

27 Attachment 3
Township of Salisbury
Table of Permitted Uses: Business Districts

Types of Uses (See definitions in Part 2)	Business Districts			
	C1	C2	C3	I
<u>Agricultural Uses</u>				
Crop farming	P	P	P	P
Composting (see also §27-403.4.C)	P	P	P	P
Raising of livestock (beyond what is allowed under crop farming) (see also §27-402.1.MM)	N	N	N	SE
Retail sales of agricultural products grown primarily on the premises, as an accessory use (see also §27-403.4.N)	P	P	P	P
Sale or mixing of agricultural fertilizers, seeds or animal feed (not involving bulk manufacture for sale)	P	P	P	P
<u>Residential Uses</u>				
Boardinghouse (SW) (see also §27-402.1.I)	N	N	SE	N
Conversion of an existing building into an increased number of dwelling units (other than 1 accessory apartment within an existing single-family detached dwelling) (see also §27-402.1.Q)	SE	SE	N	N
Duplex (SW)	SE	SE	N	N
Garden apartment (SW) (see also §27-402.1.III)	P	P	N	N
Group home within a permitted dwelling unit, not including a treatment center (see also §27-402.1.CC)	P	P	P*	P*
High-rise apartments	C	C	N	N
Manufactured/mobile home park (SW) (see also §27-402.1.OO)	N	N	N	C
Mid-rise apartments	C	C	N	N
Mobile home, other than 1 located within a manufactured/mobile home park (see also §27-402.1.NN)	P	P	N	N
Planned residential development — complying with Part 9 and the approval procedures of the Pennsylvania MPC	N	N	N	N
Single-family detached dwelling	P	P	N	N

Townhouse (SW) (see also §27-402.1.III)	N	N	N	N
Triplex (SW)	SE	SE	N	N
Twin dwelling (SW)	N	N	N	N
<u>Commercial Uses</u>				
Adult store, adult movie theater, adult live entertainment use or massage parlor (see also §27-402.1.A)	N	N	N	S E
After-hours club Note — This use is also prohibited by § 7327 of Title 18 of the Pennsylvania Statutes.	N	N	N	N
Airport	N	N	N	S E
Amusement park	N	N	C	N
Auditorium, commercial or nightclub (see also §27-402.1.C)	N	N	SE	N
Auto reconditioning	N	P	P	P
Auto repair garage (see also §27-402.1.D)	N	N	SE	S E
Auto service station — not primarily intended to service tractor-trailer trucks (see also §27-402.1.F)	N	N	SE	S E
Auto service station — primarily intended to service tractor-trailer trucks (§ 27-402, Subsection 1F)	N	N	N	N
Auto, boat or manufactured/mobile homes sales (see also §27-402.1.E)	N	N	P	P
Bakery	N	P	P	P
Bed-and-breakfast use (see also §27-402.1.G)	P	P	P	P
Betting use (see also §27-402.1.H)	N	N	N	S E
Beverage distributor	N	N	P	P
Business services	P	P	P	P
Bus terminal, inter-city (see also §27-402.1.J)	N	N	C	P
Campground (see also §27-402.1.K)	N	N	N	P
Car wash (SW) (see also §27-402.1.L)	N	N	P	P
Cellular telephone and similar antennas attached to existing communications towers, power lines and nonresidential principal buildings (see also §27-402.1.P)	P	P	P	P
Commercial outdoor recreation (includes miniature golf course and golf driving range)	N	N	P	P

Commercial indoor recreation (includes bowling alley, roller or ice skating, batting practice and similar uses)	N	N	P	P
Communications tower, commercial (includes cellular telephone towers) (see also §27-402.1.P)	N	N	N	S E
Conference center	N	N	P	P
Construction company headquarters/storage	N	SE	P	P
Convenience store, major	N	N	P	N
Crafts or artisan's studio	N	P	P	P
Dog day care (see also §27-402.1.T)	N	N	SE	P
Exercise club	P	P	P	P
Financial institution (see also §27-402.1.W)	P	P	P	P
Flea market	N	N	P	N
Forestry - See "tree harvesting"				
Funeral home (3/4 acre minimum lot area required)	N	P	P	P
Heliport (see also §27-402.1.DD)	N	N	N	S E
Kennel (see also §27-402.1.JJ)	N	N	P	P
Laundry/laundromat, commercial or industrial (SW)	N	N	P	P
Lumberyard	N	N	C	P
Medical office or clinic	P	P	P	P
Medical marijuana dispensaries (see also §27-402.1.SSS)	P	P	P	P
Medical marijuana grower/processors (see also §27- 402.1.QQQ)	P	P	P	P
Medical marijuana transport vehicle offices (see also § 27-402.1.RRR)	P	P	P	P
Membership club	N	N	P	N
Motel or hotel (see also §27-402.1.FF)	N	N	P	P
Office	P	P	P	P
Pawn shop	N	SE	SE	N
Personal services (includes tailoring, custom dressmaking, haircutting/styling, dry-cleaning, shoe repair and similar uses)	N	P	P	N
Pharmacy or drugstore within a building containing offices of 10 or more medical doctors or dentists	P	P	P	P
Plant nursery not including retail sale of items not primarily grown on the premises (see also §27-402.1.XX)	P	P	P	P
Plant nursery including accessory retail sale of closely related items and plants not grown on the premises (see also §27- 402.1.XX)	N	P	P	P

