillation, Storage or Dumping of Slaughterhouse Refuse, Rancid Fats, Garbage, Dead Animals or Offal (other than within an approved solid waste facility)	N	N	N	N
- Jewelry and Silverware	N	N	N	P
- Leather and Allied Products (other than Crafts Studio or Tannery)	N	N	N	P
- Machinery or Gaskets	N	N	N	P
- Manufactured or Modular Housing	N	N	N	P
- Medical Equipment and Supplies	N	N	N	P
- Metal Products, Primary	N	N	N	SE
- Mineral Products, Non-metallic (other than Mineral Extraction)	N	N	N	SE
- Paper and Paper Products (including recycling, but not including manufacture of raw paper pulp)	N	N	N	P
- Paper - Raw Pulp	N	N	N	N
- Paving Materials, other than bulk manufacture of asphalt	N	N	N	SE
- Petroleum Refining	N	N	N	N
- Pharmaceuticals and Medicines	N	N	N	P
- Plastics, Polymers, Resins, Vinyl, Coatings, Adhesives or Sealants, or Ink	N	N	N	SE
- Products from Previously Manufactured Materials, such as glass, leather, plastics, cellophane, textiles, rubber or synthetic rubber	N	N	N	P
- Roofing Materials and Asphalt Saturated Materials	N	N	N	SE

P = Permitted by right use (zoning decision by Zoning Officer)

SE = Special exception use (zoning decision by Zoning Hearing Board)

N = Not permitted

(Part 11) = See Additional Requirements in Part 11

TYPES OF USES (See definitions in Part 2)	ZONING DISTRICTS			
	CS&CG	DT	CN	LIN
d. INDUSTRIAL USES (Cont.)				
Manufacture and/or bulk processing of the following, provided manufacturing occurs only indoors:				
- Rubber, Natural or Synthetic	N	N	N	SE
- Scientific, Electronic and Other Precision Instruments	N	N	N	P
- Soaps and Cleaning Compounds	N	N	N	P
- Sporting Goods, Toys, Games, Musical Instruments or Signs	P	N	N	P
- Transportation Equipment	N	N	N	P
- Wood Products and Furniture (not including raw paper pulp)	N	N	N	P
- See Section 105 for uses that are not listed				
Medical Marijuana Grower/Processor (Part 11)	N	N	N	SE
Mineral Extraction (Part 11) and related processing, stockpiling and storage	N	N	N	SE
Packaging	N	N	N	P
Package Delivery Services Distribution Center	N	N	N	P
Printing or Bookbinding	N	N	N	P
Recycling Collection Center (Part 11), not involving operations of an industrial scale (See also Borough-Owned Use)	P	SE	N	P
Recycling Center, Bulk Processing, provided all operations of an industrial scale occur within an enclosed building (this use shall not include a solid waste disposal or transfer facility nor a junkyard)	N	N	N	SE
Research and Development, Engineering or Testing Facility or Laboratory	N	N	N	P
Sawmill/ Planing Mill	N	N	N	P
Self-Storage Development (Part 11)	N	N	N	P

P = Permitted by right (zoning decision by Zoning Officer)

SE = Special exception use (zoning decision by Zoning Hearing Board)

N = Not Permitted

(Part 11) = See Additional Requirements in Part 11

TYPES OF USES (See definitions in Part 2)	ZONING DISTRICTS			
	CS&CG	DT	CN	LIN
d. INDUSTRIAL USES (Cont.)				
Slaughterhouse, Stockyard or Tannery	N	N	N	N
Solid Waste Transfer Facility or Waste to Energy Facility	N	N	N	N
Trucking Company Terminal	N	N	N	SE
Warehousing or Storage as a principal use	N	N	N	P
Warehousing or Storage as an accessory use to a permitted principal use on the same lot or an adjacent lot or located in the same zoning district	P	P	P	P
Welding	N	N	N	P
Wholesale Sales (other than Motor Vehicles)	N	N	N	P
e. INSTITUTIONAL USES				
Cemetery (Part 11) (see Crematorium listed separately)	P	N	P	P
College or University (other than Dormitory, which is listed separately)	P	P	P	N
Community Center	P	P	P	N
Criminal Halfway House (Part 11)	N	N	N	SE
Crematorium (<i>Human or Pet</i>) (Part 11)	N	N	N	SE
Cultural Center or Museum	P	P	P	N
Day Care Center, Adult (Part 11)	P	P	P	P
Day Care Center, Child (Part 11) (See also as an accessory use)	P	P	P	P
Hospital	P	N	N	P
Membership Club meeting and recreational facility, (Part 11) but with any "After Hours Club", and with a "Tavern" only allowed if the requirements are met for that use.	P	P	P	P
Nursing Home, Personal Care Home, Assisted Living Facility or Hospice (Part 11)	P	P	P	N
Place of Worship (Part 11)	P	P	P	P
Prison or similar correctional institution (Part 11)	N	N	N	SE
School, Public or Private, Primary or Secondary (Part 11)	P	SE	P	N
Surgery Center, Primarily Outpatient	P	N	P	P

P = Permitted by right use (zoning decision by Zoning Officer)

SE = Special exception use (zoning decision by Zoning Hearing Board)

