

ZONING

27 Attachment 4

Township of Salisbury

Table of Requirements for the CR, R1 and R2 Districts

Type of Requirement (See definition of terms in Part 2)	CR	R1	R2
Minimum lot area (sq. ft.), unless a more restrictive requirement is provided by § 27-505 (per dwelling unit for residential purposes):	<i>unless noted otherwise</i>		
a) SFD without public sewer <i>Single-family detached dwelling</i>	2 acres, except as provided in § 27-505	See § 27-505 <i>1 acre</i>	See § 27-505 <i>1 acre</i>
b) SFD with public sewer <i>Single-family detached dwelling</i>	<i>1 acre</i> → 2 acres, except as provided in § 27-505	30,000	12,000 <i>20,000</i>
c) Other permitted principal uses	2 acres, except as provided in § 27-505	43,560 <i>1 acre</i>	43,560 <i>1 acre</i>
Minimum lot width at the minimum front yard building setback line (ft.); except on the curve of a cul-de-sac street, this minimum width may be reduced by 40%	200	150	90
Minimum lot width at the street right-of-way line (ft. — after development)	25	25	25
Minimum width and length of a dwelling (ft.)	20	20	20
Minimum building setback for principal structure (ft.)			
Front yard	50	50	25
Side yard - each of 2 sides	25	20	12
Rear yard	100	50	40
For any yard adjacent to a public street	50	50	25

SALISBURY CODE

Type of Requirement (See definition of terms in Part 2)	CR	R1	R2
For any permitted nonresidential principal structure to a lot line of a "residential lot line" (as defined in Part 2)	50	50	50
Minimum building setback for accessory structures (ft.) (See also § 27-403 for pools and for residential accessory structures)			
Within required minimum front yard building setback of a principal building - not permitted			
Side yard	6	6	6
Rear yard	6	6	6
For any side or rear yard abutting a public street	20	10	10
Minimum setback for driveways from a lot line of an existing abutting single-family detached dwelling (ft.)	6	6	3
Maximum height (ft.) (See exceptions in § 27-802)			
Principal building	45	40	35
Accessory building (except 35 feet on a lot with a lot area of more than 5 acres)	22	22	22
Maximum number of stories			
Principal building	2 1/2	2 1/2	2 1/2
Accessory building (plus an additional uninhabitable floor that shall be restricted to storage and shall not have plumbing)	1	1	1
Maximum building coverage	10%	20%	25%
Maximum impervious coverage	15%	50%	50%

ZONING

27 Attachment 5

Township of Salisbury

**Table of Requirements for the R3, R4 and R5 Districts for Uses Other Than Townhouses, Garden/Low-Rise Apartments or Manufactured/Mobile Home Parks
(For those uses, see § 27-402)**

Type of Requirement (See definition of terms in Part 2)	R3	R4 and R5*
Minimum lot area (sq. ft.), unless a stricter requirement is established by § 27-505 (regarding steep slopes): <i>(per dwelling unit for residential purposes)</i>		
a) Single-family detached dwelling (SFD) without public sewer and without public water	43,560 sq. ft.	43,560 sq. ft.
b) SFD with public sewer or public water, but not both <i>without public water</i>	35,000 sq. ft. <i>20,000</i>	35,000*** <i>20,000</i> sq. ft.
c) SFD with both public sewer and public water	9,600 sq. ft.	6,000 sq. ft.
d) Single-family semidetached dwelling (twin), per dwelling unit with public sewer and water. See also minimum development size in the Table of Permitted Uses. <i>Twin Dwelling</i> <i>both</i>	6,000*** sq. ft.	4,500*** sq. ft.
e) 2-family detached dwelling (duplex), per dwelling unit with public sewer and public water. See also minimum development size in the Table of Permitted Uses. <i>Duplex or Triplex</i> <i>both</i>	Not permitted	7,000*** sq. ft. <i>4,500</i>
f) Other permitted principal uses	20,000	20,000***
Minimum lot width at the minimum front yard building setback line (ft.)		
Lot required to be 20,000 square feet or larger	90	90
Lot permitted to be less than 20,000 square feet	70	50
Other than single-family semidetached dwelling (twin) or duplex		
Single-family semidetached dwelling (twin), per dwelling unit	50	40
2-family detached dwelling (duplex), per building	Not permitted	80

