

306.B.2 Allowed Uses in Primarily Business Zoning Districts

TYPES OF USES (See definitions in Article 2)	ZONING DISTRICTS				
	TC	VC	LI & GI/Q	GC	PAGE NO.
<u>a. RESIDENTIAL USES</u>					
Single Family Detached Dwelling (Note - Mobile/manufactured homes shall meet the additional requirements of Section 402)	P	P	N	P	4-29
Semi-Detached Dwelling (side-by-side)	P	N	N	N	
Townhouse (Rowhouse) (S. 402)	P	N	N	N	4-36
Apartments (S. 402), other than conversions of an existing building	P*	N	N	N	4-36
Boarding House (includes Rooming House) (S. 402)	SE	N	N	N	4-10
Mobile/Manufactured Home Park (S. 402)	N	N	N	N	4-30
Group Home within a lawful existing dwelling unit (S.402), not including a Treatment Center	P	P	P	P	4-17
Conversion of an Existing Building to Result in an Increased Number of Dwelling Units (See also “Unit for Care of Relative” under Accessory Uses)	P*	P*	N	P*	4-13
<u>b. COMMERCIAL USES</u>					
Adult Use (S. 402)	N	N	C in GI/Q N in LI	N	4-6
After Hours Club - To the extent the use is not prohibited by State Act 219 of 1990.	N	N	C	N	4-8
Airport (S. 402) (see also “Heliport”)	N	N	C	N	4-8
Amusement Arcade	P	P	N	P	
Amusement Park or Water Park	N	N	P	P	
Animal Cemetery (S. 402)	N	N	P	P	4-8
Auditorium (Commercial), Arena, Performing Arts Center or Exhibition-Trade Show Center	N	N	P	P	
Auto Repair Garage or Auto Service Station (S. 402)	N	N	P	P	4-9
Auto, Boat or Mobile/Manufactured Home Sales (S. 402)	N	N	P	P	4-9
Bakery, Retail	P	P	P	P	
Bed and Breakfast Inn (S. 402)	P	P	P	P	4-9
Betting Use, in compliance with State law	N	N	C in GI/Q N in LI	N	
Beverage Distributor (wholesale and/or retail)	P	P	N	P	
Bus Maintenance or Storage Yard	N	N	P	P	

* = Apartments shall be limited to being in the same building as a principal commercial use that is on the street level.

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

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

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N = Not permitted

(S. 402) = See Additional Requirements in Section 402

(S. 403) = See Additional Requirements in Section 403

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	TC	VC	LI & GL/Q	GC	PAGE NO.
b. COMMERCIAL USES (Cont.)					
Camp (S. 402) other than Recreational Vehicle Campground	N	P	P	P	4-10
Campground, Recreational Vehicle (S. 402), which may include an accessory camp store that is primarily for use by campers	N	N	P	P	4-10
Car Wash (S. 402)	N	N	P	P	4-11
Catering, Custom, for Off-Site Consumption	P	P	P	P	
Communications Tower/Antennae, Commercial (S. 402)					
– Meeting Section 402.A.16.a. pertaining to antenna placed on certain existing structures	P	P	P	P	4-11
– Antennae/tower that does not meet Section 402.A.16.a. (such as freestanding towers)	N	N	SE	SE	4-11
Note - Section 402.A.16 also allows towers serving emergency services stations					
Conference Center	P	P	P	P	
Construction Company or Tradesperson's Headquarters (including but not limited to landscaping, building trades or janitorial contractor). See also as Home Occupation. Accessory outdoor storage shall be permitted provided it meets the screening requirements of Section 803.	SE**	P	P	P	
Crafts or Artisan's Studio (see also as Home Occupation)	P	P	P	P	
Custom Printing, Copying, Faxing, Mailing or Courier Service	P	P	P	P	
Exercise Club	P	P	P	P	
Financial Institution (S. 402; includes banks), with any "Drive-through" facilities meeting Section 403	P	P	P	P	4-40
Flea Market/ Auction House	P	P	P	P	
Funeral Home	P	P	P	P	
Garden Center, Retail (see also "Wholesale Greenhouses")	P	P	P	P	
Gas Station - See Auto Service Station					
Golf Course (S. 402)	N	P	P	P	4-17
Heliport (S. 402)	N	N	SE	N	4-17
Hotel or Motel (S. 402)	P	P	P	P	4-18

** = A maximum of 25% of lot shall be used for outdoor storage, which shall be screened from view of streets and other lots.

