

City of Hermitage - October 2021

Use	Definition	Section 321	Residential				Mixed Use			Nonresidential						
			RR	SR1	SR2	MHP	NMU	IN	CC	B1	B2	NC1	NC2	HC	LI	HI
			Rural Residential	Suburban Residential 1	Suburban Residential 2	Mobile Home Park	Neighborhood Mixed Use	Institutional	City Center	Business 1	Business 2	Neighborhood Commercial 1	Neighborhood Commercial 2	Highway Commercial	Light Industrial	Heavy Industrial
Residential Uses																
Single-Family Detached Dwelling	A detached residential building which is the only principal structure on the lot, designed exclusively for occupancy by one (1) family, as defined herein, and containing one (1) dwelling unit.		P	P	P	P	P	P								
Multi-Family Dwelling	A residential building designed exclusively for occupancy by two or more families living independently of each other and containing two or more dwelling units that may have common corridors and shared exit and entrance facilities. This definition includes duplexes, townhomes, condominiums and apartments.	321.310			P		P	P			P	P				
Flat (Mixed-Use)	A dwelling unit located above a non-residential use.					P	P	P		P	P					
Group Living Facility	A residential facility designed, operated and maintained for adults which may include skilled nursing, intermediate care, or personal care facilities, as well as independent living facilities. This use shall not include a home for persons who are currently addicted to alcohol or narcotic drugs or are criminal offenders serving on work release or probationary programs.	321.260			SE		SE	P								
Mobile Home Park	A parcel or contiguous parcels of land which has been so designated and improved that it contains two or more mobile home lots for the placement thereof of mobile homes.					P										
Rooming / Boarding House	A dwelling having four or more sleeping rooms for rent to persons not related to its other occupants.				P		P	P								
Transitional Facility	A temporary residential living arrangement for persons leaving an institutional setting and in need of a supportive living arrangement in order to readjust to living outside the institution. Transitional living facilities help residents re-enter society while housed under supervision while under the constraints of alternatives to imprisonment including, but not limited to, rerelease, work release or probationary programs. Such facilities typically place a limit, measured in months, on how long a person may stay.							P								
Planned Residential Development	An area of land, controlled by a landowner, to be developed as a single entity for a number of dwelling units, or combination of residential and nonresidential uses, the development plan for which does not correspond in lot size, bulk, type of dwelling, or use, density, or intensity, lot coverage and required open space to the regulations established in any one district created, from time to time, under the provisions of this Zoning Ordinance.	Section 320	P	P	P		P									
Accessory Dwelling Unit (ADU)	A smaller, independent residential dwelling unit located on the same lot as a detached single-family dwelling. ADUs may be either attached to the primary dwelling or a detached unit.	321.10	A	A	A		A									
Nonresidential Uses																
Adult Entertainment	All uses included under this term shall apply as are provided in Title 68, Part II, Subpart E, Chapter 55, Section 5502 of the Pennsylvania Consolidated Statutes, as amended. Such definitions in Pennsylvania Statutes are hereby included by reference, including but not limited to, the definitions for "Adult Bookstore," "Adult Entertainment," "Adult Mini-Motion Picture Theater," "Adult Motion Picture Theater," "Sexual Activities," "Specified Anatomical Areas," and "Specified Sexual Activities."	321.20												C	C	
Agriculture	The growing of crops and/or raising of livestock and domestic small farm animals for domestic and commercial uses.	321.30	P		P											
Agritourism	Activities conducted on and accessory to a working farm and offered to the public or invited groups for the purpose of recreation, education, or active involvement in the farm operation. These activities must be directly related to agricultural or natural resources and incidental to the primary operation of the farm. This term does not include "Farm Winery."	321.40	SE													
Animal Daycare and Boarding Facility	Any premises where domestic animals are dropped off and picked up daily for temporary care on site and where they may be groomed, trained, exercised and socialized, but are not bred, sold or let for hire. Overnight boarding is permitted only if the animals are kept indoors overnight (between the hours of 10pm and 6am).	321.50					SE				P	P	P	P		
Animal Grooming and Retail Operations	Any commercial establishment or mobile unit, where pet animals are bathed, clipped or combed. This use includes any self-service pet washing business and may be accessory to a retail use. It does not include incidental bathing or combing of pets as part of regular animal care performed at an animal kennel, animal daycare or grooming performed on an infrequent nonprofit basis for hobby or recreational purposes. Animal grooming service does not include the overnight boarding of any animals.	321.60							P		P	P	P			
Animal Kennel	Any premises where, except as accessory to an agricultural or veterinary use, dogs and/or cats over three months of age are temporarily boarded overnight.	321.70	P									P	P	P		
Animal Shelter	An establishment, licensed by the Commonwealth of Pennsylvania, which provides rescue services and a temporary home for dogs, cats and other animals that are eventually offered for adoption or euthanized when necessary.	321.80												P	P	
Automobile Gas Station	An establishment used for the sale of motor fuel and lubricants. May also offer maintenance services such as oil changes and; and/or the sale, installation or minor repairs of tires, batteries, mufflers or other automotive accessories. May or may not include a convenience store and/or a car wash as accessory uses.	321.90									P	P	P	P		

