

ARTICLE III District Regulations

§ 338-301. Establishment of districts.

This section establishes zoning districts and describes the use regulations that apply to each district.

- A. Base zoning districts establishes districts that divide the Borough into various residential, commercial, and industrial zones. Each district establishes uses that are permitted as a use by right (P); as a conditional use (C); or as a special exception (S). A use permitted as of right is compatible with the other uses within the purpose of the district and therefore requires only administrative approval. Conditional uses and special exceptions are those uses that may generate additional impacts and warrant additional standards and additional approval process to ensure their compatibility and compliance with these zoning requirements.
- B. Overlay zoning districts establishes districts within which the standards of both the base and overlay zoning district apply. These districts address special situations that require additional regulations to protect the public health, safety, and general welfare of the community within the specific overlay. The additional regulations identified in each overlay district apply to the area specified for that specific overlay district only.

§ 338-302. Base zoning districts.

The Borough is divided into the following zoning districts as shown in the official zoning map attached hereto and incorporated herein. The following types of zoning districts are hereby established:

SFR	Single-Family Residential District
RD	Riverfront District
IND	Industrial District
CBD	Central Business District
MU	Mixed Use District
C	Conservancy District
C-1	Highway Commercial District

§ 338-303. New zoning districts.

Additional zoning districts may be added from time to time upon the recommendation of the planning commission to the Borough Council pursuant to § 338-1009 of this chapter relating to zoning amendments.

§ 338-304. Official Zoning Map.

The map(s) delineating the boundaries of the various zoning districts, together with all matters and things shown on such maps, are adopted and approved, and collectively constitute the "Official

Zoning Map." The Official Zoning Map is incorporated by reference and made a part of this zoning chapter. These map(s) are on file in the Borough office. The Official Zoning Map carries the zoning district designations established in Article III, § 338-302 of this chapter.

§ 338-305. Zoning district boundaries.

When definite distances in feet are not shown on the zoning map, the following rules apply:

- A. Boundaries indicated as approximately following the right-of-way or centerlines of streets, highways, or alleys shall be construed to follow the centerlines of streets, highways or alleys.
- B. Boundaries indicated as approximately following recorded lot lines shall be construed as following such lot lines;
- C. Boundaries indicated as approximately following Borough limits shall be construed as following the Borough boundary;
- D. Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks;
- E. Boundaries indicated as approximately following the centerlines of streams, rivers, canals, lakes, or other bodies of water shall be construed to follow such centerlines;
- F. Whenever any street, alley, or other public way not subject to zoning regulations is vacated by official action of the Borough the zoning district line adjoining each side of such street, alley, or other public way shall be automatically extended to the center of such vacation, and all areas so involved shall then be subject to all regulations of the extended districts; and
- G. Where physical features existing on the ground vary from those shown on the official zoning maps, or in other circumstances where the zoning boundary is unclear, the Zoning Officer shall interpret the district boundaries. Appeals to such determination shall be made to the Zoning Hearing Board pursuant to this requirement of this chapter.

§ 338-306. Zoning district allowable uses.

- A. No land, structure, building or development approval shall be issued unless the proposed development conforms to the regulations prescribed within the applicable zoning district and this chapter.
- B. Three classifications of principal uses are established in this chapter. No principal use is permitted unless it is listed as a permitted use by right (P), conditional use (CU), or special exception (SE) and identified in the table of authorized principal uses (Table 8). Uses permitted as principal uses or structures within each zoning district are those uses listed in the table of authorized principal uses (Table 8). Uses not specifically listed in Table 8 are allowable subject to the provision of this section and § 338-306C of these regulations. The classification of uses include:
 - (1) 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 chapter.

