

ZONING

27 Attachment 3

Township of Salisbury

**Table of Permitted Uses: Business Districts**

Types of Uses (See definitions in Part 2)	Business Districts			
	C1	C2	C3	I
<b>Agricultural Uses</b>				
Crop farming	P	P	P	P
Composting (§ 27-403, Subsection 4C)	P	P	P	P
Raising of livestock (§ 27-402, Subsection 1MM) (beyond what is allowed under crop farming)	N	N	N	SE
Retail sales of agricultural products grown primarily on the premises (§ 27-403, Subsection 4N)	P	P	P	P
Sale or mixing of agricultural fertilizers, seeds or animal feed (not involving bulk manufacture for sale)	P	P	P	P
<b>Residential Uses</b>				
Single-family detached dwelling. For individual manufactured/mobile homes, see also § 402, Subsection 1MM	P	P	N	N
Single-family semidetached dwelling (twin) (SW)	N	N	N	N
Townhouse (SW) (§ 27-402, Subsection 1III)	N	N	N	N
Conversion of an existing building into an increased number of dwelling units - limited to a maximum of 3 dwelling units per lot (SW) (§ 27-402, Subsection 1Q), which may be accessory to a lawful commercial use with a total minimum lot area of 12,000 square feet	N	P	N	N
Manufactured/mobile home park (SW) (§ 27-402, Subsection 1OO)	N	N	N	C
Boardinghouse (SW) (§ 27-402, Subsection 1I), which may include a fraternity or sorority of a college or university	N	N	SE	N
Group home within a permitted dwelling, not including a "treatment center" (§ 27-402, Subsection 1CC) See also § 27-112, Subsection 5I.	P	P	P*	P*
<b>Commercial Uses</b>				
Adult store, adult movie theater, adult live entertainment use or massage parlor (§ 27-402, Subsection 1A)	N	N	N	SE
After-hours club Note — This use is also prohibited by § 7327 of Title 18 of the Pennsylvania Statutes.	N	N	N	N

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Types of Uses (See definitions in Part 2)	Business Districts			
	C1	C2	C3	I
Airport	N	N	N	SE
Amusement park	N	N	C	N
Auditorium, commercial or nightclub (§ 27-402, Subsection 1C)	N	N	SE	N
Auto reconditioning	N	P	P	P
Auto repair garage (§ 27-402, Subsection 1D)	N	N	SE	SE
Auto service station — not primarily intended to service tractor-trailer trucks (§ 27-402, Subsection 1F)	N	N	SE	SE
Auto service station — primarily intended to service tractor-trailer trucks (§ 27-402, Subsection 1F)	N	N	N	N
Auto, boat or manufactured/mobile homes sales (§ 27-402, Subsection 1E)	N	N	P	P
Bakery	N	P	P	P
Bed-and-breakfast use (§ 27-402, Subsection 1G)	P	P	P	P
Betting use (§ 27-402, Subsection 1H)	N	N	N	SE
Beverage distributor	N	N	P	P
Business services	P	P	P	P
Bus terminal, inter-city (§ 27-402, Subsection 1J)	N	N	C	P
Campground (§ 27-402, Subsection 1K)	N	N	N	P
Car wash (SW) (§ 27-402, Subsection 1L)	N	N	P	P
Cellular telephone and similar antennas attached to existing communications towers, power lines and nonresidential principal buildings (§ 27-402, Subsection 1P)	P	P	P	P
Commercial outdoor recreation (includes miniature golf course and golf driving range)	N	N	P	P
Commercial indoor recreation (includes bowling alley, roller or ice skating, batting practice and similar uses)	N	N	P	P
Communications tower, commercial (§ 27-402, Subsection 1P) (includes cellular telephone towers)	N	N	N	SE
Conference center	N	N	P	P
Construction company headquarters/storage	N	SE	P	P
Convenience store, major	N	N	P	N
Crafts or artisan's studio	N	P	P	P
Dog day care (§ 27-402, Subsection 1T)	N	N	SE	P
Exercise club	P	P	P	P
Financial institution (§ 27-402, Subsection 1W)	P	P	P	P
Flea market	N	N	P	N
Forestry - See "tree harvesting"				