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Composting Facility	A facility in which composting takes place, but not including composting by a single-family lot owner for personal use.														P	P
Concrete or Asphalt Batch Plant	The manufacturing asphalt-type roofing materials, asphalt and tar paving mixtures, paving block made of asphalt and various compositions of asphalt or tar with other materials, the recycling of old asphalt into asphalt-type material and/or the production of concrete that uses a manufacturing process involving the mixing of a number of aggregates, sand, water, cement, and/or other components. This use also includes the stockpiling of bulk materials required for the process and the storage of the required equipment use in the operation.															P
Conference and Training Center	A facility used for corporate or professional meetings, seminars and/or employee training but which may include supporting dining and lodging facilities and related recreational facilities as accessory uses.							P		P					P	
Contractors Yard	An establishment which may or may not include administrative offices for a business that provides landscaping, construction, excavating, remodeling, home improvement, land development and related services on a contractual basis, but which involves the outdoor storage of all or part of the materials, equipment or vehicles used in the business.	321.210					SE					P	P		P	P
Crematory	An establishment containing a furnace where a corpse can be burned and reduced/cremated to ashes as permitted by the Pennsylvania Department of Environmental Protection (PADEP).								P				P	P		
Dairy	An establishment for the primary production and subsequent sale or distribution of milk or milk products.														P	P
Data Center	A centralized repository, either physical or virtual, for the storage, management and dissemination of data and information organized around a particular body of knowledge or pertaining to a particular business.								P		P					
Day Care Center	A facility that provides care, protection and supervision for more than 12 children at any one time, including those under the supervision or custody of the child care provider and those under the supervision or custody of employees.						P		P		P	P	P	P	P	
Distribution Center	Use as a distribution and warehouse facility for packages, cargo, and goods, together with uses incidental to the facility, including an office; retail counter/customer operations; and the loading and unloading, parking, washing and storage of vehicles.	321.490												P	P	
Drive-Through	A building opening, including windows, doors or mechanical devices, through which occupants of a motor vehicle receive or obtain a product or service.	321.220							A			A	A	A		
Emergency Services, Private	A facility designed or used for the conduct of rescue or ambulatory services, excepting rescue services offered from a fire station, and where the area may or may not include buildings utilized in connection therewith.	321.230	SE	SE	SE	SE	SE	SE	P	SE	SE	P	P	P	P	P
Emergency Services, Public	A facility designed or used for the conduct of public safety and emergency services, including fire and police protection services and emergency medical and ambulance services.	321.230	SE	SE	SE	SE	SE	P	P	SE	SE	P	P	P	P	P
Equestrian Facility	A commercial horse, donkey, and / or mule facility, which includes horse ranches, boarding stables, riding schools and academies, horse exhibition facilities (for shows or other competitive events), pack stations, and barns, stables, corrals and paddocks accessory and incidental to such uses.		P													
Essential Services	The provision of distribution systems by municipal or other government agencies regulated by the Public Utilities Commission (PUC) or other governmental agencies of underground or overhead gas, electrical steam or water pipes, sewers, conduit, fire alarm boxes, traffic signals, fire hydrants and other similar equipment and accessories in connection therewith, reasonably necessary for the furnishing of adequate services by such public utilities or municipal or governmental agencies or for the public health and safety or general welfare. Essential services also include municipal and community sewage disposal systems.		P	P	P	P	P	P	P	P	P	P	P	P	P	P
Facility /Workshop Providing Services or Employment for Persons with Disabilities	A facility which provides services, education, training and/or employment for people with mental or physical handicaps. Activities at such facilities would include administration, job training, social services, employment, residential living, educational services and all related or ancillary activities.						P	P			P					
Family Day Care Home / Group Day Care Home	An accessory use to a residence that is licensed by the Commonwealth of Pennsylvania and provides care, protection and supervision for up to 12 children at any one time, including those under the supervision or custody of the child care provider and those under the supervision or custody of employees.	321.240	A	A	A		A	A								
Farm Winery	A winery owned or operated by the owner of a farm and producing table, sparkling, or sacramental wines from grapes, grape juice, other fruit bases, or honey with a majority of the ingredients grown or produced on-site.	321.250	SE													
Farmers' Market	An occasional or temporary market held in an open area or in a structure where fresh agricultural products are sold directly to the consumer generally by vendors who have raised the vegetables or produce or have taken the same on consignment for retail sale.						P	P	P		P	P	P			
Financial Institution	Federal or state chartered banks, savings and loan associations or credit unions which offer federally insured savings accounts and other financial services to their members or customers.							P	P		P	P	P	P		