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	TC	VC	LI & GI/Q	GC	
b. COMMERCIAL USES (Cont.)					
Kennel (S. 402)	N	N	SE	N	4-19
Laundromat	P	P	P	P	
Laundry, Commercial or Industrial	N	N	P	N	
Lumber Yard	N	N	P	P	
Motor Vehicle Racetrack (S. 402)	N	N	SE in GI/Q N in LI	N	4-31
Nightclub	N	N	SE	SE	
Office (May include medical labs, see also Home Occupations)	P	P	P	P	
Pawn Shop	N	N	SE	N	
Personal Services (includes tailoring, custom dressmaking, haircutting/styling, travel agency, drycleaning, shoe repair, "massage therapy, certified" and closely similar uses) (See also Home Occupation)	P	P	N	P	
Picnic Grove, Commercial (S. 402)	N	N	P	P	4-31
Plant Nursery (other than a Retail Garden Center)	P	P	P	P	
Propane Retail Distributor, other than pre-packaged sales, with a 150 feet minimum setback required between any storage or dispensing facilities and any residential district, and with fire company review.	N	N	SE	N	
Recording Studio, Music	P	P	P	P	
Recreation, Commercial Indoor (S. 402) (includes bowling alley, roller or ice skating rink, batting practice, and closely similar uses); other than uses listed separately in this Section 306	P	P	P	P	
Recreation, Commercial Outdoor (including miniature golf course, golf driving range, archery, paintball and closely similar uses); other than uses listed separately in this Section 306	N	SE	P	P	4-32
Repair Service, Household Appliance	P	P	P	P	4-33
Restaurant or Banquet Hall (S. 402)					
– with drive-through service (S. 403)	N	N	N	P	4-40
– without drive-through service	P	P	N	P	4-33
Retail Store (not including uses listed individually in this Section 306) or Shopping Center	P	P	N	P	
Self-Storage Development	N	P	P	P	4-33

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b. <u>COMMERCIAL USES (Cont.)</u>					
Target Range, Firearms					
– Completely indoor and enclosed (S. 402)	N	P	P	P	4-35
– Other than above (S. 402)	N	N	SE	N	4-35
Tattoo or Body Piercing Establishment (other than temporary tattoos or ear piercing, which are personal service uses)	N	N	N	SE	
Tavern which may include a State-licensed micro-brewery (not including an After Hours Club or Nightclub)	SE	N	N	SE	
Theater, Indoor Movie, other than an Adult Use	P	P	N	P	
Trade/ Hobby School	P	P	P	P	
Veterinarian Office (S. 402)	P	P	P	P	4-37
Wholesale Sales - see under Industrial Uses					
c. <u>INSTITUTIONAL/ SEMI-PUBLIC USES</u>					
Cemetery (see Crematorium listed separately)	P	P	P	P	4-11
College or University - Educational and Support Buildings (other than environmental education center)	P	P	P	P	
Community Recreation Center (limited to a government sponsored or non-profit facility) or Library	P	P	P	P	
Crematorium	N	N	SE	N	
Cultural Center or Museum	P	P	P	P	
Day Care Center, Adult (S. 402)	P	P	P	P	4-8
Day Care Center, Child (S. 402) (See also as an accessory use)	P	P	P	P	4-13
Emergency Services Station	P	P	P	P	
Hospital or Surgery Center	N	N	P	P	
Membership Club meeting and non-commercial recreational facilities, provided that an “After Hours Club”, “Tavern” or uses listed separately in this Section 306 shall only be allowed if so listed in this table and if the requirements for that use are also met.	P	P	P	P	

