



Preliminary Use Charts – 05.22.2019

Three (3) classifications of uses will be established in the Zoning Ordinance. The classification of uses include:

- **Permitted Uses by Right (P)** are those authorized uses for which a zoning approval will be issued by the Zoning Officer upon the Zoning Officer's review of the application for development if the application for development indicates compliance with this Ordinance.
- **Conditional Uses (CU)** are those authorized uses which are permitted by approval of the Borough Council in accordance with the standards and regulations provided by this Ordinance. A CU is permitted uses that should be approved if, the applicant can demonstrate that the proposed development meets the criteria established by the Ordinance.
- **Uses by Special Exception (SE)** are those authorized uses which are permitted by approval of the Zoning Hearing Board in accordance with the standards and regulations of this Ordinance. A SE is permitted uses that should be approved if, the applicant can demonstrate that the proposed development meets the criteria established by the Ordinance.
- **Blank Cells** indicate that the use is not permitted in the identified District.

No principal use is permitted unless it is listed as a (P), (CU), or (SE) and identified in the Table of Authorized Principal Uses (Table #7). No accessory use is permitted unless it is listed as a (P), (CU), or (SE) and identified in the Table of Authorized Accessory Uses and Structures (Table #8).

Uses Not Listed. Principal uses not specifically listed in the Use Tables are allowable subject to the provisions of Section 467 (Uses Not Listed) and the Borough Council determines the use is a legitimate use.

Number of Principal Uses per Lot:

- In all residential zoning districts there shall only be one (1) principal use and structure on a lot.
- In all nonresidential zoning districts authorized by this Ordinance, two (2) or more nonresidential principal buildings can occupy the same lot and two (2) or more authorized non-residential uses may occupy the same lot or building. Provided in all cases that all applicable requirements for each of the structures or uses can be met on the lot.

Providing for all Reasonable Uses:

- A zoning ordinance may be exclusionary in its effect either because it excludes a use from a municipality or makes only a token allocation of land available for the use. The "fair share" doctrine is a general rule applied in Pennsylvania, which states that a zoning ordinance may be held invalid if it is exclusionary in its effect.