N = Not permitted

(Part 11) = See Additional Requirements in Part 11

TYPES OF USES (See definitions in Part 2)	ZONING DISTRICTS			
	CS&CG	DT	CN	LIN
Treatment Center (Part 11)	SE	N	N	SE
<u>f. PUBLIC/ SEMI-PUBLIC USES</u>				
Borough-Owned Uses	P	P	P	P
Government Facility, other than uses separately in this Section 306	SE	SE	SE	SE
Emergency Services Station, which may include a supporting social club facility	P	P	SE	P
Library	P	P	P	N
Publicly Owned or Publicly Operated Recreation, or Closely Similar Primarily Outdoor Park Open for Public Recreation Use	P	P	P	P
Public Utility Facility (See also Section 114) (other than uses listed separately in this Section 306)	SE	N	SE	SE
Swimming Pool, Non-household (Part 11)	P	P	P	P
U.S. Postal Service Facility, primarily involving regional distribution	N	N	N	P
U.S. Postal Service Facility, that does not primarily involve regional distribution	P	P	P	P
<u>g. ACCESSORY USES</u>				
See list of additional permitted uses in Section 306.C., such as "Residential Accessory Structure or Use" See Additional Requirements in Part 11 for Specific Accessory Uses.				
Cafe, Outdoor or occasional Sidewalk Sales (see Part 11)	P	P	P	N
Day Care Center accessory to a lawful Place of Worship	P	P	P	P
Day Care, Child (see Part 11) accessory to a lawful dwelling unit:				
- Group (Child) Day Care Home (7 to 12 children)	P	P	P	N
- Family (Child) Day Care Home (4 to 6 children)	P	P	P	N
Heliport (with emergency service also allowed as accessory to an approved hospital in any district)	N	N	N	SE
Home Occupation accessory to a lawful dwelling unit:				
- General Home Occupation (Part 11)	P	P	P	N
- Low Impact Home Occupation (Part 11)	P	P	P	N
Short-Term Rental of a Lawful Existing Dwelling Unit (Part 11) - <i>Reserved for Future Use</i>				

P = Permitted by right use (zoning decision by Zoning Officer)

SE = Special exception use (zoning decision by Zoning Hearing Board)

N = Not permitted

(Part 11) = See Additional Requirements in Part 11

TYPES OF USES (See definitions in Part 2)	ZONING DISTRICTS			
	CS&CG	DT	CN	LIN
h. MISCELLANEOUS USES				
Community Garden (Part 11)	P	P	P	P
Crop Farming or Greenhouse, beyond activity approved as a customary and incidental accessory use. <i>This term may also include indoor crop farming on an industrial scale.</i>	N	N	N	P
Forestry (Part 11)	P	P	P	P
Mushroom Growing and Composting	N	N	N	SE
Nature Preserve or Environmental Education Center	P	P	P	P
Parking Lot or Structure as an Accessory Use**	P	P*	P	P
Parking Lot or Structure as the Principal Use of a Lot**				
- Serving tractor-trailer trucks or garbage trucks	N	N	N	SE
- Other principal parking lot or structure (with customary accessory parking allowed in all districts)	SE	SE*	SE	P
Raising of Livestock or Poultry	N	N	N	SE
All Uses that will be unable to comply with the performance standards of this Ordinance. See the "Environmental Protection" requirements of Part 5	N	N	N	N

* = A parking structure of two or more above-ground levels shall include at least one principal commercial use abutting Market Street if the lot abuts Market Street.

** = *Any parking structure shall meet the maximum building height requirement, even if the structure is not a building.*

306.C. Permitted Accessory Uses in All Districts. An accessory use of a dwelling is only permitted if such use is customarily incidental to the residential use and is specifically permitted by this Ordinance. The following are permitted by right as accessory uses to a lawful principal use in all districts, within the requirements of Part 11 and all other requirements of this Ordinance:

1. Standard Antennae, including antennae used by contractors to communicate with their own vehicles*
2. Fence* or Wall*
3. Garage, Household
4. Garage Sale*
5. Pets, Keeping of*
6. Parking or Loading, Off-Street, only to serve a principal use that is permitted in that district
7. Recreational Facilities, limited to use by residents of a development, and their occasional invited guests
8. Residential accessory structure (see definition in Part 2) *
9. Signs, as permitted by Part 7
10. Swimming Pool, Household *

11. Such other accessory use or structure that the applicant proves to the satisfaction of the Zoning Officer is clearly customary and incidental to a permitted by right, special exception or conditional principal use.
12. Driveway as a customary accessory use, provided that such driveway only serves a principal use that is allowed in each district in which the driveway is located.

* See standard for each in Part 11.

306.D. Permitted Accessory Uses to Business and Institutional Uses. The following are permitted by right accessory uses only to a lawful principal commercial, industrial or institutional use, provided that all requirements of this Ordinance are met:

1. Storage of fuels for on-site use or to fuel company vehicles
2. The following accessory uses, provided that the use is clearly limited to employees, patients, residents, students and families of employees of the use and their occasional invited guests:
 - a. Internal cafeteria without drive-through service,
 - b. Day care center or
 - c. Recreational facilities.
3. Bus Shelters meeting Part 11.
4. Automatic Transaction Machine
5. Storage sheds meeting the dimensional regulations for the district.