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<u>c. INSTITUTIONAL / SEMI-PUBLIC USES (Cont.)</u>					
Nursing Home or Personal Care Home/Assisted Living (S. 402)	P	P	P	P	4-31
Place of Worship (S. 402) (includes Church)	P	P	P	P	4-32
School, Public or Private, Primary or Secondary (S.402)	P	P	P	P	4-33
Treatment Center (S. 402)	N	N	SE in GI/Q N in LI	N	4-37
<u>d. PUBLIC/SEMI-PUBLIC</u>					
Borough/Township Government Uses, other than uses listed separately in this Section 306	P	P	P	P	
Government Facility, other than uses listed separately in this Section 306	SE	SE	SE	SE	
Prison or Similar Correctional Institution	N	N	SE in GI/Q N in LI	N	
Publicly Owned or Operated Recreation Park or Non-Motorized Recreation Trail	P	P	P	P	
Public Utility Facility (See also Section 114) other than uses listed separately in this Section 306	SE	SE	SE	SE	
Swimming Pool, Non-household (S. 402)	P	P	P	P	4-35
U.S. Postal Service Facility, which may include a leased facility.	P	P	P	P	
<u>e. INDUSTRIAL USES</u>					
Asphalt Plant	N	N	C in GI/Q N in LI	N	
Assembly or Finishing of Products Using Materials Produced Elsewhere (such as products from plastics manufactured off-site)	N	N	P	N	
Building Supplies and Building Materials, Wholesale Sales of	N	N	P	P	
Distribution as a principal use (other than Trucking Company Terminal)	N	N	P	N	
Industrial Equipment Sales, Rental and Service, other than vehicles primarily intended to be operated on public streets	N	N	P	P	
Junk - outdoor storage, display or processing of, other than within an approved junkyard or solid waste disposal area	N	N	N	N	
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	TC	VC	LI & GI/Q	GC	Page No.
<u>e. INDUSTRIAL USES (Cont.)</u>					
Junk Yard (S. 402)	N	N	SE in GI/Q N in LI	N	4-18
Liquid Fuel Storage, Bulk, for off-site distribution, other than: auto service station, retail propane distributor as listed separately, pre-packaged sales or fuel tanks for company vehicles	N	N	SE in GI-Q N in LI	N	
Manufacturing, Custom, of Prototypes or Accessory Manufacturing in Combination With Principal Research and Development	SE	SE	P	SE	
Manufacture and/or bulk processing of the following, provided manufacturing occurs only indoors:					
– Agricultural Chemicals, Fertilizers or Pesticides	N	N	SE in GI/Q N in LI	N	
– Apparel, Textiles, Shoes and Apparel Accessories (see also Crafts Studio)	N	N	P	N	
– Cement Manufacture	N	N	SE in GI/Q N in LI	N	
– Ceramics Products (other than Crafts Studio)	N	N	P	N	
– Chemicals, Manufacture or Bulk Processing of, other than pharmaceuticals and types listed separately	N	N	N in LI SE in GI/Q	N	
– Clay, Brick, Tile and Refractory Products	N	N	P	N	
– Computers and Electronic and Microelectronic Products	N	N	P	N	
– Concrete, Cement, Lime and Gypsum Products, other than actual manufacture of cement	N	N	SE	N	
– Electrical Equipment, Appliances and Components	N	N	P	N	
– Explosives, Fireworks or Ammunition	N	N	SE in GI/Q N in LI	N	
– Fabricated Metal Products (except Explosives, Fireworks or Ammunition) and/or Machine Shops	N	N	P	N	
– Food (Human) and Beverage Products, at an industrial scale as opposed to a clearly retail scale	N	N	P	N	
– Food Products for animals	N	N	P	N	
– Gaskets	N	N	P	N	
– Glass and Glass Products (other than Crafts Studio)	N	N	P	N	

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<u>e. INDUSTRIAL USES (Cont.)</u>					
Manufacture and/or bulk processing of the following, provided manufacturing occurs only indoors:					
– 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	P	N	
– Leather and Allied Products (other than Crafts Studio or Tannery)	N	N	P	N	
– Machinery	N	N	P	N	
– Manufactured or Modular Housing Manufacture	N	N	P	N	
– Medical Equipment and Supplies	N	N	P	N	
– Metal Products, Primary	N	N	SE in GI/Q N in LI	N	
– Mineral Products, Non-metallic (other than Mineral Extraction)	N	N	SE	N	
– Paper and Paper Products (including recycling, but not including manufacture of raw paper pulp)	N	N	P	N	
– Paper - Raw Pulp	N	N	SE in GI/QN N in LI		
– Paving Materials, other than bulk manufacture of asphalt	N	N	C	N	
– Pharmaceuticals and Medicines	N	N	P	N	
– Plastics, Polymers, Resins, Vinyl, Coatings, Cleaning Compounds, Soaps, Adhesives, Sealants, Printing Ink or Photographic Film	N	N	SE	N	
– Products from Previously Manufactured Materials, such as glass, leather, plastics, cellophane, textiles, rubber or synthetic rubber	N	N	P	N	
– Roofing Materials and Asphalt Saturated Materials or Natural or Synthetic Rubber	N	N	SE	N	
– Scientific, Electronic and Other Precision Instruments	N	N	P	N	
– Sporting Goods, Toys, Games, Musical Instruments or Signs	N	N	P	N	
– Transportation Equipment	N	N	P	N	
– Wood Products and Furniture (not including raw paper pulp)	N	N	P	N	