- (2) Conditional uses (CU) are those authorized uses which are permitted by approval of the Council in accordance with this chapter and more specifically Article IV, Express Standards and Criteria for Special Exceptions and Conditional Uses.
 - (3) Uses by special exception (SE) are those authorized uses which are permitted by approval of the Zoning Hearing Board in accordance with this chapter and more specifically Article IV, Express Standards and Criteria for Special Exceptions and Conditional Uses.
- C. Uses not listed. It is the intent of this chapter to group similar or compatible land uses into specific zoning districts. Uses which are not specifically listed on the Tables of Authorized Uses (Principal and Accessory), shall not be permitted in the Borough unless determined to be a legitimate use, similar to a use specifically listed on the Tables of Authorized Uses (Principal and Accessory). Uses which are not specifically listed but are similar to a specifically listed use shall be permitted by conditional use in the same zoning district in which the similar specifically listed use is permitted and Borough Council shall make findings with regard to the similarity of the uses. In the event the Borough Council finds the use is similar and permissible as a conditional use within the proposed district, all standards and requirements related to the similar use within the district shall be applicable to the proposed use.
- D. Uses preempted by state statute. Notwithstanding any provision of this section to the contrary, uses that are required to be permitted in any zoning district by state or federal statute may be permitted in accordance with state or federal law whether or not the use is included in the Tables of Authorized Uses (Principal and Accessory).
- E. In all residential zoning districts there shall only be one principal use and structure on a lot.
- F. In all nonresidential zoning districts authorized by this chapter, two or more nonresidential principal buildings can occupy the same lot and two or more authorized nonresidential uses may occupy the same lot or building. In the Mixed Use (MU) District two or more principal buildings can occupy the same lot and two or more authorized nonresidential and 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.
- G. In addition to the provisions for principal uses, accessory uses shall also be permitted in accordance with the provisions of this chapter. In all zoning districts, all accessory uses and structures shall be located on the same lot with the principal structure to which they are accessory. Accessory uses regulations are set forth in Article III of this chapter.

§ 338-307. Bulk and area regulations for uses.

Bulk and area regulations for uses are specified in the tables in each section for the specific zoning district.

- A. Front setback exceptions. Where a principal structure is proposed to be built on a lot which is situated between two lots on which the existing principal structure(s) have maintained a lesser front setback since the enactment of this chapter, then the front setback of the proposed principal structure may be reduced to the front setback of the existing structure closest to the

street. The proposed principal structure shall also have a maximum setback the same as the farthest of the existing principal structure(s) on the adjacent lots.

- B. Projections into required setbacks. All structures, whether or not attached to the principal structure and whether open or enclosed including porches, balconies, or other platforms above normal grade level, shall not project into any minimum front, side, or rear setback requirement with the following exceptions:
- (1) A buttress, chimney, cornice, pier, or pilaster which does not project more than 18 inches from the wall of a building may project into a required setback.
 - (2) Balconies or other above-ground platforms and access steps to a structure, not exceeding six feet in width, may extend up to three feet into a required setback.
 - (3) A patio (at grade) may be located in a required yard provided it is no closer than three feet to any side or rear lot line.
- C. Height exceptions. Church spires and towers, utility poles, domes not for human occupancy, chimneys, ventilators, skylights, and necessary mechanical or ornamental appurtenances may exceed the maximum height for the zoning district in which they are located. However, the required side yards shall be increased one foot for each five feet over the maximum height requirement for the district in which it is located.

§ 338-308. SFR - Single-Family Residential District.

- A. Purpose. The Single-Family Residential District is intended primarily as a residential district consisting of single family homes in areas of the Borough and which promote quality housing stock and strong neighborhoods.
- B. Authorized principal uses. See § 338-315, Table of of Authorized Uses (Table 8) for authorized principal uses and method of authorization in the district.
- C. Authorized accessory uses. See § 338-317, Table of Authorized Accessory Uses (Table 9) for authorized accessory uses and method of authorization in the district.
- D. Area and bulk regulations. The area and bulk regulations within the zoning district shall be subject to the standards identified in Table 1, except as they may be modified by the express standards and criteria for the specific permitted uses, conditional uses, or uses by special exception.
- E. Off-street parking and loading. See Article VI for off-street parking and loading requirements.

Table 1 - SFR - Single Family Residential District**Bulk and Areas Regulations****SFR Zoning District**

	East of Lincoln Avenue	West of Lincoln Avenue
Lot area per dwelling unit (minimum)	2,000 s.f.	3,000 s.f.
Lot width (minimum)	20 ft.	30 ft.
Height (maximum)	35 ft.	35 ft.
Front building line (minimum and maximum)	Within 10% of the average setback of existing principal structures on the block	
Side building line (minimum)	5 ft.	5 ft.
Rear building line (minimum)	20 ft.	20 ft.
Lot coverage (maximum)	70%	70%

§ 338-309. C - Conservancy District.

- A. Purpose. The C Conservancy District is intended to encourage the conservation of steep slope and hillside land within the Borough, while allowing for less intensive uses that don't require significant earth disturbance and that can fit more harmoniously into the surrounding undeveloped areas.
- B. Authorized principal uses. See § 338-315, Table of Authorized Uses (Table 8) for authorized principal uses and method of authorization in the district.
- C. Authorized accessory uses. See § 338-317, Table of Authorized Accessory Uses (Table 9) for authorized accessory uses and method of authorization in the district.
- D. Area and bulk regulations. The area and bulk regulations within the zoning district shall be subject to the standards identified in Table 2, except as they may be modified by the express standards and criteria for the specific permitted uses, conditional uses, or uses by special exception.
- E. Off-street parking and loading. See Article VI for off-street parking and loading requirements.