Repair of household items	N	P	P	P
Restaurant, fast-food (SW) (including a use primarily involving delivery of ready-to-eat food) (see also §27-402.1.ZZ)	N	N	SE	N
Restaurant, standard (SW) Within the C1 District, it shall be limited to being within an approved office building (see also §27-402.1.ZZ)	P	P	P	N
Retail store (a permitted commercial use not including uses listed individually in this table, and not including a shopping center)	N	P	P	N
Shopping center (see also §27-402.1.CCC)	N	N	P	N
Stable, nonhousehold (see also §27-402.1.FFF)	N	N	N	P
Target range, completely indoor and enclosed (see also §27-402.1.HHH)	N	N	P	P
Target range, not completely indoor or enclosed (see also §27-402.1.HHH)	N	N	N	S E
Taxi terminal	N	N	C	P
Tavern	N	N	P	N
Theater, indoor	N	N	P	N
Trade school	P	P	P	P
Veterinarian office	P	P	P	P
Wind turbine(s), other than one that is allowed as an accessory use under §27-403 (see also §27-402.1.OOO)	N	N	SE	S E
<u>Industrial Uses</u>				
Assembly of materials manufactured elsewhere	N	N	N	P
Beverage bottling (SW)	N	N	N	P
Building supplies, wholesale sales of	N	N	P	P
Distribution as a principal use (other than truck terminal)	N	N	N	S E
Finishing of previously prepared resin, vinyl, polymer or rubber products	N	N	N	P
Industrial equipment sales and rental, other than vehicles primarily intended to be operated on public streets	N	N	N	P
Junk - outdoor storage, display or processing of, other than within an approved junkyard or solid waste disposal area	N	N	N	N
Junkyard (see also §27-402.1.HH)	N	N	N	S E
Liquid fuel storage, bulk	N	N	N	S E

Manufacture and/or bulk processing of:				
— Agricultural chemicals, fertilizers or pesticides	N	N	N	S E
— Animal feed, bulk manufacture for off-site use	N	N	N	P
— Apparel, textiles, shoes and apparel accessories	N	N	N	P
— Asphalt and similar materials	N	N	N	S E
— Cement, actual manufacture of	N	N	N	S E
— Cement, gypsum, concrete or plaster products, other than actual manufacture of cement	N	N	N	S E
— Ceramic products	N	N	N	P
— Chemicals, bulk manufacture or bulk storage of highly hazardous or toxic chemicals	N	N	N	N
— Chemical products that are not highly hazardous or toxic, other than fertilizers or pesticides	N	N	N	S E
— Coke or potash work, including coke oven	N	N	N	N
— Creosote, including treatment with	N	N	N	P
— Electrical and electronic machines, supplies and equipment	N	N	N	P
— Explosives, fireworks, ammunition or gunpowder, including bulk storage (except government-owned facility)	N	N	N	N
— Fabricated metal products (except ammunition or explosives)	N	N	N	S E
— Food products (not including uses listed individually in this table) (SW)	N	N	N	P
— Furniture and wood products (not including raw paper pulp)	N	N	N	P
— Glass and glass products	N	N	N	P
— Incineration, reduction, distillation, storage or dumping of slaughterhouse refuse, rancid fats, garbage, bones, dead animals or offal (other than within an approved solid waste facility)	N	N	N	N
— Jewelry and optical goods	N	N	N	P
— Leather, clay and pottery products	N	N	N	P
— Manufactured or modular housing	N	N	N	P
— Metal products, primary	N	N	N	S E
— Microelectronic components	N* *	N	N	P

— Paper and cardboard products (not including manufacture of paper pulp)	N	N	N	P
— Paper, raw or paper pulp	N	N	N	N
— Paving or roofing materials, other than bulk manufacture or asphalt	N	N	N	S E
— Petroleum or kerosene refining or distillation	N	N	N	N
— Pharmaceutical	N	N	N	P
— Plastics, polymers, resins or vinyl	N	N	N	S E
— Products from previously manufactured materials, such as glass, leather, plastics, cellophane, textiles, rubber or synthetic rubber	N	N	N	P
— Rubber, natural or synthetic	N	N	N	S E
— Scientific, electronic and other precision instruments	N* *	N	N	P
— Soaps, detergents, paints, varnishes or enamels	N	N	N	S E
— Tar, including tar distillation	N	N	N	N
— Tire treading	N	N	N	N
— Transportation equipment	N	N	N	P
Mineral extraction (see also §27-402.1.QQ)	N	N	N	S E
Packaging	N	N	N	P
Package delivery services distribution center	N	N	N	P
Photo processing, bulk	P	N	P	P
Printing or bookbinding	N	N	N	P
Recycling collection center (see also §27-402.1.YY)	P	P	P	P
Recycling center, bulk (other than a solid waste disposal or transfer facility)	N	N	N	P
Research, engineering or testing facility or laboratory within an enclosed building for scientific or industrial purposes, not including bulk manufacture for resale, but which may include custom production necessary for research, and which complies with the performance standards of Part 5	P	N	N	P
Sanitary landfill (see also §27-402.1.EEE)	N	N	N	C
Sawmill/planing mill	N	N	N	P
Self-storage development (see also §27-402.1.BBB)	N	N	N	P
Solid-waste-to-energy plant (see also §27-402.1.EEE)	N	N	N	C
Solid waste transfer facility (see also §27-402.1.EEE)	N	N	N	C

