

ZONING

27 Attachment 2

Township of Salisbury

Table of Permitted Uses: Residential Districts

Types of Uses (See definition in Part 2)	Residential Districts					
	CR	R1	R2	R3	R4	R5
Agricultural Uses						
Crop farming	P	P	P	P	P	P
Crop storage, commercial, as principal use	N	N	N	N	N	N
Composting (§ 27-403, Subsection 4C)	P	P	P	P	P	P
Raising of livestock (§ 27-402, Subsection 1MM) (beyond what is allowed under crop farming)	N	N	N	N	N	N
Retail sales of agricultural products grown primarily on the premises, as an accessory use (§ 27-403, Subsection 4N)	P	P	P	P	P	P
Sale or mixing of agricultural seeds or animal feed (not involving bulk manufacturing for sale)	P	N	N	N	N	N
Residential Uses						
Single-family detached dwelling	P	P	P	P	P	P
For individual manufactured/mobile homes, see also § 27-402, Subsection 1NN	P	P	P	P	P	P
Planned residential development — complying with Part 9 and the approval procedures of the Pennsylvania MPC	N	N	P	N	N	N
Single-family semidetached dwelling/twin (SW***)	N	N	N	P**	P*	P
2-family detached dwelling (SW****)	N	N	N	N	P**	P
Townhouse (SW) (§ 27-402, Subsection 1III)	N	N	N	P**	P**	P
Garden apartment (SW) (§ 27-402, Subsection 1III)	N	N	N	N	P**** *	P*
Manufactured/mobile home park (SW) (§ 27-402, Subsection 1OO)	N	N	N	N	N	C
Boardinghouse (SW) (§ 27-402, Subsection 1I)	N	N	N	N	N	N
Group home within a permitted dwelling unit, not including a treatment center (§ 27-402, Subsection 1CC) See also § 27-112, Subsection 5I.	P	P	P	P	P	P

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	CR	R1	R2	R3	R4	R5
Conversion of an existing building into an increased number of dwelling units (SW) (other than 1 accessory apartment within an existing single-family detached dwelling) (§ 27-402, Subsection 1Q)	N	N	N	N	N	P
Apartments with more than 3 stories	N	N	N	N	N	N
See also apartments under "accessory uses" in this table	N	N	N	N	N	N
For land that is at least partly within the CR District, see also the open space development option in § 27-310						
Commercial and Industrial Uses						
All principal uses not specifically listed in this table as permitted (except as provided in § 27-106)	N	N	N	N	N	N
Airport	N	N	N	N	N	N
Bed-and-breakfast use (§ 27-402, Subsection 1G)	SE	N	SE	SE	SE	SE
Campground (§ 27-402, Subsection 1K)	N	N	N	N	N	N
Communications tower, commercial (includes cellular telephone towers) (§ 27-402, Subsection 1P), provided that placement of additional antennas on an existing communications tower in the CR District is a permitted-by-right use, provided it does not increase the total height by more than 10 feet	SE	N	N	N	N	N
Golf course (§ 27-402, Subsection 1BB) of more than 30 acres	N	P	P	P	P	P
Junk - outdoor storage, display or processing of	N	N	N	N	N	N
Light business conversion (§ 27-402, Subsection 1LL), limited to the conversion of a dwelling that existed at the time of adoption of this chapter and that is directly abutting an arterial street other than Broadway Avenue	N	N	N	SE	SE	SE
Medical offices located on the same lot as an approved existing hospital (Note - the definition of "offices" may include medical laboratories and testing facilities)	N	N	N	SE	N	N

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Plant nursery restricted to sale of items clearly grown on the premises (§ 27-402, Subsection 1XX)	P	P	P	P	P	P
Plant nursery including retail sale of items not primarily grown on the premises	N	N	N	N	N	N
Recreation area, nonprofit private, with a maximum impervious coverage of 10% and a minimum lot area of 5 acres, not including a miniature golf course or golf driving range	SE	SE	SE	SE	SE	SE
Stable, nonhousehold (§ 27-402, Subsection 1FFF)	N	SE	N	N	N	N
Institutional Uses						
Animal cemetery	N	N	N	N	N	N
Care and treatment facility for youth, nonprofit (SW) (§ 27-§ 402, Subsection 1M)	N	N	N	N	SE	N
Cemetery (§ 27-402, Subsection 1N), without crematorium	N	P	P	P	P	P
Crematorium	N	N	N	N	N	N
College or university educational and support buildings; hospital	N	N	N	SE	N	N
Community center (§ 27-402, Subsection 1R) (other than one limited to use by residents of 1 development) or library	N	N	N	N	SE	SE
Cultural center (§ 27-402, Subsection 1R) or museum	N	N	N	N	N	N
Day-care center, adult (§ 27-402, Subsection 1B)	N	N	N	N	N	P
Day-care center (§ 27-402, Subsection 1S) (see also accessory use), provided that the lot is adjacent to an arterial street	N	N	N	N	P	P
Day-care home, family (§ 27-403, Subsection 4D)	SE	SE	SE	SE	SE	SE
Day-care home, group (§ 27-402, Subsection 1S)	N	N	N	N	SE	SE
Dormitory of a college, university, primary or secondary school or hospital, except as allowed within an approved "care and treatment facility for youth" (see also Part 10)	N	N	N	N	N	N
Family support and lodging center (§ 27-402, Subsection 1V)	N	N	SE	SE	SE	SE