Table 2 - C - Conservancy District**Bulk and Areas Regulations****C Zoning District**

Lot area per dwelling unit (minimum)	10,000 s.f.
Lot area all other uses (minimum)	40,000 s.f.
Lot width (minimum)	100 ft.
Height (maximum)	35 ft.
Front building line (minimum)	40 ft.
Side building line (minimum)	25 ft.
Rear building line (minimum)	40 ft.
Lot coverage (maximum)	40%

§ 338-310. MU - Mixed Use District.

- A. Purpose. The MU Mixed Use Neighborhood District is to provide areas for a mix of residential and neighborhood commercial facilities intended to serve the immediate area with goods and services. The Mixed Use Neighborhood District is intended to provide convenience opportunities intended to cater to the surrounding neighborhoods and community but is not intended to house facilities which are high impact and which may be more regional in their draw.
- B. Authorized principal uses. See § 338-315, Table of Authorized Uses (Table 8) for authorized principal uses and method of authorization in the MU district.
- C. Authorized accessory uses. See § 338-317, Table of Authorized Accessory Uses (Table 9) for authorized accessory uses and method of authorization in the MU district.
- D. Area and bulk regulations. The area and bulk regulations within the MU zoning district shall be subject to the standards identified in Table 3, except as they may be modified by the express standards and criteria for the specific permitted uses, conditional uses, or uses by special exception.
- E. Off-street parking and loading. See Article VI for off-street parking and loading requirements.

Table 3 - MU - Mixed Use District**Bulk and Areas Regulations****MU Zoning District**

Use Type	Minimum Lot Area Per Dwelling Unit	Minimum Lot Width Per Unit	Height (Maximum)	Front (Minimum & Maximum)	Side Building Line (Minimum)*	Rear Building Line (Minimum)	Lot Coverage (Maximum)
Single family	4,000 s.f.	50 ft.	45 ft.	Within 10% of the average setback of existing principal structures on the block	5 ft.	20 ft.	80%
Duplex	2,000 s.f.	20 ft.	45 ft.		5 ft.	20 ft.	80%
Conversion dwelling	2,000 s.f.	20 ft.	45 ft.		5 ft.	20 ft.	80%
Townhouse	2,000 s.f.	20 ft.	45 ft.		5 ft.	20 ft.	80%
Live-work unit	2,000 s.f.	20 ft.	45 ft.		5 ft.	20 ft.	80%
Multifamily	1,500 s.f.	20 ft.	45 ft.		5 ft.	20 ft.	80%
All other nonresidential uses	2,000 s.f.	20 ft.	45 ft.		5 ft.	20 ft.	80%

*

No minimum building line required in dwellings that share common walls along the shared wall

§ 338-311. RD - Riverfront District.

A. Purpose. The purpose of the Riverfront District is to create a cohesive development pattern by allowing for flexible redevelopment options along the riverfront between Chamber Plaza and the former high school football stadium. This area represents the largest potential for substantial development/redevelopment because of its current mix of under developed, public, commercial and light industrial uses. The district allows for a mix of uses that that focuses on the form of the development. Development in the RD shall be guided by the following principles:

- (1) Encourage a mix of complimentary land uses that emphasize creation of job opportunities.
- (2) Attract employers and business that stimulate economic growth in the communities.
- (3) Provide for flexibility in design and development while maintaining cohesive development patterns.
- (4) Allows for a reasonable mix of commercial, retail and residential uses.
- (5) Create an environment where buildings and the landscapes contribute to the physical definition of streets as civic places. Proposed streets should adequately accommodate vehicles while respecting pedestrian needs.
- (6) Encourage architectural and landscape design that responds to the local climate, topography, history, and building practice.

- (7) Provide for an interconnected open space network of trails, pedestrian sidewalks and greenspaces that offer public access throughout the development. The river frontage should be used as an asset to connect the local community back to the Monongahela River.
- B. Authorized principal uses. See § 338-315 Table of Authorized Uses for authorized principal uses (Table 8) and method of authorization in the RD District.
- C. Authorized accessory uses. See § 338-317, Table of Authorized Accessory Uses (Table 9) for authorized accessory uses and method of authorization in the RD district.
- D. Area and bulk regulations. The area and bulk regulations within the RD zoning district shall be subject to the standards identified in Table 4, except as they may be modified by the express standards and criteria for the specific permitted uses, conditional uses, or uses by special exception.

§ 338-311.1. Master Plan requirements.

