

ZONING

27 Attachment 1

Borough of New Stanton

Permitted Land Uses in New Stanton Borough

[Ord. No. 2007-219, 7/19/2007; as amended by 11-20-2008 by Ord. No. 2008-228; 4-16-2009 by Ord. No. 2009-229; 12-7-2012 by Ord. No. 2012-241; and by 11-14-2017 by Ord. No. 2017-258]

Key:

- A - Accessory Uses
- P - Permitted
- C - Conditional Use
- SE - Special Exception

USE	R-A	R-1	R-2	V-1	B-1	B-2	LI-1	LI-2	T-1	SO-1
Accessory uses incidental to a permitted use	A	A	A	A	A	A	A	A	A	
Adult business								C		
Agriculture operation	P						P	P		
Assisted living center						C				
Automobile and vehicle refueling/recharging with or without ancillary vehicle services and/or convenience retail					C		C	C		
Automotive recycling							C	C		
Auto sales/service/repair				SE	SE	SE		SE		
Billboards/outdoor advertising signs									P	P
Bus terminals					SE					
Business signs				A	A	A	A	A	A	A
Cellular communications tower									C	
Cemeteries	SE									
Churches	SE	SE	SE	P						
Commercial recreation	SE				SE	SE	SE	SE		
Commercial schools					SE		P	P		
Commercial storage buildings				A	A	A	A			
Communications media buildings							P	P		
Continuing care facility										
Contractor supply yards							SE	SE		
Day care/nursery school	P		C		C	P				
Drinking establishments					P					
Duplex and multiplex			P	P						
Educational/philanthropic	SE									
Equipment storage buildings	P						A	A	A	
Essential services	P	P	P	P	P	P	P	P		
Extended care facilities		P								
Fire and emergency service stations	SE		SE		P		P	P		
Forestry	P	P	P	P	P	P	P	P	P	
Funeral homes						P				
Garage, residential	A	A	A	A						

NEW STANTON CODE

USE	R-A	R-1	R-2	V-1	B-1	B-2	LI-1	LI-2	T-1	SO-1
Garage, commercial				A	A	A	A			
General offices					P	P				
Home-based business	A	A	A	A						
Home furnishing centers							P	P		
Home occupation		A	A	A						
Home/trailer sales					P	P				
Hospitals, clinics					SE	P				
Impoundment area*	C				C	C	C	C	C	
Light assembly					C					
Light manufacturing							SE	SE		
Long-term nursing facility		C	C		C	C				
Maintenance yards (local, county and state)								P		
Medical clinics					C	C			C	
Medical offices					P	P				
Mixed use structures				P	P					
Mobile or manufactured homes	P	P	P	P						
Mobile or manufactured home parks			C							
Mobile home sales and service					P					
Motels and hotels					P					
Multiple family dwellings			P		SE					
Municipal buildings/library	SE	SE	SE		P		P	P		
Natural gas compressor station*	C						C	C		
Natural gas processing plant*							C	C		
Nursery and greenhouse	P									
Office buildings							P	P		
Oil and gas operations*	C	C	C		C		C	C	C	
PaDOT offices and facilities									P	
PA Turnpike office and facilities									P	
Park-and-ride lots									P	
Parks and playgrounds	C	C	C							
Personal and professional services				P	P	P				
Personal care home			P	C						
Police and emergency services facilities									P	
Private court games				A						
Professional offices				P			P	P		
Public and private schools			P							
Public utility buildings	SE		SE							
Research and testing labs							P	P		
Rest/nursing homes			P							
Restaurants				P	P	P				
Retail business (except automotive fuels)				P	P	P	P	P		
Sanitariums									C	
Satellite dishes	A	A	A		A	A				
Self-storage center					C	C				
Signs	A	A	A	A	A	A	A	A	A	A
Single-family dwellings	P	P	P	P	P	P				

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USE	R-A	R-1	R-2	V-1	B-1	B-2	LI-1	LI-2	T-1	SO-1
Specialized animal care/raising	P	C								
Storage shed, residential	A	A	A	A						
Strip mining	C									
Supply yards							SE	SE		
Swimming pools, residential	A	A	A	A						
Theaters and assembly halls				P						
Truck terminals					SE		C	C		
Veterinary clinics	P				SE	SE				
Warehousing							P	P		
Water storage or water recreation	C						C	C		
Well and pipeline location assessment operation*	C	C	C		C	C	P	P	P	
Wholesale business							P	P		

*Subject to the provisions of § 27-512.