SALISBURY CODE

Type of Requirement (See definition of terms in Part 2)	R3	R4 and R5*
Minimum lot width at the street right-of-way line (ft. — after development)	25	25
Minimum width and length of a dwelling (ft.)	20	14
Minimum building setback for principal structure or nonresidential accessory structure* (ft.):		
Front yard	25	25
Side yard, except for single-family semidetached dwellings	Minimum of 8 for each, with a minimum of 24 for both side yards added together	Minimum of 6 for each, with a minimum of 18 for both side yards added together*
Side yard, single-family semidetached dwellings	12 for the 1 required side yard	12 for the 1 required side yard
Rear yard	40	35(*)
Minimum building setback for principal structure (ft.):		
For any yard adjacent to a public street	25	25
From a dwelling on a lot granted preliminary approval after the adoption of this chapter to the existing right-of-way of an expressway	60	60
For any permitted nonresidential principal structure to a "residential lot line" (see Part 2)	50	25
Minimum building setback for residential accessory structures (ft.) (See also § 27-403 for pools and for residential accessory structures)		
Within required front yard setback of a principal building - not permitted		
Side yard (except 0 feet at a lot line along which 2 single-family semidetached dwellings are attached)	6**	6**
Rear yard	6**	6**
For any side or rear yard abutting a public street	10	10

ZONING

Type of Requirement (See definition of terms in Part 2)	R3	R4 and R5*
Maximum height (ft.) (See exceptions in § 27-802)		
Principal building	35	35
Accessory building	22	22
Maximum number of stories		
Principal building	2 1/2	2 1/2
Accessory building (plus an additional non-habitable floor that shall be limited to storage and shall not have indoor plumbing)	1	1
Maximum building coverage	30%	35%
Minimum "paved area" or stoned area setback for a buildings on a lot including a hospital or similar facility or care and treatment facilities for youth or a nursing home from a "residential lot line"	100 sq. ft.	100 sq. ft.
Maximum impervious coverage	50%	60%
Minimum setback for driveways from a lot line of an existing abutting single-family detached dwelling (ft.)	6	6

Notes:

~~(1) The number of lots and/or dwelling units shall also be restricted by the site capacity analysis in § 27-308.~~

~~(2) See Part 10 of this chapter for a hospital and related uses.~~ **§ 27-1000 (Part 10)**

(3) See also the open space option in § 27-³⁰⁹310, which may allow smaller lots.

(4) For all districts, see § 27-309 ^{2.F} Subsection 2, for exceptions, such as for decks.

* A building addition shall be allowed to an existing single-family detached dwelling without meeting the 18-foot combined side yard, provided it: a) meets the six-foot side yard on each side, and b) has a minimum rear yard of 20 feet. This reduction shall only be allowed for dwellings that existed prior to the enactment of this chapter.

** Except three feet for a ^{structure} storage shed of less than 200 square feet of floor area.

~~*** Except if a lot(s) in the R4 District has public sewage service, and the applicant proves to the satisfaction of the Zoning Officer, based upon review of the Township Engineer and the appropriate Township staff, that the lot~~

SALISBURY CODE

~~cannot cost-effectively be served by central water service, then the lot may meet the requirements for "both public sewer and central water" instead of the requirements for "public sewer or central water but not both."~~

ZONING

27 Attachment 6

Township of Salisbury

**Table of Requirements for the C1, C2, C3 and I Districts for Uses Other Than Manufactured/Mobile Home Parks (which are regulated by § 27-402)
[Amended by Ord. 12-2016-608, 12/8/2016]**