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Flex Space	A non-residential use, primarily for office and industrial type uses, where building space can be easily or repeatedly arranged or transformed into multiple rooms for multiple tenants.								P	P	P	P			P	P
Food Processing and Packing Plant	An operation that manufactures, packages, labels or stores food for consumption, and provides food for sale or distribution to other business entities.														P	P
Forestry/Woodlot	The management of forests and timberlands when practiced in accordance with accepted silvicultural principles, through developing, cultivating, harvesting, transporting and selling trees for commercial purposes, which does not involve any land development.		P	P	P	P	P	P	P	P	P	P	P	P	P	P
Funeral Home	A building or part thereof used for human funeral services. Such building may contain space and facilities for (a) embalming and the performance of other services used in the preparation of the dead for burial; (b) the performance of autopsies and other surgical procedures; (c) the storage of caskets, funeral urns, and other related funeral supplies; and the storage of funeral vehicles.							P	P			P	P	P		
Gallery	A room or structure in which original works of art or limited editions of original art are bought, sold, loaned, appraised, or exhibited to the general public.								P					P		
Greenhouse	A structure typically with glass or other transparent materials in which temperature and humidity can be controlled for the cultivation or protection of plants utilized for residential or commercial purposes and which exceeds two-hundred fifty (250) square feet in size.		P				P						P	P	P	
Health and Fitness Center	A building which is used for health and fitness uses by the general public that may offer classes for yoga, weight training, exercise and other similar uses.						P		P		P	P	P	P	P	
High Technology Business Uses	Businesses that specialize in high technology including, but not limited to the design, assembly, production, testing and/or repair of electronics; computer hardware/software; robotics; scientific, medical or chemical devices and equipment; telecommunications equipment; pharmaceuticals; aeronautical equipment or components										P					
Home Occupation	Any use customarily carried on a residential property by the occupants thereof, which use is clearly incidental and subordinate to the use of the dwelling for dwelling purposes and does not change the residential character thereof.	321.270	A	A	A		A		A							
Home-Based Business (no impact)	A business or commercial activity administered or conducted as an accessory use which is clearly secondary to the use as a residential dwelling and which involves no customer, client or patient traffic, whether vehicular or pedestrian, pickup, delivery or removal functions to or from the premises in excess of those normally associated with residential use and meets the other requirements as specified by the PA MPC.		A	A	A	A	A	A	A	A	A	A	A	A	A	A
Horses and Ponies, Boarding of	The boarding and care of horses and/or ponies used for recreational purposes for one's family.	321.280	A	A	A											
Hospital	An institution providing primary health services and medical or surgical care to persons, primarily inpatients, suffering from illness, disease, injury, deformity and abnormal physical or mental conditions, and including, as an integral part of the institution, related facilities such as laboratories, outpatient facilities or training facilities.							P	P		P			P		
Hotel / Motel	One or more buildings providing temporary lodging primarily to persons who have residences elsewhere.								P		P	P	P	P		
Manufacturing, Heavy	Manufacturing, including the production, processing, cleaning, testing and distribution of materials, goods, foodstuffs and products, for which, due to the nature of the materials, equipment or process utilized, the manufacturing operation is considered to be unclean, noisy, hazardous or is associated with other objectionable elements.															P
Manufacturing, Light	Manufacturing conducted within an enclosed building predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, research, testing and packaging of such products, and associated services, storage, sales (retail and wholesale) and distribution of such products, which minimizes noise, odors, vibration, hazardous waste materials, or particulates that could be considered a nuisance to neighboring properties.	321.290								P	SE				P	P
Massage Parlor	An enclosed building or enclosed area within a building in which the only service offered or provided to patrons of said enclosed building or enclosed area within a building, consists of body massages, body rubs or other physical manipulation of the patron's body, but shall not be construed to include the chiropractic or osteopathic professional practice.						P		P			P	P	P		
Medical Marijuana Processing Facility	A facility used to convert marijuana to usable marijuana and marijuana-infused products, owned by a person (including a natural person, corporation, partnership, association, trust or other entity or combination thereof) that holds a permit from the Pennsylvania Department of Health to grow and process marijuana.	321.300													P	P
Medical Office and Clinic	An establishment providing therapeutic, preventative, corrective, healing and health-building treatment services on an out-patient basis by physicians, dentists and other practitioners. Typical uses include medical and dental offices and clinics and out-patient medical laboratories.						P	P	P		P	P	P			