- A. Prior to the development of any lot or parcel in the RD district an overall Master Plan shall be approved by the Borough Council. The Master Plan will be submitted to the Planning Commission for review and recommendations prior to approval by Council. An approved Master Plan will serve as a Preliminary Land Development Approval as required by the Subdivision and Land Development Ordinance (SALDO).¹ After approval of the Master Plan, individual development parcels will be permitted to proceed directly to final land development approval as required by the SALDO (NOTE: Master planning requirements are waived for existing parcels that are less than two acres at the time of the adoption of this chapter.
- B. Submission of an application for a Master Plan approval shall at a minimum contain the following information:
 - (1) A Master Plan for the overall RD is encouraged however a minimum of two acres shall be submitted for Master Plan approval at any one time. Master planning requirements are waived for existing parcels that are less than two acres at the time of the adoption of this chapter.
 - (2) The Master Plan shall demonstrate a comprehensive and cohesive vision and design for the development.
 - (3) Applicants for development of the RD shall submit plans, documentation and other information as necessary to satisfactorily demonstrate the proposed Master Plan has achieved the goals identified in the guiding principles identified in § 338-311.
 - (4) All information required in the SALDO for preliminary subdivision and land development approval.

§ 338-311.2. Street and traffic circulation standards.

1. Editor's Note: See Ch. 305, Subdivision and Land Development.

- A. Streets are intended for use by vehicular and pedestrian traffic and to provide access to lots and open spaces.
- B. Streets shall generally terminate at other streets, forming a network. Internal streets shall connect wherever possible. Culs-de-sac and dead-end streets shall be avoided but may be permissible subject to approval of Borough Council, when it determines at its sole discretion they are necessary to accommodate specific site conditions where no other options exist. If proposing use of a cul-de-sac or dead-end street the applicant shall have the burden of proof to demonstrate compliance with this requirement.
- C. Applicant shall provide for logical street and pedestrian connections to adjacent parcel(s).
- D. Sidewalks along roadways should provide for continuous circulation throughout the district and shall connect to public greenspaces, parks and trails.

§ 338-311.3. Public, greenspace, parks and trail standards.

These provisions are required only when a Master Plan is required:

- A. The Master Plan shall provide for an interconnected system of public greenspace, parks and trails throughout the district. The Monongahela River should be treated as the focal point of these public spaces providing public access along and to the river front.
- B. Where logical and to the extent possible development shall provide for public greenspace, parks and trails. Easements and maintenance agreements shall be provided for all dedicated greenspace, parks and trails.
- C. The system of public greenspace, parks and trails shall be connected to the sidewalk system along streets to facilitate circulation and access to these amenities throughout the development.
- D. The applicant shall provide for logical continuation and/or connection of the public greenspace, parks and trails to adjacent site(s).

§ 338-311.4. Parking and loading standards.

- A. The total number of off-street parking and loading spaces required shall be provided as identified in Article VI, Parking.
- B. Surface parking areas shall be masked from public frontage along a street by a building, vegetative screening, wall or fence. A low wall, fence or hedge shall be installed at the same setback as the principal structure. The intent of this requirement is to create character in the streetscape and provide for a continuous street wall only broken by access points for vehicular or pedestrian access.
- C. Vehicular entrances to parking lots, garages, and parking structures shall be no wider than 24 feet at the frontage.
- D. On-street parallel parking shall be counted in the total number of required parking spaces.
- E. Loading docks and service areas are not permitted along any public street frontages.

- F. The applicant is required to demonstrate that each proposed building or use has adequate area set aside for deliveries suitable for the intended use.

§ 338-311.5. Landscape standard.

Landscape standards are required only when a Master Plan is required, however the provision of Article V still apply:

- A. Planting requirement. For every 1,500 square feet of impervious surface, the landscape plan shall contain a minimum of one overstory tree and three shrubs (excluding any street trees). All landscape plans shall include a table that demonstrates compliances with this planting requirement.
- B. A planted green space buffer, a minimum of 10 feet wide, shall be provided along the sides and rear of all lots. This buffer may be reduced at the discretion of the Council Borough in the event similar uses are being planned on adjacent lots.
- C. Each building and/or lot shall provide an adequate area for trash receptacle and/or dumpster. Trash facilities shall be located at the rear of the lot or building and shall be entirely contained within a screened enclosure. Enclosures shall match the character of the buildings and general character of the district.

Table 4 - RD Zoning District

**Bulk and Areas Regulations
RD Zoning District**

Minimum lot size	10,000 s.f.
Minimum lot width	None
Height (maximum)	50 ft.
Front building line (minimum)	0 ft.
Side building line (minimum)	5 ft.*
Rear building line (minimum)	20 ft
Lot coverage (maximum)	80%

* No minimum building line required in structures that share common walls along the common wall

§ 338-312. CBD - Central Business District.