Type of Requirement (See definition of terms in Part 2)	C1	C2*	C3****	I
a) Minimum lot area with public water and sewer (sq. ft.)	10,000	7,000	20,000, with a min. of 10,000 per principal type of use	50,000
b) Minimum lot width at the minimum front yard building setback line (ft.)	100	75	100	100 200
c) Minimum lot width at the post-development street right-of-way line (ft.):				
For a lot granted preliminary subdivision approval after the adoption of this chapter that will have direct vehicle access involving left-hand turns onto or off of an arterial street	200	200	200	NA
For any other lot	50	35	50	50
d) Minimum building setback for principal and accessory structure (ft.):				
Front yard	30	40***	40***	40***
Side yard	Min. of 5 for each, with a min. of 24 for both side yards added together	5	Min. of 15 for each, with a min. of 40 for both side yards added together	20
Rear yard	35	15	30	20
For any yard adjacent to a public street	30	40***	50***	40

SALISBURY CODE

Type of Requirement (See definition of terms in Part 2)	C1	C2*	C3****	I
e) Minimum building setback for principal structure or certain uses (ft.):				
For a portion of a building used for manufacturing or an area routinely used for the parking, storage or loading/unloading of tractor-trailer trucks or refrigerated trucks to an abutting residential lot line (see definition in Part 2) other than a nature preserve	100	100	100	100
For any newly constructed nonresidential principal structure other than a portion of a building used for manufacturing to an abutting lot line of a residential lot line (see definition in Part 2)	50	25	50	50
f) Maximum height (ft.) for any building (see exceptions in § 27-802)	36**	36	36	100
g) Maximum number of stories	3**	2 1/2	3	3
h) Maximum building coverage	30%	45%	35%	50%
i) Maximum impervious coverage	65%*****	85%	85% except 80% if the lot includes more than 3 acres of lot area	80%

NOTES:

ZONING

~~For a subdivision or land development that includes more than one acre of undeveloped land, the number of lots and/or dwelling units shall also be restricted by the site capacity analysis in § 27-308.~~

- * In the C2 District, principal and accessory residential uses shall be permitted under the same regulations as in the R4 District and not under the regulations of the C2 District.
- ** In the C1 District, a maximum of 6 habitable stories or 80 feet, whichever is more restrictive, for a building or 8 floors or 80 feet for a parking structure is allowed, provided such area of taller height is located a minimum of 500 feet from a residential district boundary or the lot line of a public park.
- *** Except 20 feet if there will be no vehicle parking between the face of the building and the adjacent existing street right-of-way line.
- **** See additional standards in § 27-402 for shopping centers.
- ***** Except within an approved office park of 15 or more acres: 80% per lot, with 70% for all lots in common ownership in the office park combined.

See § 27-803, Subsection 1, regarding sight distance at an existing residential driveway onto an arterial street that is to serve a nonresidential use.

ZONING

27 Attachment 2

Township of Salisbury

Table of Permitted Uses: Residential Districts

Types of Uses (See definition in Part 2)	Residential Districts					
	CR	R1	R2	R3	R4	R5
Agricultural Uses						
Crop farming	P	P	P	P	P	P
Crop storage, commercial, as principal use	N	N	N	N	N	N
Composting (§ 27-403, Subsection 4C)	P	P	P	P	P	P
Raising of livestock (§ 27-402, Subsection 1MM) (beyond what is allowed under crop farming)	N	N	N	N	N	N
Retail sales of agricultural products grown primarily on the premises, as an accessory use (§ 27-403, Subsection 4N)	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
Residential Uses						
Single-family detached dwelling	P	P	P	P	P	P
For individual manufactured /mobile homes, see also § 27-402, Subsection 1NN	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 semidetached dwelling/twin (SW***) Twin Dwelling	N	N	N	P**	P*	P
2-family detached dwelling (SW****)	N	N	N	N	P**	P
Townhouse (SW) (§ 27-402, Subsection 1III)	N	N	N	P**	P**	P
Garden apartment (SW) (§ 27-402, Subsection 1III)	N	N	N	N	P*** *	P*
Manufactured/mobile home park (SW) (§ 27-402, Subsection 1OO) (SW)***	N	N	N	N	N	C
Boardinghouse (SW) (§ 27-402, Subsection 1I)	N	N	N	N	N	N