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Hospital (§ 27-402, Subsection 1EE) (SW)	N	N	N *****	N *****	N	N
Hospital heliport (when situated on health care campus)	N	N	P	P	N	N
Life care center (§ 27-402, Subsection 1KK) (SW)	N	N	N	N	SE	SE
Membership club	N	N	N	N	N	N
Nursing home (§ 27-402, Subsection 1TT) or personal care home/assisted living facility (§ 27-402, Subsection 1UU), or hospice (SW)	N	N	N	N	SE	SE
Place of worship (§ 27-402, Subsection 1WW)	N	P	P	P	P	P
Picnic grove, commercial (§ 27-402, Subsection 1VV)	SE	N	N	N	N	N
School, public or private, primary or secondary (SW) (§ 27-402, Subsection 1AAA) — other than a “care and treatment facility for youth”	N	P	P	P	P	P
Treatment center or outpatient treatment center See also § 27-112, Subsection 5I.	N	N	N	N	N	N
Miscellaneous Uses						
Groundwater or springwater withdrawal involving an average of more than 10,000 gallons per day for off-site use See regulations in § 27-519.	C	C	C	C	C	C
Public/Semipublic Uses						
Township-owned or -operated uses for a valid governmental purpose	P	P	P	P	P	P
Emergency services station	SE	SE	SE	SE	SE	SE
Nature preserve	P	P	P	P	P	P
Publicly owned recreation	P	P	P	P	P	P
Public utility facility, other than facilities exempted by § 27-115 or permitted as “essential services” in § 27-306, Subsection 5	N	N	N	N	N	N
Swimming pool, non-household (§ 27-402, Subsection 1GGG)	N	N	SE	SE	SE	SE
U.S. postal service facility	P	P	P	P	P	P

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Accessory Uses						
Accessory apartment, 1, within an existing single-family detached dwelling or single-family semidetached dwelling (twin dwelling) (§ 27-403, Subsection 4A):						
— Other than a “unit for care of a relative”	N	N	N	N	N	SE
— Limited to a “unit for care of a relative” [§ 27-403, Subsection 4A(9)]	SE	SE	SE	SE	SE	SE
Cutting down of trees	P	P	P	P	P	P
Day-care center accessory to a place of worship, with minimum lot area of 2 acres	P	P	P	P	P	P
Gas or oil well (§ 27-403, Subsection 4G)	N	N	N	N	N	N
Heliport (§ 27-402, Subsection 1DD)	N	N	N	N	N	N
Home occupation, general (§ 27-403, Subsection 4H)	SE	SE	SE	SE	SE	SE
Home occupation, light (§ 27-403, Subsection 4H)	P	P	P	P	P	P
Natural gas compressor station	N	N	N	N	N	N
Skateboard, in-line skating and bicycle ramps	SE	SE	SE	SE	SE	SE
Solar energy collectors as an accessory use (§ 27-403, Subsection 4P)	P	P	P	P	P	P
Tree harvesting (See § 27-516, Subsection 8)	P	P	P	P	P	P
Wind turbine, maximum of 1 per lot, as an accessory use (§ 27-403, Subsection 4U)	SE	SE	SE	SE	SE	SE
See list of additional accessory uses in the following parts of this § 27-306.						

NOTES:

- * = With an eighteen-thousand-square-foot total minimum lot area of all lots within the development.
- ** = With a thirty-thousand-square-foot total minimum lot area of all lots within the development.
- *** = Except where public water is not required under § 27-307, Subsection 2B, in the R4 District.
- **** = With a two-acre total minimum lot area of all lots within the development.
- ***** = See Part 10 for the Health Care Overlay District

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