# Table 275.3.6
# Permitted Uses, Conditional Uses and Special Exceptions

| | R-1 | R-2 | T | C | M | I/C |
|---|---|---|---|---|---|---|
| **RESIDENTIAL USES** | | | | | | |
| Accessory Uses and Structures | P | P | P | P | P | P |
| *Dwelling - single-family detached | P | P | P | | | P |
| *Dwelling - two family | | P | P | | | P |
| *Dwelling - multifamily | | | SE | | | P |
| *Dwelling - townhouse | | CU | P | | | P |
| Fraternity/sorority house | | | | | | CU |
| Group home | | | CU | | | P |
| Halfway House | | | CU | | | |
| Home occupations | | SE | SE | SE | | |
| Juvenile boarding homes | | | CU | | | |
| Mobile Home Park | | | | | | CU |
| No Impact Home Based Business | P | P | P | P | | P |
| Nursing home/Assisted living facility | | | CU | | | |
| Other Uses –Residential | | | CU | | | |
| Personal care home | | | CU | | | |
| Residence as a secondary use | | | SE | SE | | |
| Short term rental | | | CU | CU | | |
| **COMMERCIAL USES** | | | | | | |
| Accessory Uses and Structures | P | P | P | P | P | P |
| Adult use businesses | | | | | CU | |
| Agriculture | P | P | P | P | P | P |
| Agricultural Services | | | | | P | P |
| Auto sales | | | | SE | SE | |
| Bakery | | | | P | P | |
| Barber/salon | | | | P | P | |
| Bed and breakfast | | | SE | SE | | SE |
| Building supply/contractor yard | | | | | P | |
| Car washes | | | | SE | SE | |
| Civic/cultural building | | | P | P | P | P |
| Campus-related uses | | | | | | P |
| Commercial recreation (indoor) | | | | P | P | P |
| Commercial recreation (outdoor) | | | | P | P | P |
| Community Center | | | | P | P | P |
| Community garden | | | P | | P | P |
| Contractor yard | | | | | P | |
| Convenience food store | | | | SE | SE | |
| Data Center | | | | | CU | |
| Day care center - Adult | | | SE | SE | | |
| Day care center - Child | | | SE | SE | | |

| | R-1 | R-2 | T | C | M | I/C |
|---|---|---|---|---|---|---|
| Day care home - Family | P | P | P | P | | P |
| Day care home - Group | | | P | P | | P |
| Drugstores | | | | P | P | |
| Dry cleaners | | | | P | P | |
| Essential services | P | P | P | P | P | P |
| Financial institution | | | | P | | |
| Forestry | P | P | P | P | P | P |
| Funeral Parlors | | SE | SE | SE | | |
| Gasoline service stations | | | | SE | SE | |
| Gymnasium | | | P | P | P | |
| Heavy Manufacturing | | | | | CU | |
| Hospital/healthcare facility | | | | CU | CU | |
| Hotels/motels/inns | | | | CU | | |
| Laboratory/research facility | | | | | P | P |
| Landscaping/Nursery | | | | | P | |
| Laundry/dry cleaning drop-off | | | | P | P | |
| Libraries | | | P | P | P | P |
| Light manufacturing | | | | | P | |
| Light repair services | | | | P | P | |
| Limited restaurant | | | SE | SE | SE | |
| Limited retail establishment | | | SE | SE | SE | |
| Limited storage | | | | | SE | |
| Medical/dental clinic | | | | P | P | |
| Medical marijuana growing/processing | | | | | P | |
| Municipal buildings | | | P | P | P | |
| Other Uses – Non-Residential | | | | | CU | |
| Parking garages and parking lots | | | | P | P | |
| Personal services | | | P | P | P | |
| Places of worship | P | P | P | P | P | P |
| Printing services | | | | P | P | |
| Private clubs/social halls | | | P | P | P | |
| Professional offices | | | P | P | P | |
| Public/Accredited private school | SE | SE | SE | SE | SE | P |
| Public parks/playgrounds | P | P | P | P | P | P |
| Public utility buildings | SE | SE | SE | SE | SE | SE |
| Recreational Vehicle Park or Campground | | | | | | CU |
| Rental service/equipment | | | | | P | |
| Restaurants | | | | P | P | |
| Retail business | | | | P | P | |
| Retail manufacturing | | | | P | P | |
| Service/repair garages | | | | SE | SE | |
| Shopping centers | | | | CU | CU | |
| Tavern/bar | | | | P | P | |