Add to above

Duplex or Triplex dwelling

SALISBURY CODE

Types of Uses (See definition in Part 2)	Residential Districts					
	CR	R1	R2	R3	R4	R5
Group home within a permitted dwelling unit, not including a treatment center (§ 27-402, Subsection 1CC) See also § 27-112, Subsection 5I.	P	P	P	P	P	P
Conversion of an existing building into an increased number of dwelling units (SW) (other than 1 accessory apartment within an existing single-family detached dwelling) (§ 27-402, Subsection 1Q)	N	N	N	N	N	P
Apartments with more than 3 stories	N	N	N	N	N	N
See also apartments under "accessory uses" in this table	N	N	N	N	N	N
For land that is at least partly within the CR District, see also the open space development option in § 27-310						
Commercial and Industrial Uses						
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 (§ 27-402, Subsection 1G)	SE	N	SE	SE	SE	SE
Campground (§ 27-402, Subsection 1K)	N	N	N	N	N	N
Communications tower, commercial (includes cellular telephone towers) (§ 27-402, Subsection 1P), 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	SE	N	N	N	N	N
Golf course (§ 27-402, Subsection 1BB) of more than 30 acres	N	P	P	P	P	P
Junk - outdoor storage, display or processing of	N	N	N	N	N	N
Light business conversion (§ 27-402, Subsection 1LL), 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	N	N	N	SE	SE	SE

mid-rise and high rise →

ZONING

Types of Uses (See definition in Part 2)	Residential Districts					
	CR	R1	R2	R3	R4	R5
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 (§ 27-402, Subsection 1XX)	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 (§ 27-402, Subsection 1FFF)	N	SE	N	N	N	N
Institutional Uses						
Animal cemetery	N	N	N	N	N	N
Care and treatment facility for youth, nonprofit (SW) (§ 27-§ 402, Subsection 1M)	N	N	N	N	SE	N
Cemetery (§ 27-402, Subsection 1N), without crematorium	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 (§ 27-402, Subsection 1R) (other than one limited to use by residents of 1 development) or library	N	N	N	N	SE	SE
Cultural center (§ 27-402, Subsection 1R) or museum	N	N	N	N	N	N
Day-care center, adult (§ 27-402, Subsection 1B)	N	N	N	N	N	P
Day-care center (§ 27-402, Subsection 1S) (see also accessory use), provided that the lot is adjacent to an arterial street	N	N	N	N	P	P
Day-care home, family (§ 27-403, Subsection 4D)	SE	SE	SE	SE	SE	SE

SALISBURY CODE

Types of Uses (See definition in Part 2)	Residential Districts					
	CR	R1	R2	R3	R4	R5
Day-care home, group (§ 27-402, Subsection 1S)	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 (§ 27-402, Subsection 1V)	N	N	SE	SE	SE	SE
Hospital (§ 27-402, Subsection 1EE) (SW)	N	N	N	N	N	N
Hospital heliport (when situated on health care campus)	N	N	P	P	N	N
Life care center (§ 27-402, Subsection 1KK) (SW)	N	N	N	N	SE	SE
Membership club	N	N	N	N	N	N
Nursing home (§ 27-402, Subsection 1TT) or personal care home/assisted living facility (§ 27-402, Subsection 1UU), or hospice (SW)	N	N	N	N	SE	SE
Place of worship (§ 27-402, Subsection 1WW)	N	P	P	P	P	P
Picnic grove, commercial (§ 27-402, Subsection 1VV)	SE	N	N	N	N	N
School, public or private, primary or secondary (SW) (§ 27-402, Subsection 1AAA) — other than a "care and treatment facility for youth"	N	P	P	P	P	P
Treatment center or outpatient treatment center See also § 27-112, Subsection 5I.	N	N	N	N	N	N
Miscellaneous Uses						
Groundwater or springwater withdrawal involving an average of more than 10,000 gallons per day for off-site use See regulations in § 27-519.	C	C	C	C	C	C
Public/Semipublic Uses						
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