- A. Purpose. The CBD Central Business District provides diverse commercial development and redevelopment opportunities along McKean and Fallowfield Avenues between Fourth and

Seventh Streets. The district is intended to provide concentrated opportunities for commercial facilities serving the community and/or larger region. The district has previously been largely developed. However, as development/redevelopment opportunities are presented, the CBD District seeks to improve design and provide for orderly development through appropriate design elements, amenities or treatments that create, enhance and reinforce the design relationships between the buildings and sites. The CBD is intended to be the core business district which serves more intensive business uses and create a critical mass of business activities where patrons of the district will have access to a variety of uses. The CBD is also intended to provide housing opportunities by allowing residential uses above first floor commercial uses.

- B. Authorized principal uses. See § 338-315 Table of Authorized Uses (Table 8) for authorized principal uses and method of authorization in the CBD district.
- C. Authorized accessory uses. See § 338-317 Table of Authorized Accessory Uses (Table 9) for authorized accessory uses and method of authorization in the CBD district.
- D. Area and bulk regulations. The area and bulk regulations within the CBD zoning district shall be subject to the standards identified in Table 5, except as they may be modified by the express standards and criteria for the specific permitted uses, conditional uses, or uses by special exception.
- E. Off-street parking and loading. See Article VI for off-street parking and loading requirements.

Table 5 - CBD - Central Business District

**Bulk and Areas Regulations
CBD Zoning District**

Lot size (minimum)	No requirement
Lot width (minimum)	No requirement
Height (maximum)	50 ft.
Front building Line (maximum)	0 ft.
Side building Line (minimum)	No requirement
Rear building line (minimum)	No requirement
Lot coverage (maximum)	No requirement

§ 338-313. IND - Industrial District.

- A. Purpose. The IND - Industrial District is to permit high impact developments that will be located to minimize their impacts to the community as a whole, while providing opportunities for employment and the location of uses that are not appropriate in close proximity to other uses. Specific objectives include:

- (1) Allow heavy manufacturing, industrial and associated office uses. Uses in this district are generally characterized by high impact external effects such as noise, odor, vibration, or glare.
 - (2) Provide employment centers having accessibility to major roads and to population centers.
 - (3) Limit the potential adverse effect of development on abutting properties, the Borough's character, and the Borough's roads by controlling the location and nature of manufacturing, industrial and office development.
 - (4) Protect abutting properties from adverse visual impacts by providing buffering and landscaping.
- B. Authorized Principal Uses. See § 338-315, Table of Authorized Uses (Table 8) for authorized principal uses and method of authorization in the IND district.
- C. Authorized accessory uses. See § 338-317, Table of Authorized Accessory Uses (Table 9) for authorized accessory uses and method of authorization in the IND district.
- D. Area and bulk regulations. The area and bulk regulations within the IND zoning district shall be subject to the standards identified in Table 6, except as they may be modified by the express standards and criteria for the specific permitted uses, conditional uses and uses by special exception.
- E. Off-street parking and loading. See Article VI for off-street parking and loading requirements.

Table 6 - IND - Industrial Zoning District

**Bulk and Areas Regulations
IND Zoning District**

Lot size (minimum)	40,000 s.f.
Lot width (minimum)	100 ft.
Height (maximum)	40 ft.
Front building line (minimum)	50 ft.
Side building line (minimum)	20 ft.
Rear building line (minimum)	50 ft.
Lot coverage (maximum)	80%

§ 338-314. C-1 - Highway Commercial District.

- A. Purpose. The purpose of the C-1 Commercial District is to provide areas that allow for additional nonresidential and commercial uses that are more auto dependent and that

typically do not fit into the CBD or other nonresidential districts because of the nature and impact of the businesses.

- B. Authorized principal uses. See § 338-315, Table of Authorized Uses (Table 8) for authorized principal uses and method of authorization in the C-1 District.
- C. Authorized accessory uses. See § 338-317, Table of Authorized Accessory Uses (Table 9) for authorized accessory uses and method of authorization in C-1 District.
- D. Area and bulk regulations. The area and bulk regulations within the C-1 zoning district shall be subject to the standards identified in Table 7, except as they may be modified by the express standards and criteria for the specific permitted uses, conditional uses, or uses by special exception.
- E. Off-street parking and loading. See Article VI for off-street parking and loading requirements.