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P – Permitted Use SE = Special Exception C = Conditional Use A - Accessory Use		Section 321	Residential				Mixed Use			Nonresidential						
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Mineral Extraction	The removal of any aggregate or mass of mineral matter, whether or not coherent. The term includes, but is not limited to, limestone and dolomite, sand and gravel, rock and stone, earth, fill, slag, iron ore, zinc ore, vermiculite and clay, anthracitic and bituminous coal, coal refuse, peat and crude oil.	321.310	C												P	P
National Guard Readiness Center & Armory	A facility that supports the training, administration, and logistics of National Guard units by providing assembly space, classrooms, weapons and protective personal equipment storage, and training space.	321.330			SE			P								
Natural Gas Compressor Station	A facility designed and constructed to compress natural gas that originates from an oil and gas well or collection for such wells operating as a midstream facility for delivery of oil and gas to a transmission pipeline, distribution pipeline, natural gas processing plant or underground storage field, including one or more natural gas compressors, associated buildings, pipes, valves, tanks, and other equipment.	321.340													C	C
Natural Gas Processing Plant	A facility designed and constructed to remove materials such as ethane, propane, butane, and other constituents or similar substances from natural gas to allow such natural gas to be of such quality as is required or appropriate for transmission or distribution to commercial markets but not including facilities or equipment that are/is designed and constructed primarily to remove water, water vapor, oil or naturally occurring liquids from natural gas.	321.340													C	C
Natural Gas Resources Development Site	A site that consists of the area occupied by the facilities, structures, materials, and equipment, whether temporary or permanent, necessary for or incidental to the drilling, production, or operation of a gas well.	321.350	C		C										P	P
Office	An establishment providing executive, management, administrative or professional services, but not involving medical or dental services or the sale of merchandise, except as incidental to a permitted use. Typical uses include real estate, insurance, property management, investment, employment, travel, advertising, law, architecture, government, design, engineering, accounting and similar offices.						P	P	P	P	P	P	P	P	P	P
Personal Services	Commercial enterprises that provide consumer services to individuals and shall include enterprises such as: barber and beauty shops; dry cleaning; shoe repair; tailors; self-service laundry or dry cleaning; optometrists; catering; rental supplies; travel agencies. This use does not include services related to pets.						P		P	P	P	P	P	P		
Pharmacy	A retail store which primarily sells prescription drugs, patent medicines and surgical and sick room supplies.								P			P	P	P		
Place of Worship/Assembly	A public or private lot of land, building or structure that is designed for the assembly or collection of persons, for civic, political, religious, educational, social purposes and where recreation, amusement or dining occur as accessory activities.	321.360	SE	SE	SE		SE	P	P		P	P	P	P		
Post Office	A facility owned and operated by the United States Postal Service.							P	P							
Poultry, Backyard	The raising of poultry birds for domestic and/or commercial uses as an accessory use to a residence. For purposes of this ordinance, poultry birds shall be defined to include domestic chickens and ducks only; no geese, turkeys or other fowl shall be permitted unless as part of a farm permitted under Agriculture.	321.120	A	A	A		A									
Private Club	Any facility or establishment limited to members of an organization or other persons specifically invited or permitted where no advertisement or inducement has been made to the general public.				P		SE		P			P	P	P		
Public Works Facility	A City-owned and operated facility used to conduct business and store machines, vehicles, tools and materials as related to the construction, maintenance and repair of City structures, utilities and roads.	321.370	P												P	P
Recreation Facility: Commercial/Private	An indoor and/or outdoor facility used for swimming, tennis club, rink, track, alley, cage, course, field, range, or other similar types of uses in which the patrons pay a fee and/or are members to participate in or view a recreational or entertainment physical activity, including activities which include the use of firearms or motorized vehicles.	321.380	SE						P			P	P	P		SE
Recreation Facility: Public	An enterprise owned and operated by a public entity, available to the general public, whether or not an admission fee is charged, including either indoor or outdoor facilities for the pursuit of sports, recreation or leisure activities, including, but not limited to, parks, playgrounds, playing fields, golf courses, golf or batting practice facilities, ice rinks, tennis courts, swimming pools and similar facilities.		P	P	P	P	P	P		P				P	P	P
Research and Development	Any establishment which carries on investigation in the natural, physical or social sciences or engineering and development as an extension of such investigation with the objective of creating end products.								P	P	P				P	P
Restaurant	Any establishment, however designated, at which food is prepared and sold for consumption on or off the premises. However, a concession stand at a public or a community playground, playfield, park or swimming pool, operated by the same agency operating the recreational facilities, and solely for the convenience of patrons of the facility, shall not be deemed to be a restaurant.								P		P	P	P	P	P	
Retail Store	A business whose primary activities involve the display and sales of goods and products to the general public. This term shall not include adult related uses as defined herein.								P		P	P	P	P	P	