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Types of Uses (See definitions in Part 2)	Business Districts			
	C1	C2	C3	I
Funeral home (3/4 acre minimum lot area required)	N	P	P	P
Heliport (§ 27-402, Subsection 1DD)	N	N	N	SE
Kennel (§ 27-402, Subsection 1JJ)	N	N	P	P
Laundry/laundromat, commercial or industrial (SW)	N	N	P	P
Lumberyard	N	N	C	P
Medical office or clinic	P	P	P	P
Membership club	N	N	P	N
Motel or hotel (§ 27-402, Subsection 1FF)	N	N	P	P
Office	P	P	P	P
Pawn shop	N	SE	SE	N
Personal services (includes tailoring, custom dressmaking, haircutting/styling, dry-cleaning, shoe repair and similar uses)	N	P	P	N
Pharmacy or drugstore within a building containing offices of 10 or more medical doctors or dentists	P	P	P	P
Plant nursery not including retail sale of items not primarily grown on the premises (§ 27-402, Subsection 1XX)	P	P	P	P
Plant nursery including accessory retail sale of closely related items and plants not grown on the premises (§ 27-402, Subsection 1XX)	N	P	P	P
Repair of household items	N	P	P	P
Restaurant, fast-food (SW) (including a use primarily involving delivery of ready-to-eat food) (§ 27-402, Subsection 1ZZ)	N	N	SE	N
Restaurant, standard (SW) Within the C1 District, it shall be limited to being within an approved office building (§ 27-402, Subsection 1ZZ)	P	P	P	N
Retail store (a permitted commercial use not including uses listed individually in this table, and not including a shopping center)	N	P	P	N
Shopping center (§ 27-402, Subsection 1CCC)	N	N	P	N
Stable, nonhousehold (§ 27-402, Subsection 1FFF)	N	N	N	P
Target range, completely indoor and enclosed (§ 27-402, Subsection 1HHH)	N	N	P	P
Target range, not completely indoor or enclosed (§ 27-402, Subsection 1HHH)	N	N	N	SE
Taxi terminal	N	N	C	P
Tavern	N	N	P	N
Theater, indoor	N	N	P	N
Trade school	P	P	P	P

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Types of Uses (See definitions in Part 2)	Business Districts			
	C1	C2	C3	I
Veterinarian office,* with a minimum lot area of 20,000** square feet	P	P*	P	P
Wind turbine(s) (§ 27-402, Subsection 1000), other than one that is allowed as an accessory use under § 27-403	N	N	SE	SE
<b>Industrial Uses</b>				
Assembly of materials manufactured elsewhere	N	N	N	P
Beverage bottling (SW)	N	N	N	P
Building supplies, wholesale sales of	N	N	P	P
Distribution as a principal use (other than truck terminal)	N	N	N	SE
Finishing of previously prepared resin, vinyl, polymer or rubber products	N	N	N	P
Industrial equipment sales and rental, 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
Junkyard (§ 27-402, Subsection 1HH)	N	N	N	SE
Liquid fuel storage, bulk	N	N	N	SE
Manufacture and/or bulk processing of:				
— Agricultural chemicals, fertilizers or pesticides	N	N	N	SE
— Animal feed, bulk manufacture for off-site use	N	N	N	P
— Apparel, textiles, shoes and apparel accessories	N	N	N	P
— Asphalt and similar materials	N	N	N	SE
— Cement, actual manufacture of	N	N	N	SE
— Cement, gypsum, concrete or plaster products, other than actual manufacture of cement	N	N	N	SE
— Ceramic products	N	N	N	P
— Chemicals, bulk manufacture or bulk storage of highly hazardous or toxic chemicals	N	N	N	N
— Chemical products that are not highly hazardous or toxic, other than fertilizers or pesticides	N	N	N	SE
— Coke or potash work, including coke oven	N	N	N	N
— Creosote, including treatment with	N	N	N	P
— Electrical and electronic machines, supplies and equipment	N	N	N	P
— Explosives, fireworks, ammunition or gunpowder, including bulk storage (except government-owned facility)	N	N	N	N
— Fabricated metal products (except ammunition or explosives)	N	N	N	SE
— Food products (not including uses listed individually in this table) (SW)	N	N	N	P

