

27 Attachment 2  
Township of Salisbury  
**Table of Permitted Uses: Residential Districts**

Types of Uses (See definitions in Part 2)	Residential Districts					
	CR	R1	R2	R3	R4	R5
<b><u>Agricultural Uses</u></b>						
Crop farming	P	P	P	P	P	P
Crop storage, commercial, as principal use	N	N	N	N	N	N
Composting (see also §27-403.4.C)	P	P	P	P	P	P
Raising of livestock (beyond what is allowed under crop farming) (see also §27-402.1.MM)	N	N	N	N	N	N
Retail sales of agricultural products grown primarily on the premises, as an accessory use (see also §27-403.4.N)	P	P	P	P	P	P
Sale or mixing of agricultural seeds or animal feed (not involving bulk manufacturing for sale)	P	N	N	N	N	N
<b><u>Residential Uses</u></b>						
Boardinghouse (SW) (see also §27-402.1.I)	N	N	N	N	N	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	SE	SE	SE	SE
Duplex (SW)	N	N	N	N	P	P
Garden apartment (SW) (see also §27-402.1.III)	N	N	N	N	P	P
Group home within a permitted dwelling unit, not including a treatment center (see also §27-402.1.CC)	P	P	P	P	P	P
High-rise apartments	N	N	N	N	N	N
Manufactured/mobile home park (SW) (see also §27-402.1.OO)	N	N	N	N	N	C
Mid-rise apartments	N	N	N	N	N	N

Mobile home, other than 1 located within a manufactured/mobile home park (see also §27-402.1.NN)	P	P	P	P	P	P
Planned residential development — complying with Part 9 and the approval procedures of the Pennsylvania MPC	N	N	P	N	N	N
Single-family detached dwelling	P	P	P	P	P	P
Townhouse (SW) (see also §27-402.1.III)	N	N	N	P	P	P
Triplex (SW)	N	N	N	N	N	P
Twin dwelling (SW)	N	N	N	P	P	P
<b><u>Commercial and Industrial Uses</u></b>						
All principal uses not specifically listed in this table as permitted (except as provided in §27-106)	N	N	N	N	N	N
Airport	N	N	N	N	N	N
Bed-and-breakfast use (see also §27-402.1.G)	SE	N	SE	SE	SE	SE
Campground (see also §27-402.1.K)	N	N	N	N	N	N
Communications tower, commercial (includes cellular telephone towers) provided that placement of additional antennas on an existing communications tower in the CR District is a permitted-by-right use, provided it does not increase the total height by more than 10 feet (see also §27-402.1.P)	SE	N	N	N	N	N
Golf course (see also §27-402.1.BB)	N	P	P	P	P	P
Junk - outdoor storage, display or processing of	N	N	N	N	N	N
Light business conversion, limited to the conversion of a dwelling that existed at the time of adoption of this chapter and that is directly abutting an arterial street other than Broadway Avenue (see also §27-402.1.LL)	N	N	N	SE	SE	SE
Medical offices located on the same lot as an approved existing hospital (Note - the definition of “offices” may include medical laboratories and testing facilities)	N	N	N	SE	N	N