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Salvage Yard	Any enclosed or unenclosed surface area of more than two hundred square feet within any parcel, lot or contiguous lots which is used for the collecting, storage and sale of waste paper, rags, scrap metal or discard material; or for the collecting, dismantling, storage and salvaging of machinery or vehicles that are not in operating condition; or for the sale of parts thereof. This definition includes auto wrecking yards and junk yards; however, it does not include any noncommercial use of the land which is accessory or incidental to an agricultural operation on such land including use, storage, and repair of farm equipment.	321.390														SE
School	A publicly- or privately-funded facility that provides a curriculum of elementary and secondary academic instruction including kindergarten, elementary school, junior-high school and high school.	321.360	SE	SE	SE		SE	P	P		P				SE	
Self-Storage Facility	A structure containing separate storage spaces of varying sizes leased or rented on an individual basis for the purpose of dead storage (i.e. goods not in use and not associated with office, retail, or other business use on the premises).	321.400						SE				P			P	P
Shooting Range	A property that complies with the requirements and regulations of this Chapter, in addition to Chapter 6, Part 2 of the Code of Ordinances, that is created to provide for the safe discharge of firearms for sighting, target practice, and related uses.	321.480														P
Shopping Center	A group of retail and other commercial establishments that are planned, developed and managed as a cohesive entity, generally with shared parking, lighting, access, signage and other infrastructure.							P			P	P	P			

Solar Energy System An energy conversion system, including appurtenances, which converts solar energy to a usable form of energy to meet all or part of the energy or heating requirements of the onsite user, or which is to be sold to a utility company to be used by others, or sold directly to other users.