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Types of Uses (See definitions in Part 2)	Business Districts			
	C1	C2	C3	I
— Furniture and wood products (not including raw paper pulp)	N	N	N	P
— Glass and glass products	N	N	N	P
— Incineration, reduction, distillation, storage or dumping of slaughterhouse refuse, rancid fats, garbage, bones, dead animals or offal (other than within an approved solid waste facility)	N	N	N	N
— Jewelry and optical goods	N	N	N	P
— Leather, clay and pottery products	N	N	N	P
— Manufactured or modular housing	N	N	N	P
— Metal products, primary	N	N	N	SE
— Microelectronic components	N**	N	N	P
— Paper and cardboard products (not including manufacture of paper pulp)	N	N	N	P
— Paper, raw or paper pulp	N	N	N	N
— Paving or roofing materials, other than bulk manufacture or asphalt	N	N	N	SE
— Petroleum or kerosene refining or distillation	N	N	N	N
— Pharmaceutical	N	N	N	P
— Plastics, polymers, resins or vinyl	N	N	N	SE
— Products from previously manufactured materials, such as glass, leather, plastics, cellophane, textiles, rubber or synthetic rubber	N	N	N	P
— Rubber, natural or synthetic	N	N	N	SE
— Scientific, electronic and other precision instruments	N**	N	N	P
— Soaps, detergents, paints, varnishes or enamels	N	N	N	SE
— Tar, including tar distillation	N	N	N	N
— Tire treading	N	N	N	N
— Transportation equipment	N	N	N	P
Mineral extraction (§ 27-402, Subsection 1QQ)	N	N	N	SE
Packaging	N	N	N	P
Package delivery services distribution center	N	N	N	P
Photo processing, bulk	P	N	P	P
Printing or bookbinding	N	N	N	P
Recycling collection center (§ 27-402, Subsection 1YY)	P	P	P	P
Recycling center, bulk (other than a solid waste disposal or transfer facility)	N	N	N	P

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Types of Uses (See definitions in Part 2)	Business Districts			
	C1	C2	C3	I
Research, engineering or testing facility or laboratory within an enclosed building for scientific or industrial purposes, not including bulk manufacture for resale, but which may include custom production necessary for research, and which complies with the performance standards of Part 5	P	N	N	P
Sanitary landfill (§ 27-402, Subsection 1EEE)	N	N	N	C
Sawmill/planing mill	N	N	N	P
Self-storage development (§ 27-402, Subsection 1BBB)	N	N	N	P
Solid-waste-to-energy plant (§ 27-402, Subsection 1EEE)	N	N	N	C
Solid waste transfer facility (§ 27-402, Subsection 1EEE)	N	N	N	C
Trucking company terminal (§ 27-402, Subsection 1LLL)	N	N	N	C
Warehousing (other than truck terminal) (§ 27-402, Subsection 1NNN)	N	N	N	P
Wastewater treatment plant, central, serving uses off the tract	N	N	N	N
Welding	N	N	N	P
Wholesale sales	N	N	N	P
Other industrial uses not specifically listed in this table (except as provided for in § 27-106)	N	N	N	SE
All uses that would have a serious threat of being unable to comply with the performance standards of this chapter, especially including the “environmental protection” requirements	N	N	N	N
<b>Institutional Uses</b>				
Animal cemetery	N	N	N	SE
Cemetery (§ 27-402, Subsection 1N) without crematorium	P	P	P	P
Crematorium (§ 27-402, Subsection 1N)	N	N	N	SE
College or university — educational and support buildings	P	P	P	P
Community center (§ 27-402, Subsection 1R) or library	P	P	P	P
Cultural center (§ 27-402, Subsection 1R) or museum	P	P	P	P
Day-care center, adult (§ 27-402, Subsection 1B)	P	P	P	P
Day-care center, child (§ 27-402, Subsection 1S) (see also as accessory use)	P	P	P	P
Day-care, family (§ 27-403, Subsection 4D)	P	P	P	P
Day-care, group (§ 27-402, Subsection 1S)	P	P	P	P
Dormitory of a college, university or primary or secondary school	N	N	SE	N
Golf course (§ 27-402, Subsection 1BB)	P	P	P	P
Hospital (§ 27-402, Subsection 1EE)	SE	N	N	N