| | R-1 | R-2 | T | C | M | I/C |
|---|---|---|---|---|---|---|
| Tailor/seamstress | | | P | P | P | |
| Teaching studios | | | P | P | P | P |
| Theaters | | | | P | | |
| Traditional Neighborhood Development | | | | CU | | CU |
| Upper-floor residential | | | | P | | |
| Urban farm | | | | | P | P |
| Warehousing | | | | | P | |
| Wireless comm. antennas inside ROW | | | | | P | |
| Wireless comm. antennas outside ROW | | | | | P | |
| Wireless comm. tower inside ROW | | | | | CU | |
| Wireless comm. tower outside ROW | | | | | CU | |
| | | | | | | |

| | **Table 275.3.7- R-1 Residential District Lot Provisions** | | | | |
|---|---|---|---|---|---|
| Use | Min. Lot Size (square feet) | Front Yard (feet) | Min. Side Yard (feet) | Min. Rear Yard (feet) | Min. Lot Width (feet) |
| Single-family dwelling | 10,000 | Minimum shall be the average of the front yards of principal structures on abutting properties or 30 feet, whichever is less. | 10 | 30 | 75 |
| Other | 2 acres | 50 | 50 | 50 | 200 |

| | **Table 275.3.8- R-2 Residential District Lot Provisions** | | | | |
|---|---|---|---|---|---|
| Use | Min. Lot Size (square feet) | Front Yard (feet) | Min. Side Yard (feet) | Min. Rear Yard (feet) | Min. Lot Width (feet) |
| Single-family dwelling | 10,000 | Minimum shall be the average of the front yards of principal structures on abutting properties or 30 feet, whichever is less. | 10 | 30 | 75 |

| | Table 275.3.8- R-2 Residential District Lot Provisions | | | | |
|---|---|---|---|---|---|
| Use | Min. Lot Size (square feet) | Front Yard (feet) | Min. Side Yard (feet) | Min. Rear Yard (feet) | Min. Lot Width (feet) |
| Two-family dwelling | 10,000 | 30 | 15 | 30 | 75 |
| Other | 2 acres | 50 | 50 | 50 | 200 |

| | Table 275.3.9- T-1 Transitional District Lot Provisions | | | | |
|---|---|---|---|---|---|
| Use | Min. Lot Size (square feet) | Front Yard (feet) | Min. Side Yard (feet) | Min. Rear Yard (feet) | Min. Lot Width (feet) |
| Single-family dwelling | 7,500 | 30 | 10 | 30 | 65 |
| Two-family dwelling | 10,000 | 30 | 10 | 30 | 75 |
| Multi-family dwellings | 10,000, plus 5,000 per family over 2 | 30 | 10 | 30 | 100 |
| Other | 2 acres | 30 | 20 | 30 | 200 |

**§275.3.10 Structures in the Transitional District**

(A) Use of existing structures in the district is encouraged.

(B) New principal structures shall conform with the following standards.

1. Primary roofs shall be pitched at a ratio of at least 3:12; flat roofs shall not be permitted.
2. The primary entrance to the building shall be from a door facing the public street and leading directly to the sidewalk or driveway rather than to an off-street parking area.
3. The building shall be closely compatible in size (no more than 10% greater than the maximum or smaller than the minimum in building footprint and no more than five feet greater than the maximum or five feet less than the minimum in height) with the average of the existing buildings on the block.
4. All accessory structures except fences shall be located behind the front face of the principal structure.

| | Table 275.3.11-C-Commercial District Lot Provisions | | | | |
|---|---|---|---|---|---|
| Use | Min. Lot Size (sf) | Yard facing major street (Feet) | Min. Side Yard (Feet) | Min. Yard facing minor street (Feet) | Min. Lot Width (Feet) |
| Uses without public spaces | 10,000 | No setback permitted from right-of-way | 0; if provided, must have a firewall or minimum of 5 | 0 | 60 ft |
| Uses providing public spaces* | 10,000 | No more than 20 from right-of-way (See §275.3.12) | 0; if provided, must have a firewall or minimum of 5 | 0 | 60 ft |

**§275.3.12 Public Space Reductions in the C District**

(A) Buildings may be set back up to 20 feet from the right-of-way line facing a major street provided any of the following public spaces are placed in the front yard area:

1. Public dining space, including tables and chairs.
2. Public benches.
3. Landscaping including shade trees and/or shrubs with a demarcating wall or fence up to three feet tall.
4. Public art as approved by the borough council.