ZONING

Types of Uses (See definition in Part 2)	Residential Districts					
	CR	R1	R2	R3	R4	R5
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, Subsection 5	N	N	N	N	N	N
Swimming pool, non-household (§ 27-402, Subsection 1GGG)	N	N	SE	SE	SE	SE
U.S. postal service facility	P	P	P	P	P	P
Accessory Uses						
Accessory apartment, 1, within an existing single-family detached dwelling or single-family semidetached dwelling (twin dwelling) (§ 27-403, Subsection 4A):						
— Other than a "unit for care of a relative"	N	N	N	N	N	SE
— Limited to a "unit for care of a relative" [§ 27-403, Subsection 4A(9)]	SE	SE	SE	SE	SE	SE
Cutting down of trees	P	P	P	P	P	P
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 (§ 27-403, Subsection 4G)	N	N	N	N	N	N
Heliport (§ 27-402, Subsection 1DD)	N	N	N	N	N	N
Home occupation, general (§ 27-403, Subsection 4H)	SE	SE	SE	SE	SE	SE
Home occupation, light (§ 27-403, Subsection 4H)	P	P	P	P	P	P
Natural gas compressor station	N	N	N	N	N	N
Skateboard, in-line skating and bicycle ramps	SE	SE	SE	SE	SE	SE
Solar energy collectors as an accessory use (§ 27-403, Subsection 4P)	P	P	P	P	P	P
Tree harvesting (See § 27-516, Subsection 8)	P	P	P	P	P	P
Wind turbine, maximum of 1 per lot, as an accessory use (§ 27-403, Subsection 4U)	SE	SE	SE	SE	SE	SE

Keep Tree Harvesting??

SALISBURY CODE

Types of Uses (See definition in Part 2)	Residential Districts					
	CR	R1	R2	R3	R4	R5
See list of additional accessory uses in the following parts of this § 27-306.						

NOTES:

- ~~*~~ = ~~With an eighteen-thousand-square-foot total minimum lot area of all lots within the development.~~
- ~~**~~ = ~~With a thirty-thousand-square-foot total minimum lot area of all lots within the development.~~
- ~~***~~ = ~~Except where public water is not required under § 27-307, Subsection 2B, in the R4 District.~~
- ~~****~~ = ~~With a two-acre total minimum lot area of all lots within the development.~~
- ~~****~~ = See Part 10 for the Health Care Overlay District

27-1010 (Part 10)

~~For manufactured/mobile homes — See additional requirements in § 27-402.~~

ZONING

27 Attachment 3

Township of Salisbury

Table of Permitted Uses: Business Districts
[Amended by Ord. No. 10-2017-614, 10/26/2017]

Types of Uses (See definitions in Part 2)	Business Districts			
	C1	C2	C3	I
Agricultural Uses				
Crop farming	P	P	P	P
Composting (§ 27-403, Subsection 4C)	P	P	P	P
Raising of livestock (§ 27-402, Subsection 1MM) (beyond what is allowed under crop farming)	N	N	N	SE
Retail sales of agricultural products grown primarily on the premises (§ 27-403, Subsection 4N)	P	P	P	P
Sale or mixing of agricultural fertilizers, seeds or animal feed (not involving bulk manufacture for sale)	P	P	P	P
Residential Uses				
Single-family detached dwelling.	P	P	N	N
For individual manufactured/mobile homes, see also § 402, Subsection 1MM				
Single-family semidetached dwelling (twin) (SW)	N	N	N	N
Townhouse (SW) (§ 27-402, Subsection 1III)	N	N	N	N
Conversion of an existing building into an increased number of dwelling units - limited to a maximum of 3 dwelling units per lot (SW) (§ 27-402, Subsection 1Q), which may be accessory to a lawful commercial use with a total minimum lot area of 12,000 square feet	N	P	N	N
Manufactured/mobile home park (SW) (§ 27-402, Subsection 1QQ)	N	N	N	C
Boardinghouse (SW) (§ 27-402, Subsection 1I), which may include a fraternity or sorority of a college or university	N	N	SE	N
Group home within a permitted dwelling, not including a "treatment center" (§ 27-402, Subsection 1CC) See also § 27-112, Subsection 5I.	P	P	P*	P*
Commercial Uses				
Adult store, adult movie theater, adult live entertainment use or massage parlor (§ 27-402, Subsection 1A)	N	N	N	SE
After-hours club Note — This use is also prohibited by § 7327 of Title 18 of the Pennsylvania Statutes.	N	N	N	N