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<u>e. INDUSTRIAL USES (Cont.)</u>					
— See Section 105 for uses that are not listed					
Mineral Extraction (S. 402) and related processing, stock- piling and storage of materials removed from the site	N	N	N in LI C in GI/Q	N	4-21
Packaging	N	N	P	N	
Package Delivery Services Distribution Center	N	N	P	N	
Petroleum Refining	N	N	SE in GI/Q N in LI	N	
Photo Processing, Bulk	N	P	P	N	
Printing or Bookbinding	N	P	P	N	
Recycling Center, Bulk Processing, provided all operations of an industrial scale occur within an enclosed building (this use does not include a solid waste disposal or transfer facility)	N	N	P	N	
Research and Development, Engineering or Testing Facility or Laboratory (other than medical laboratories, which is considered an office use)	N	N	P	N	
Sawmill/ Planing Mill	N	N	P	N	
Slaughterhouse, Stockyard or Tannery, with a 400 feet minimum setback from all lot lines	N	N	SE in GI/Q N in LI	N	
Solid Waste Landfill (S. 402)	N	N	SE in GI/Q N in LI	N	4-34
Solid Waste Transfer Facility or Waste to Energy Facility (S. 402)	N	N	SE in GI/Q N in LI	N	4-34
Trucking Company Terminal (S. 402)	N	N	SE in GI/Q N in LI	N	4-37
Warehousing or Storage as a principal use	N	N	P	N	
Warehousing or Storage as an on-site accessory use	P	P	P	N	
Welding	N	N	P	N	
Wholesale Sales (other than Motor Vehicles)	N	SE	P	N	
<u>f. ACCESSORY USES</u>					
See list of additional permitted uses in Section 306.C., such as “Residential Accessory Structure or Use”					
See Additional Requirements in Section 403 for Specific Accessory Uses					
Bees, Keeping of (S. 403)	SE	SE	P	P	4-38
Bus Shelter (S. 403)	P	P	P	P	4-39

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<u>f. ACCESSORY USES (Cont.)</u>					
Composting (S. 403), other than leaves, tree bark or materials generated on-site which are permitted by right	N	N	SE	N	4-39
Day Care Center accessory to and on the same lot as an existing lawful Place of Worship	P	P	P	P	
Day Care (S. 403) as accessory to a dwelling:					
– Day care of a maximum of 3 adults or youth, in addition to “Relatives” of the caregiver	P	P	P	P	
– Group Day Care Home	P	P	P	P	4-39
– Family Day Care Home	P	P	P	P	4-39
Home Occupation, Major (S. 403)	P	P	P	P	4-43
Home Occupation, Minor (S. 403)	P	P	P	P	4-43
Outdoor Storage and Display as accessory to a business use shall also comply with Sections 403, 803 and 804	P**	P	P	P	
Temporary Retail Sales - See Section 103.G.	P	P	P	N	
Unit for Care of Relative (S. 403)	P	P	P	P	4-48
<u>g. MISCELLANEOUS USES</u>					
Crop Farming and Wholesale Greenhouses	P	P	P	P	
Forestry (S. 402)	P	P	P	P	4-14
Groundwater or Spring Water Withdrawal involving removal of average of more than 50,000 gallons per day for off-site consumption (S. 402)	SE	SE	SE	SE	4-17
Livestock and Poultry, Raising of (S. 402)					
- Intensive	N	N	SE	N	4-19
- Not Intensive	N	SE	P	P	4-19
Nature Preserve or Environmental Education Center	P	P	P	P	
Parking Lot for Carpooling	N	P	P	P	
Parking Lot or Structure as an accessory use	P	P	P	P	
Parking Lot or Structure as a principal use that does not primarily serve tractor-trailer trucks or trailers	P	P	P	P	
Parking Lot or Structure as a principal use that primarily serves tractor-trailer trucks or trailers	N	N	SE	N	

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g. MISCELLANEOUS (Cont.)					
Pathogen Free Laboratory Animals, Breeding and Rearing of (S. 402)	N	P	N	N	4-31
Railroads, and related loading/unloading facilities and support facilities	P	P	P	P	
Sewage Treatment Plant for centralized service	N	N	SE	SE	4-35
Stable, Non-Household (S. 402; includes horse-riding academy)	N	P	P	P	
Wind Turbine, maximum of One Wind Turbine per lot	P	P	P	P	
- Maximum of one on a lot that is designed primarily for on-site electricity use, and which shall be required to have a setback equal to the total height to the hub from all lot lines of dwellings, undeveloped land and street rights-of-way (S. 403)	P	P	P	P	4-48
- Any Wind Turbine other than above, such as a Wind Turbine designed primarily for generating electricity for off-site use (S. 402)	N	N	SE	P	4-37
All Uses that will be unable to comply with the performance standards of this ordinance. See the “Environmental Protection” requirements of Article 5	N	N	N	N	

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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 Section 403 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 use that is permitted in that district
7. Recreational Facilities, limited to use by: residents of a development or students at a primary or secondary school or center for the care and treatment of youth, and their occasional invited guests
8. Residential accessory structure (see definition in Article 2) *
9. Signs, as permitted by Article 7
10. Solar energy collection devices
11. Swimming Pool, Household *

12. 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.

* See standard for each in Section 403.

- D. Permitted Accessory Uses to Business and Institutional Uses. The following are permitted by right accessory uses only to a permitted by right, special exception or conditional 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 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 Section 403.
4. Automatic Transaction Machine
5. Storage sheds meeting the requirements of Section 307.A.