Table 7 - C-1 Highway Commercial Zoning District

**Bulk and Areas Regulations
C-1 Zoning District**

Lot size (minimum)	7,000 sq. ft.
Lot width (minimum)	50 ft.
Height (maximum)	40 ft.
Front building line (minimum)	15 ft.
Side building line (minimum)	10 ft.
Rear building line (minimum)	15 ft.
Lot coverage	80%

§ 338-315. Table of Authorized Principal Uses. [Amended 11-13-2019 by Ord. No. 1024-2019]

Table 8 establishes the authorized principal uses and the zoning districts where the principal use is authorized and method of authorization.

P - Permitted Use by Right

S - Use by Special Exception

CU - Conditional Use

Where blank, the use is not permitted in the corresponding district.

Table 8 - Table of Authorized Principal Uses**Authorized Use Table**

Use	C	SFR	RD	IND	CBD	MU	C-1
Uses not listed			See § 338-306C and Article IV				
Residential							
Conversion dwellings						CU	
Duplex		P	CU			P	
Group home		P				P	
Manufactured housing, residential design		P				P	
Mobile home park							CU
Multifamily dwellings			P			P	
Quadruplex			P			P	
Single-family	P	P				P	
Residential above first-floor commercial		CU	P		P	P	
Townhouses	P		P			P	
Hotels, Motels, or Other Accommodation							
Bed and breakfast Inn		CU				CU	
Hotel, motel			P		P		P
Rooming and boardinghouse						P	
Short-term rental		CU				P	
Uses Commercial							
Adaptive reuse	CU	CU	CU	CU	CU	CU	CU
Adult business				CU			

Table 8 - Table of Authorized Principal Uses**Authorized Use Table**

Use	C	SFR	RD	IND	CBD	MU	C-1
After hours club					CU		
Amusement park			P				
Animal cemetery	P						
Animal day care	P			P			P
Animal groomer	P		P	P	P	P	P
Arts and craft studio			P	P	P	P	
Automotive detail						CU	P
Automobile repair and service				P			P
Bakery retail			P		P	P	P
Beverage distributor						P	P
Billboards							CU
Boat Sales			P	P			P
Car rental facility			CU				P
Car wash — automatic							P
Car wash - self service							P
Catering				P			P
Cemetery and mausoleums	P						
Commercial recreation - indoor			P	P	CU	CU	P

Table 8 - Table of Authorized Principal Uses**Authorized Use Table**

Use	C	SFR	RD	IND	CBD	MU	C-1
Commercial recreation - outdoor			P	P	CU	CU	P
Communication antenna	P						
Conference center			P		P		P
Convenience store					P	P	P
Custom printing				P			P
Dormitories				P			P
Drive-through facilities			P			CU	CU
Drug store			P		CU	CU	P
Event venue			P		P		P
Financial institution			P		P	P	P
Flea market				P			
Funeral home						P	P
Garden center	P		P	P			P
Gas station				P			P
Golf course	P						
Kennel	P						P
Laundromat				P	P	P	P
Live work unit			P			P	
Lumberyard				P			P
Manufactured home sales				P			
Marina			P				
Massage establishment					CU	CU	CU
Microbrewery			P	P	P	P	P

Table 8 - Table of Authorized Principal Uses**Authorized Use Table**

Use	C	SFR	RD	IND	CBD	MU	C-1
Microdistillery			P	P	P	P	P
Night club			P		P		P
Offices - business and professional			P	P	P	P	P
Pawnshop				P			P
Personal services			P		P	P	P
Post office					P	P	P
Recording studio					CU	CU	P
Restaurant			P		P	P	P
Retail store			P		P	P	P
Shopping center			P			CU	P
Tattoo parlor			P		P	P	P
Tavern or bar			P	P	P	CU	P
Vehicle sales				P			P
Veterinarian services	P		P	P			P
Industrial							
Asphalt/ concrete plant				P			
Automobile graveyard				P			
Brewery				P			
Commercial motor vehicle repair				P			P
Construction- related businesses				P			P
Distillery				P			

Table 8 - Table of Authorized Principal Uses**Authorized Use Table**

Use	C	SFR	RD	IND	CBD	MU	C-1
Dry-cleaning plant			P	P			
Equipment sales				P			P
Large area distribution center				P			
Manufacturing facility, heavy				P			
Manufacturing facility, light			P	P			
Process plants (metals, chemicals, etc.)				P			
Recycling business				CU			
Refrigerated warehouse or cold storage				P			P
Research and development			CU	P	CU	CU	P
Self-storage facility				P			P
Specialized industrial facility				P			
Tank farms				P			
Warehouse and storage services (including distribution) greater than 120,000 sq. ft. GFA				P			