Keep →
Twin →
Need to Add Duplex and Triplex

SALISBURY CODE

Types of Uses (See definitions in Part 2)	Business Districts			
	C1	C2	C3	I
Airport	N	N	N	SE
Amusement park	N	N	C	N
Auditorium, commercial or nightclub (§ 27-402, Subsection 1C)	N	N	SE	N
Auto reconditioning	N	P	P	P
Auto repair garage (§ 27-402, Subsection 1D)	N	N	SE	SE
Auto service station — not primarily intended to service tractor-trailer trucks (§ 27-402, Subsection 1F)	N	N	SE	SE
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 (§ 27-402, Subsection 1E)	N	N	P	P
Bakery	N	P	P	P
Bed-and-breakfast use (§ 27-402, Subsection 1G)	P	P	P	P
Betting use (§ 27-402, Subsection 1H)	N	N	N	SE
Beverage distributor	N	N	P	P
Business services	P	P	P	P
Bus terminal, inter-city (§ 27-402, Subsection 1J)	N	N	C	P
Campground (§ 27-402, Subsection 1K)	N	N	N	P
Car wash (SW) (§ 27-402, Subsection 1L)	N	N	P	P
Cellular telephone and similar antennas attached to existing communications towers, power lines and nonresidential principal buildings (§ 27-402, Subsection 1P)	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 (§ 27-402, Subsection 1P) (includes cellular telephone towers)	N	N	N	SE
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 (§ 27-402, Subsection 1T)	N	N	SE	P
Exercise club	P	P	P	P
Financial institution (§ 27-402, Subsection 1W)	P	P	P	P
Flea market	N	N	P	N

ZONING

Types of Uses (See definitions in Part 2)	Business Districts			
	C1	C2	C3	I
Forestry - See "tree harvesting"				
Funeral home (3/4 acre minimum lot area required)	N	P	P	P
Heliport (§ 27-402, Subsection 1DD)	N	N	N	SE
Kennel (§ 27-402, Subsection 1JJ)	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, with consideration for the applicable performance standards found in § 27-402, Subsection 1SSS	P	P	P	P
Medical marijuana grower/processors, with consideration for the applicable performance standards found in § 27-402, Subsection 1QQQ	P	P	P	P
Medical marijuana transport vehicle offices, with consideration for the applicable performance standards found in § 27-402, Subsection 1RRR	P	P	P	P
Membership club	N	N	P	N
Motel or hotel (§ 27-402, Subsection 1FF)	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 (§ 27-402, Subsection 1XX)	P	P	P	P
Plant nursery including accessory retail sale of closely related items and plants not grown on the premises (§ 27-402, Subsection 1XX)	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) (§ 27-402, Subsection 1ZZ)	N	N	SE	N
Restaurant, standard (SW) Within the C1 District, it shall be limited to being within an approved office building (§ 27-402, Subsection 1ZZ)	P	P	P	N

SALISBURY CODE

Types of Uses (See definitions in Part 2)	Business Districts			
	C1	C2	C3	I
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 (§ 27-402, Subsection 1CCC)	N	N	P	N
Stable, nonhousehold (§ 27-402, Subsection 1FFF)	N	N	N	P
Target range, completely indoor and enclosed (§ 27-402, Subsection 1HHH)	N	N	P	P
Target range, not completely indoor or enclosed (§ 27-402, Subsection 1HHH)	N	N	N	SE
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,* with a minimum lot area of 20,000** square feet	P	P*	P	P
Wind turbine(s) (§ 27-402, Subsection 1000), other than one that is allowed as an accessory use under § 27-403	N	N	SE	SE
Industrial Uses				
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	SE
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 (§ 27-402, Subsection 1HH)	N	N	N	SE
Liquid fuel storage, bulk	N	N	N	SE
Manufacture and/or bulk processing of:				
— Agricultural chemicals, fertilizers or pesticides	N	N	N	SE
— 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	SE
— Cement, actual manufacture of	N	N	N	SE
— Cement, gypsum, concrete or plaster products, other than actual manufacture of cement	N	N	N	SE