**§275.3.13 Structures in the C District**

(A) Use of existing structures is encouraged.

(B) New principal structures shall conform with the following standards.

1. Primary roofs shall be pitched away from the public sidewalk at a ratio of no more than 3:12.
2. The primary public entrance to the building shall be from a door facing the public street and leading directly to the sidewalk rather than to an off-street parking area.
3. Buildings on Market Street between Neshannock Avenue and Cherry Street shall meet the following requirements:
   i. be at least two stories in height above grade and shall be closely compatible in size (no more than 10% greater than the maximum or smaller than the minimum in building footprint and no more than five feet greater than the maximum or five feet less than the minimum in

height) with the average of the existing two-story buildings on the block.

ii. A minimum of 60% of the ground-floor square footage of the facade shall consist of window surface area. On each story above the ground floor, the facade shall consist of at least the average window surface area of buildings on abutting properties, plus or minus 10%.

iii. Exteriors shall be clad in brick, stone masonry, terracotta or cement lap siding. In addition, metal may be used for no more than 25% of the façade area. Concrete, stucco, and vinyl facades shall not be permitted.

| | **Table 275.3.14 M-Manufacturing District Lot Provisions** | | | |
|---|---|---|---|---|
| Min. Lot Size | Min. Front Yard | Min. Side Yard | Min. Rear Yard | Min. Lot Width |
| ½ Acre | 40 ft. | 25 ft. | 25 ft. | 100 ft. |

| | **Table 275.3.15 IC- Institutional/Cluster District Lot Provisions** | | | |
|---|---|---|---|---|
| Min. Lot Size | Min. Front Yard | Min. Side Yard | Min. Rear Yard | Min. Lot Width |
| 1 acre | 30 ft | 30 ft | 30 ft | 120 ft |

**§275.3.16 Front yards.**
Lots which abut on more than one street shall provide the required front yard set backs along every street except as otherwise provided in this ordinance.

**§275.3.17 No-impact home based businesses.**
No impact home-based businesses, which are accessory uses as defined, are permitted in all residential zones of the municipality as a use permitted by right, except that such permission shall not supersede any deed restriction, covenant or agreement restricting the use of land, nor any master deed, bylaw or other document applicable to a common interest ownership community.

**§275.3.18 Accessory uses.**
It is the intent of this zoning code that accessory uses and structures be permitted in conjunction with any lawful use. Table 275.3.19 will serve to guide acceptable accessory uses and structures by use. When an accessory structure or use is not specifically mentioned in Table 275.3.19, the zoning officer shall determine if it is substantially similar to a mentioned use.

## Table 275.3.19 Accessory Uses and Structures by Use Type

| Use | Permitted Accessory Uses and Structures |
|---|---|
| Single-Family Dwellings | Garages, carports, garden sheds, storage buildings, home workshops, satellite dish antennas, swimming pools, avocational greenhouses, tennis courts, pet shelters, driveways, solar panels, accessory wind energy facilities, electric vehicle and similar charging stations, outdoor wood-fired boilers. |
| Multiple-Family Dwellings | Garages, carports, laundry for tenants, swimming pools, recreation facilities for tenants, storage building for maintenance or tenants, garden sheds, satellite dish antennas, pet shelters, driveways, solar panels, accessory wind energy facilities, electric vehicle and similar charging stations, outdoor wood-fired boilers. |
| Business or Industrial | Garages, carports, parking ramps, swimming pools, day care for employees, tenants or patrons, satellite dish antennas, enclosed storage areas, parking lots, maintenance buildings, recreation facilities, commissary for employees or tenants, solar panels, accessory wind energy facilities, electric vehicle and similar charging stations, outdoor wood-fired boilers. |
| Institutional | Supply stores for tenants, employees or students, day care centers for tenants, employees or students, swimming pools, garages, carports, satellite dish antennas, enclosed storage areas, maintenance buildings, parking lots, cafeteria for employees or tenants or students, similar necessary scientific, recreational, spiritual, educational or residential facilities, solar panels, accessory wind energy facilities, electric vehicle and similar charging stations, outdoor wood-fired boilers |

## Table §275.3.20 Comprehensive Height Restrictions

| Zoning District | Standard |
|---|---|
| R-1 | 35 feet or 2.5 stories |
| R-2 | 45 feet or 3 stories |
| T | 45 feet or 3 stories |
| C | **Per §275.3.13** |
| M | 45 feet |
| I/C | 45 feet |