Table 8 - Table of Authorized Principal Uses**Authorized Use Table**

Use	C	SFR	RD	IND	CBD	MU	C-1
Warehouse and storage services (including distribution) up to 120,000 sq. ft. GFA			P	P			P
Public Assembly							
Auditorium/theater/movie theater			P		P		P
Clubs and lodges (not including commercial recreation uses)					P	CU	P
Community center			P		P	P	P
Conference center			P		P	P	P
Place of worship					P	P	P
Institutional or Community Facility							
Animal hospitals	P		P	P			P
Aquarium/zoo			P	P			
Assisted living facility						P	P
College/university			P	P	P		P
Day-care center			P		P	P	P
Educational institution			P		P	P	P

Table 8 - Table of Authorized Principal Uses**Authorized Use Table**

Use	C	SFR	RD	IND	CBD	MU	C-1
Emergency shelter		CU				P	
Exhibitions and art galleries		CU	P		P	P	P
Home-Based day care	CU	CU	P		P	P	P
Group care facility							P
Hospital building			P		P		P
Life care community			P				P
Medical offices		CU	P		P	P	P
Methadone treatment facility					CU		
Nursing home						P	P
Retirement housing facility			P		CU	P	P
School						P	P
Skilled nursing facility						P	P
Government Uses							
Ambulance station				P			P
Correctional/rehabilitation facility				P			
Emergency operation center					P		P
Fire station	P	P	P	P	P	P	P

Table 8 - Table of Authorized Principal Uses**Authorized Use Table**

Use	C	SFR	RD	IND	CBD	MU	C-1
Library	P	CU	P	P	P	P	P
Magistrate office and court					P		P
Municipal building	P	P	P	P	P	P	P
Park	P	P	P	P	P	P	P
Police station	P	P	P	P	P	P	P
Salt storage facility				P			P
Transportation-related Facilities							
Airport control tower				P			
Airport maintenance facility				P			
Airport terminal				P			
Bus or truck maintenance facility				P		CU	CU
Bus terminal			CU			CU	CU
Heliport facility				P			
Parking structure commercial			P		CU		CU
Park-and-ride facility						P	P
Taxi and limousine service				P			P
Towing or other road services				P			P

Table 8 - Table of Authorized Principal Uses**Authorized Use Table**

Use	C	SFR	RD	IND	CBD	MU	C-1
Truck or freight transportation services				P			P
Utility, Telecommunications, Energy, Waste							
Co-location - communication tower	P			P			
Essential services	CU	CU	CU	CU	CU	CU	CU
Electric power generation facility				P			
Hazardous waste recycling facility				P			
Incinerator, or similar facility				P			
Water tank (elevated, at grade, underground)	P	CU					
Radio or television transmitter				P			
Railroad facility			CU	P			
Sewage treatment plan				P			
Solar energy production facility, large	P			P			

Table 8 - Table of Authorized Principal Uses**Authorized Use Table**

Use	C	SFR	RD	IND	CBD	MU	C-1
Solid waste transfer station				P			
Solid waste combustor or incinerator				P			
Solid waste landfill facility				P			
Telecommunications Tower				CU			
Wind energy production facility, large	CU						
Agriculture, forestry, fishing, and hunting							
Animal production				P			
Farmers market			P		P		
Forestry/logging	P	P	P	P	P	P	P
Grain silos and other storage structure for grains and agricultural products				P			
Greenhouses/nurseries	P			P			
Hatcheries and poultry houses				P			
Livestock pens or hog houses				P			

Table 8 - Table of Authorized Principal Uses**Authorized Use Table**

Use	C	SFR	RD	IND	CBD	MU	C-1
Stable, private	CU						
Urban agriculture limited (no animals)	P	P	P	P	P	P	P
Mining and extraction establishments							
Coal mining/ portal				P			
Metallic Mining (iron, copper, etc)				P			
Natural gas compressor station	CU			P			
Natural gas processing plant				P			
Nonmetallic mining				P			
Oil or gas well	CU			CU			
Quarrying and stone cutting				P			

§ 338-316. Accessory uses and structures.

- A. Applicability. This section applies to any subordinate use of a building or other structure, or use of land that is:
- (1) Conducted on the same lot as the principal use to which it is related; and
 - (2) Clearly incidental to, and customarily found in connection with, the principal use or structure.
- B. Establishment of accessory uses.
- (1) Accessory structures, buildings or uses shall not be constructed or established on a lot until construction of the principal structure is completed or the principal use is

established.

(2) In no instance shall an accessory building or use be established on a vacant lot.

§ 338-317. Table of Authorized Accessory Uses and Structures.