Trucking company terminal (see also §27-402.1.LLL)	N	N	N	C
Warehousing (other than truck terminal) (see also §27-402.1.NNN)	N	N	N	P
Wastewater treatment plant, central, serving uses off the tract	N	N	N	N
Welding	N	N	N	P
Wholesale sales	N	N	N	P
Other industrial uses not specifically listed in this table (except as provided for in § 27-106)	N	N	N	S E
All uses that would have a serious threat of being unable to comply with the performance standards of this chapter, especially including the “Environmental Protection” requirements in Part 5	N	N	N	N
<u>Institutional Uses</u>				
Academic clinical research centers (see also §27-402.1.PPP)	P	P	P	P
Animal cemetery	N	N	N	S E
Cemetery, without crematorium (see also §27-402.1.N)	P	P	P	P
Crematorium (see also §27-402.1.N)	N	N	N	S E
College or university — educational and support buildings	P	P	P	P
Community center or library (see also §27-402.1.R)	P	P	P	P
Cultural center or museum (see also §27-402.1.R)	P	P	P	P
Day-care center, adult (see also §27-402.1.B)	P	P	P	P
Day-care center, child (other than as accessory to a place of worship) (see also §27-402.1.S)	P	P	P	P
Day-care, family (see also §27-403.4.D)	P	P	P	P
Day-care, group (see also §27-402.1.S)	P	P	P	P
Dormitory of a college, university or primary or secondary school	N	N	SE	N
Golf course (see also §27-402.1.BB)	P	P	P	P
Hospital (see also §27-402.1.EE)	SE	N	N	N
Institutional group home (see also §27-402.1.GG)	N	N	SE	N
Juvenile detention facility (see also §27-402.1.II)	N	N	N	C
Life care center (see also §27-402.1.KK)	SE	N	N	N
Membership club	P	P	P	P
Minimum security prison facility (see also §27-402.1.PP)	N	N	N	C

Nursing home, personal care home/assisted living facility, or hospice (SW) (see also §27-402.1.TT and/or §27-402.1.UU)	P	P	P	P
Place of worship (see also §27-402.1.WW)	P	P	P	P
Picnic grove, commercial (see also §27-402.1.VV)	N	N	P	P
School, public or private, primary or secondary, other than a “care and treatment facility for youth” (SW) (see also §27-402.1.AAA)	P	P	P	N
Treatment center, with a minimum lot area of 2 acres in the C1 and C3 Districts (see also §27-402.1.JJJ)	C	N	C	C
Treatment center, outpatient (see also §27-402.1.JJJ)	C	C	C	C
<u>Public/Semipublic Uses</u>				
Township-owned uses	P	P	P	P
Emergency services station	SE	SE	SE	S E
Nature preserve	P	P	P	P
Publicly owned recreation	P	P	P	P
Public utility facility, other than facilities exempted by §27-104 or permitted as “essential services” in §27-306.5	SE	SE	SE	S E
Swimming pool, nonhousehold (see also §27-402.1.GGG)	P	P	P	P
U.S. postal service facility	P	P	P	P
<u>Miscellaneous Uses</u>				
Gas or oil well (see also §27-403.4.G)	N	N	N	S E
Groundwater or springwater withdrawal involving an average of more than 10,000 gallons per day for off-site use (see also §27-515)	N	N	N	C
Natural gas compressor stations with a 750-foot setback from the nearest existing building	N	N	N	S E
Solar energy collectors, other than as allowed as an accessory use (see also §27-402.1.DDD)	P	P	P	P
<u>Accessory Uses</u>				
Accessory apartment, 1, within an existing single-family detached dwelling or twin dwelling (see also §27-403.4.A)	P	P	P	P
Day-care center accessory to a place of worship, with a minimum lot area of 2 acres	P	P	P	N
Heliport (see also §27-402.1.DD)	N	N	N	S E

Home occupation, general or light (see also §27-403.4.H)	P	P	P	P
Retail sales and/or personal services - limited to a maximum of 5% of the floor area of an industrial or office use	P	P	P	P
Solar energy collectors as an accessory use (see also §27-403.4.P)	P	P	P	P
Tree harvesting (see also §27-514.2)	P	P	P	P
Wind turbine, maximum of 1 per lot, as an accessory use (see also under “Commercial Uses” above) (see also §27-403.4.U)	P	P	P	P
See list of additional accessory uses in §27-306.3 and §27-306.4 and §27-403.M.	P	P	P	P

NOTES:

- (SW) = Public sewer and Public water both required
 * = If such dwelling exists prior to the adoption of this chapter
 ** = Except non-bulk manufacture that is directly part of a research process