Solar Energy System: Large	Solar energy systems installed on large parcels of land for the purpose of generating revenue or utility-scale systems installed to benefit the community or an entire institution.	321.410	SE									P			P	P
Solar Energy System: Small	Solar energy systems installed for personal use in residences, commercial properties and institutions. A small solar energy system may be ground-mounted (i.e., placed on top of the ground surface) or roof-mounted (i.e., placed on or as an integral part of a building).	321.420	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Solid Waste Landfill	Any land used for the purpose of permitting any person to deposit or make disposal thereon of any combustible waste or refuse, or any combination thereof, whether the land is used in such manner for profit or not; provided, however, "dump or landfill site" shall not include land upon which is deposited only rock, dirt, sand or any combination thereof.	321.430														SE
Studio	A building or portion of a building used as a place of work by an artist, photographer or artisan of similar profession.						P	P		P		P	P	P	P	
Telemarketing Facility	any building or facility or part thereof where the majority of employees are engaged in the business of providing the marketing of goods and services by telephone.															P
Theater/Auditorium	An establishment, other than an adult movie theater or movie house, inside a completely enclosed building devoted to showing motion pictures and/or live dramatic or musical performances.							P						P		
Trucking Terminal	A use involving a large variety of materials, including materials owned by numerous corporations, being transported to a site to be unloaded primarily from tractor-trailer trucks and reloaded onto tractor-trailer trucks.														P	P
Vehicle Charging Station	A public or private parking space that is served by battery charging station equipment or the purpose of transferring electric energy to a battery or other energy storage device in an electric vehicle		A	A	A	A	A	A	A	A	A	A	A	A	A	A
Veterinary Services	An establishment owned and operated by a veterinary medical doctor(s), certified in the Commonwealth of Pennsylvania, for the medical or surgical treatment of domestic, agricultural or zoological animals but excluding the boarding and grooming of animals not subjected to medical or surgical treatment.	321.440					SE	P	P			P	P	P		
Warehouse	A building used primarily for the storage of goods and materials excluding truck terminals and truck maintenance facilities.									P					P	P
Wholesale Landscaping	A business primarily engaged in processing, selling and distributing indoor or outdoor grown plants and landscaping materials to industrial, commercial, institutional or professional users or to other wholesalers.											P	P	P	P	P
Wireless Energy System	All equipment, machinery and structures utilized in connection with the conversion of kinetic energy of wind into electrical power.															
Wind Energy System, Large	All equipment, machinery and structures part of a wind energy system with a rated output of electrical power production equipment of equal to or greater than 100kW/0.1MW	321.450	SE												P	P
Wind Facility, Small	All equipment, machinery and structures part of a wind energy system with a rated output of electrical power production equipment of less than 100kW/0.1MW	321.460	A	A	A	A	A	A	A	A	A	A	A	A	A	A

Wireless Communications Facility a structure on which radio frequency transmitting and/or receiving antennae are located or which serves as such an antenna itself, including accessory buildings and equipment. Radio frequency is that portion of the electromagnetic spectrum that contains AM, FM, two-way radio, cellular telephone, television and microwave transmissions.

New Tower on Existing Building/Structure	321.470							A	A	A				A	A	A
Co-Location on Existing Tower Located on Building/Structure (inside or outside the public ROW)	321.470							A	A	A				A	A	A
Co-Location on Existing Communication Tower	321.470														A	A
Antenna Mounted on Existing Building or Tower	321.470	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
New Tower on a Lot	321.470														SE	SE
New Tower in the Right-of-Way	321.470						SE	SE	SE	SE				SE	SE	SE

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