Plant nursery restricted to sale of items clearly grown on the premises (see also §27-402.1.XX)	P	P	P	P	P	P
Plant nursery including retail sale of items not primarily grown on the premises	N	N	N	N	N	N
Recreation area, nonprofit private, with a maximum impervious coverage of 10% and a minimum lot area of 5 acres, not including a miniature golf course or golf driving range	SE	SE	SE	SE	SE	SE
Stable, nonhousehold (see also §27-402.1.FFF)	N	SE	N	N	N	N
<b><u>Institutional Uses</u></b>						
Animal cemetery	N	N	N	N	N	N
Care and treatment facility for youth, nonprofit (SW) (see also §27-402.1.M)	N	N	N	N	SE	N
Cemetery, without crematorium (see also §27-402.1.N)	N	P	P	P	P	P
Crematorium	N	N	N	N	N	N
College or university educational and support buildings; hospital	N	N	N	SE	N	N
Community center (other than one limited to use by residents of 1 development) or library (see also §27-402.1.R)	N	N	N	N	SE	SE
Cultural center or museum (see also §27-402.1.R)	N	N	N	N	N	N
Day-care center, adult (see also §27-402.1.B)	N	N	N	N	N	P
Day-care center, provided that the lot is adjacent to an arterial street (other than as accessory to a place of worship) (see also §27-402.1.S)	N	N	N	N	P	P
Day-care home, family (see also §27-403.4.D)	SE	SE	SE	SE	SE	SE
Day-care home, group (see also §27-402.1.S)	N	N	N	N	SE	SE
Dormitory of a college, university, primary or secondary school or hospital, except as allowed within an approved “care and treatment facility for youth” (see also Part 10)	N	N	N	N	N	N
Family support and lodging center ( see also §27-402.1.V)	N	N	SE	SE	SE	SE

Hospital (see also §27-402.1.EE) (SW)	N	N	N*	N*	N	N
Hospital heliport (when situated on health care campus)	N	N	P	P	N	N
Life care center (see also §27-402.1.KK) (SW)	N	N	N	N	SE	SE
Membership club	N	N	N	N	N	N
Nursing home, personal care home/assisted living facility, or hospice (SW) (see also §27-402.1.TT and/or §27-402.1.UU)	N	N	N	N	SE	SE
Place of worship (see also §27-402.1.WW)	N	P	P	P	P	P
Picnic grove, commercial (see also §27-402.1.VV)	SE	N	N	N	N	N
School, public or private, primary or secondary, other than a “care and treatment facility for youth” (SW) (see also §27-402.1.AAA)	N	P	P	P	P	P
Treatment center or outpatient treatment center (see also §27-402.1.JJJ)	N	N	N	N	N	N
<b><u>Miscellaneous Uses</u></b>						
Groundwater or springwater withdrawal involving an average of more than 10,000 gallons per day for off-site use (see also §27-515)	C	C	C	C	C	C
<b><u>Public/Semipublic Uses</u></b>						
Township-owned or -operated uses for a valid governmental purpose	P	P	P	P	P	P
Emergency services station	SE	SE	SE	SE	SE	SE
Nature preserve	P	P	P	P	P	P
Publicly owned recreation	P	P	P	P	P	P
Public utility facility, other than facilities exempted by §27-115 or permitted as “essential services” in §27-306.5	N	N	N	N	N	N
Swimming pool, non-household (see also §27- 402.1.GGG)	N	N	SE	SE	SE	SE
U.S. postal service facility	P	P	P	P	P	P

<b><u>Accessory Uses</u></b>						
Accessory apartment, 1, within an existing single-family detached dwelling or twin dwelling (see also §27-403.4.A):						
— Other than a “unit for care of a relative”	N	N	N	N	N	SE
— Limited to a “unit for care of a relative”	SE	SE	SE	SE	SE	SE
Day-care center accessory to a place of worship, with minimum lot area of 2 acres	P	P	P	P	P	P
Gas or oil well (see also §27-403.4.G)	N	N	N	N	N	N
Heliport (see also §27-402.1.DD)	N	N	N	N	N	N
Home occupation, general (see also §27-403.4.H)	SE	SE	SE	SE	SE	SE
Home occupation, light (see also §27-403.4.H)	P	P	P	P	P	P
Natural gas compressor station	N	N	N	N	N	N
Solar energy collectors as an accessory use (see also §27-403.4.P)	P	P	P	P	P	P
Tree harvesting (see also §27-514.2)	P	P	P	P	P	P
Wind turbine, maximum of 1 per lot, as an accessory use (see also §27-403.4.U)	SE	SE	SE	SE	SE	SE
See list of additional accessory uses in §27-306.3 and §27-306.4 and §27-403.M.						

**NOTES:**

(SW)

\*

= Public sewer and Public water both required

= See Part 10 for the Health Care Overlay District