

City of Hermitage - Draft Use Table

Use	Definition	Section 321	Residential				Mixed Use			Nonresidential					
			RR Rural Residential	SR1 Suburban Residential 1	SR2 Suburban Residential 2	MHP Mobile Home Park	NMU Neighborhood Mixed Use	IN Institutional	CC City Center	B1 Business 1	B2 Business 2	NC1 Neighborhood Commercial 1	NC2 Neighborhood Commercial 2	HC1 Highway Commercial	L1 Light Industrial
<p>P = Permitted Use S = Special Exception C = Conditional Use A = Accessory Use</p>															
<b>Residential Uses</b>															
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			S		S	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, release, 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								
<b>Nonresidential Uses</b>															
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					S				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	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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Use	Definition														
Automobile / Equipment Sales	An establishment engaged in the retail or wholesale sale or rental, from the premises, of motorized vehicles or equipment, along with incidental service or maintenance. Typical uses include new and used automobile and truck sales, automobile rentals, boat sales, motorcycle sales, construction equipment rental yards, moving trailer rental, farm equipment sales and rental, and machinery sales, service and rental.	321.100										P			
Automobile Repair Garage	Any building in which a business or service involves the maintenance, servicing, auto body repairs or painting of vehicles.	321.110									P	P	P	P	
Automobile Service Station	An establishment used for automobile services such as lubrication and hand washing or reconditioning of vehicles and/or the sale, installation or minor repairs of tires, batteries, mufflers or other automotive accessories.										P	P	P		
Backyard Poultry	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								
Bar/Night Club	An establishment where the principal use is the serving of alcoholic beverages by the drink to the general public and where food or packaged beverages may be served or sold as an accessory use. The establishment may also include entertainment activities, either live or recorded.							P					P		
Bed and Breakfast	A single-family detached dwelling unit and operated by the dwelling's owner in which a maximum of five (5) rooms provide overnight guests sleeping quarters. A bed and breakfast shall not include a boarding house, group living facility or hotel.	321.130	S	S	S		S				P	P			
Billboard	Signs with a message that directs attention to a specific business, product, service, event, activity, or other commercial or non-commercial activity, or contain a message about something that is not sold, produced, manufactured, furnished, or conducted on the premises where the sign is located.	321.140												C	C
Bottling Plant	An establishment that bottles and distributes beverages.													P	P
Brewery	An industrial use which brews ales, beers, meads and/or similar beverages and does not serve the beverages on site in a tavern or restaurant, but which may include a public tasting room. Breweries are classified as a use which manufactures more than 15,000 barrels of beverage (all beverages combined) annually. In addition, uses which manufacture 15,000 barrels of beverage or less, but which do not meet any requirement specific to brewpubs. For purposes of this ordinance, the term "brewery" shall include distilleries, cideries, meaderies and other producers of alcoholic beverages for sale and distribution. This term does not include "farm winery."	321.150											S	P	P
Brewpub	A commercial use which brews a maximum combined total of 15,000 barrels per year of ales, beers, meads and/or similar alcoholic beverages and which sells 25% of more of its beer on-site. A brewpub may include the shipping of beverages for consumption at other sites. A brewpub may or may not provide food services.	321.160					S				P	P	P		
Business Incubator	A facility established to nurture young and start-up firms during their early months or years, generally providing affordable space and services, management training, marketing support and other forms of business development assistance.							P		P					
Business Services	Establishments engaged in rendering services to businesses and offices on a fee or contract basis including, but not limited to, advertising; mailing; data processing; office supplies; building maintenance; equipment servicing, rental, leasing and sales; employment service; and other similar business services.							P		P	P	P	P	P	
Call Support Center	A centralized office used for the purpose of receiving and transmitting a large volume of requests by telephone, administering incoming product support or information inquiries from consumers and/or placing outgoing calls for telemarketing, clientele and product services.									P		P	P	P	
Campground / RV Park	A lot or tract of ground on which may be placed tents, campers, recreational vehicles, motor homes, travel trailers or manufactured homes which do not exceed 320 square feet in floor area, where persons or families may live on a temporary basis for a time period which shall not exceed 181 days in any one calendar year.	321.170	C												
Car Wash	An establishment primarily engaged in cleaning or detailing motor vehicles, whether self-service, automatic or by hand.	321.180											P	P	
Career & Technical Training Center	A facility which primarily provides educational, vocational or professional training and which is licensed by the Pennsylvania Department of Education to provide said service.							P		P				P	
Cemetery	Land used or intended to be used for the burial of the dead and dedicated to cemetery purposes, including columbariums, crematories, mausoleums, and mortuaries, when operated in conjunction with and within the boundary of such cemetery.	321.190	P	P	P		P	P							
Chemical Storage, Sales & Distribution	The commercial sale, wholesale, storage, and/or distribution of chemicals and hazardous substances.	321.200												P	P
Colleges & Post-Secondary Educational Institution	A public or private post-secondary educational institution such as a university, community college, or trade school accredited by the State Board of Education to provide academic instruction.							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														S
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	S	S	S			S	P	P		P				S
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
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	S											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														S
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	
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	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
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						S	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
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	S													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
Co-Location on Existing Tower Located on Building/Structure (inside or outside the public ROW)		321.470								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
New Tower on a Lot		321.470														S
New Tower in the Right-of-Way		321.470								S	S	S			S	S