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Types of Uses (See definitions in Part 2)	Business Districts			
	C1	C2	C3	I
Institutional group home (§ 27-402, Subsection 1GG)	N	N	SE	N
Juvenile detention facility (§ 27-402, Subsection 1II)	N	N	N	C
Life care center (§ 27-402, Subsection 1KK)	SE	N	N	N
Membership club	P	P	P	P
Minimum security prison facility (§ 27-402, Subsection 1PP)	N	N	N	C
Nursing home (§ 27-402, Subsection 1TT) or personal care home/assisted living facility (§ 27-402, Subsection 1UU), or hospice (SW) (§ 27-402)	P	P	P	P
Place of worship (§ 27-402, Subsection 1WW)	P	P	P	P
Picnic grove, commercial (§ 27-402, Subsection 1VV)	N	N	P	P
School, public or private, primary or secondary (SW) (§ 27-402, Subsection 1AAA) — other than “care and treatment facilities for youth”	P	P	P	N
Treatment center, with a minimum lot area of 2 acres in the C1 and C3 Districts (§ 27-402, Subsection 1JJJ) See also § 27-112, Subsection 5I.	C	N	C	C
Treatment center, outpatient (§ 27-402, Subsection 1JJJ)	C	C	C	C
<b>Public/Semipublic Uses</b>				
Township-owned uses	P	P	P	P
Emergency services station	SE	SE	SE	SE
Nature preserve	P	P	P	P
Publicly owned recreation	P	P	P	P
Public utility facility, other than facilities exempted by § 27-104 or that are “essential services”	SE	SE	SE	SE
Swimming pool, nonhousehold (§ 27-402, Subsection 1GGG)	P	P	P	P
U.S. postal service facility	P	P	P	P
<b>Miscellaneous Uses</b>				
Gas or oil well (§ 27-403, Subsection 4G)	N	N	N	SE
Groundwater or springwater withdrawal averaging more than 10,000 gallons per day from a lot for off-site consumption See regulations in § 27-519.	N	N	N	C
Natural gas compressor stations with a 750-foot setback from the nearest existing building	N	N	N	SE
Solar energy collectors (§ 27-402, Subsection 1DDD), other than as allowed as an accessory use	P	P	P	P

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Types of Uses (See definitions in Part 2)	Business Districts			
	C1	C2	C3	I
<b>Accessory Uses</b>				
Accessory apartment, 1, within an existing single-family detached dwelling or single-family semidetached dwelling (twin dwelling) (§ 27-403, Subsection 4A)	P	P	P	P
Day-care center accessory to a place of worship, with a minimum lot area of 2 acres	P	P	P	N
Heliport (§ 27-402, Subsection 1DD)	N	N	N	SE
Home occupation, general or light (§ 27-403, Subsection 4H)	P	P	P	P
Retail sales and/or personal services - limited to a maximum of 5% of the floor area of an industrial or office use	P	P	P	P
Solar energy collectors as an accessory use (§ 27-403, Subsection 4P)	P	P	P	P
Wind turbine, maximum of 1 per lot, as an accessory use (§ 27-403, Subsection 4U) (see also under "Commercial Uses" above)	P	P	P	P
See list of additional accessory uses in the following parts of this § 27-306.	P	P	P	P
Tree harvesting and cutting of trees (§ 27-516)	P	P	P	P

**NOTES:**

- P = Permitted by right (zoning decision by the Zoning Officer)
- C = Conditional use (decision by the Board of Commissioners with review by the Planning Commission)
- SE = Special exception use (decision by the Zoning Hearing Board)
- N = Not permitted
- (§ 27-402) = See additional requirements of § 27-402
- (§ 27-403) = See additional requirements in § 27-403
- (SW) = Public sewer and public water service both required
- \* = If such dwelling exists prior to the adoption of this chapter
- \*\* = Except non-bulk manufacture that is directly part of a research process

For manufactured/mobile homes - see additional requirements in § 27-402.