Accessory uses shall be permitted in accordance with Table 9:

P - Permitted Use by Right

SE - Use by Special Exception

CU - Conditional Use

Where blank, the use is not permitted in the corresponding district.

Table 9 - Table of Authorized Accessory Uses and Structures

Authorized Accessory Uses and Structures							
Use	C	SFR	RD	IND	CBD	MU	C-1
Accessory dwelling unit		CU			CU	CU	
Boat storage as accessory to a marina			P				
Community food bank	CU	CU	CU	CU	CU	CU	CU
Day care center (accessory to place of worship or school only)	CU	CU	CU	CU	CU	CU	CU
Deck, patio, or porch	P	P	P	P	P	P	P
Fence	P	P	P	P	P	P	P
Fire escapes, fire towers, or handicap ramps where required by the building code	P	P	P	P	P	P	P
Flagpole	P	P	P	P	P	P	P

Table 9 - Table of Authorized Accessory Uses and Structures

Authorized Accessory Uses and Structures							
Use	C	SFR	RD	IND	CBD	MU	C-1
Garage, private and carports	P	P	P	P	P	P	P
Gazebo	P	P	P	P	P	P	P
Heating and cooling units (permitted in side or rear yards only)	P	P	P	P	P	P	P
Home occupation business (see also no-impact home-based business)	P	P	P	P	P	P	P
Hot tubs and outdoor spas	P	P	P	P	P	P	P
No-impact home-based business (see also home occupations)	P	P	P	P	P	P	P
Outdoor hydronic heater	P						
Outdoor dining (accessory to permitted use)			P		P	P	P
Satellite dishes (subject to Article V)	P	P	P	P	P	P	P
Signs (subject to Article VII)	P	P	P	P	P	P	P

Table 9 - Table of Authorized Accessory Uses and Structures

Authorized Accessory Uses and Structures							
Use	C	SFR	RD	IND	CBD	MU	C-1
Small solar energy system	CU	CU	CU	CU	CU	CU	CU
Small wind energy system	CU	CU	CU	CU	CU	CU	CU
Stables/private	P						
Storage buildings or sheds	P	P	P	P	P	P	P
Swimming pools	P	P	P	P	P	P	P
Swing and play sets	P	P	P	P	P	P	P
Tennis courts	P	P	P	P	P	P	P
Stormwater detention or retention facilities	P	P	P	P	P	P	P
Urban agriculture, accessory use	CU	CU	CU	CU	CU	CU	CU
Any other building or use that the Zoning Officer determines is customarily incidental to the permitted principal use or principal building	CU	CU	CU	CU	CU	CU	CU

§ 338-318. Dimensional standards for accessory uses and structures.

A. Accessory uses and structures shall be permitted in accordance with the following standards:

- (1) Detached accessory buildings and structures shall not be located in the front yard.
- (2) Detached accessory garages, where permissible, which front on a public alley are not required to comply with the minimum setback requirement from the property line abutting the public alley, however shall maintain a minimum three-foot setback from the property line abutting the alley.
- (3) The location of permitted nonresidential accessory structures is governed by the same dimensional regulations as set forth for the principal use or principal structure or structures.
- (4) Accessory structures shall be counted towards the maximum lot coverage on a lot and in no case shall exceed the maximum lot coverage for the district in which it is located when considering all structures on the lot.
- (5) Accessory uses shall not include the conduct of trade or business unless permitted in conjunction with an authorized principal use that permits trade or business.
- (6) All permanent accessory structures shall be set back a minimum of two feet from any property line.
- (7) In addition to permanent setbacks for accessory structures, basketball hoops shall be set back a minimum of 10 feet from the street right-of-way line, whether permanently affixed or moveable structures.
- (8) Not more than one accessory structure by type shall be permitted on an individual lot (e.g. shed, play structure, etc.).
- (9) Accessory structure height. Accessory structures shall not be taller than the existing principal structure on the lot to a maximum of 24 feet. Exceptions to accessory structure height requirements are as follows:
 - (a) Flag and light poles shall not exceed 20 feet in height.
 - (b) Signs subject to Article VII.
 - (c) Wind and solar energy systems subject to the requirements of Article IV.
 - (d) Telecommunications facilities, antennas or towers subject to the requirements of this chapter and Article IV however in no case shall exceed a maximum of 20 feet in height.
- (10) Accessory uses shall be conducted on the same lot or an adjacent lot in common ownership as the principal use to which it is related; and clearly incidental to, and customarily found in connection with, the principal use or structure.
- (11) Accessory buildings or uses shall not be constructed or established on a lot until the construction of the principal structure is completed or the principal use is established.