

City of Hermitage - Zoning Use Table 5.30.2024

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S = Special Excep  
C = Conditional U  
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Use		Definition	Section 321	Residential				Mixed Use			Nonresidential						
				RR	SR1	SR2	MHP	NMU	IN	CC	B1	B2	NC1	NC2	HC	LI	HI
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	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	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	S													
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
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	
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		

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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	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	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% or 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	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	

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Call Support Center		Any building or facility or part thereof where the majority of employees are engaged in receiving and transmitting technical and customer support by telephone			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
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							P	P	P	P	P			
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	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	P	P	P			
Commercial Dry Cleaning & Laundry Facility		A service establishment engaged primarily in high volume laundry and garment services, including: carpet and upholstery cleaners; diaper services; dry cleaning and garment pressing; commercial laundries; linen supply. These facilities may include accessory customer pick-up facilities but do not include coin-operated laundries or dry cleaning pick-up stores without dry cleaning equipment (see "Personal Services").													P	P		
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	P	P	P		

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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	S													
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	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	P	P	
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	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
Fueling Station	A facility that is accessory to a principal store or building and is primarily engaged in the retail sale of gasoline, diesel fuel, and/or other motor vehicle fuels, and which also includes a convenience retail component.	321.500							A							

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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.		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
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	P	P	P
Pharmacy		A retail store which primarily sells prescription drugs, patent medicines and surgical and sick room supplies.								P			P	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	S	S	S		S	P	P			P	P	P		
Post Office		A facility owned and operated by the United States Postal Service.								P	P						
Private Club		Any facility or establishment that provides facilities to members, or other persons specifically invited or permitted, for social or recreational purposes, and that is owned by a nonprofit corporation or entity that is exempt from taxation under Section 501(c) of the Internal Revenue Code.				P		S		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	P		P				P			P	P	P		S
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.	321.380	P	P	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	

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