ZONING

Types of Uses (See definitions in Part 2)	Business Districts			
	C1	C2	C3	I
— 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	SE
— 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	SE
— 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	SE
— 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	SE
— Petroleum or kerosene refining or distillation	N	N	N	N
— Pharmaceutical	N	N	N	P
— Plastics, polymers, resins or vinyl	N	N	N	SE
— 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	SE

SALISBURY CODE

Types of Uses (See definitions in Part 2)	Business Districts			
	C1	C2	C3	I
— Scientific, electronic and other precision instruments	N**	N	N	P
— Soaps, detergents, paints, varnishes or enamels	N	N	N	SE
— Tar, including tar distillation	N	N	N	N
— Tire treading	N	N	N	N
— Transportation equipment	N	N	N	P
Mineral extraction (§ 27-402, Subsection 1QQ)	N	N	N	SE
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 (§ 27-402, Subsection 1YY)	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 (§ 27-402, Subsection 1EEE)	N	N	N	C
Sawmill/planing mill	N	N	N	P
Self-storage development (§ 27-402, Subsection 1BBB)	N	N	N	P
Solid-waste-to-energy plant (§ 27-402, Subsection 1EEE)	N	N	N	C
Solid waste transfer facility (§ 27-402, Subsection 1EEE)	N	N	N	C
Trucking company terminal (§ 27-402, Subsection 1LLL)	N	N	N	C
Warehousing (other than truck terminal) (§ 27-402, Subsection 1NNN)	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	SE
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	N	N	N	N
Institutional Uses				

ZONING

Types of Uses (See definitions in Part 2)	Business Districts			
	C1	C2	C3	I
Academic clinical research centers, with consideration for the applicable performance standards found in § 27-402, Subsection 1PPP	P	P	P	P
Animal cemetery	N	N	N	SE
Cemetery (§ 27-402, Subsection 1N) without crematorium	P	P	P	P
Crematorium (§ 27-402, Subsection 1N)	N	N	N	SE
College or university — educational and support buildings	P	P	P	P
Community center (§ 27-402, Subsection 1R) or library	P	P	P	P
Cultural center (§ 27-402, Subsection 1R) or museum	P	P	P	P
Day-care center, adult (§ 27-402, Subsection 1B)	P	P	P	P
Day-care center, child (§ 27-402, Subsection 1S) (see also as accessory use)	P	P	P	P
Day-care, family (§ 27-403, Subsection 4D)	P	P	P	P
Day-care, group (§ 27-402, Subsection 1S)	P	P	P	P
Dormitory of a college, university or primary or secondary school	N	N	SE	N
Golf course (§ 27-402, Subsection 1BB)	P	P	P	P
Hospital (§ 27-402, Subsection 1EE)	SE	N	N	N
Institutional group home (§ 27-402, Subsection 1GG)	N	N	SE	N
Juvenile detention facility (§ 27-402, Subsection 1II)	N	N	N	C
Life care center (§ 27-402, Subsection 1KK)	SE	N	N	N
Membership club	P	P	P	P
Minimum security prison facility (§ 27-402, Subsection 1PP)	N	N	N	C
Nursing home (§ 27-402, Subsection 1TT) or personal care home/assisted living facility (§ 27-402, Subsection 1UU), or hospice (SW) (§ 27-402)	P	P	P	P
Place of worship (§ 27-402, Subsection 1WW)	P	P	P	P
Picnic grove, commercial (§ 27-402, Subsection 1VV)	N	N	P	P
School, public or private, primary or secondary (SW) (§ 27-402, Subsection 1AAA) — other than “care and treatment facilities for youth”	P	P	P	N
Treatment center, with a minimum lot area of 2 acres in the C1 and C3 Districts (§ 27-402, Subsection 1JJJ) See also § 27-112, Subsection 5I.	C	N	C	C
Treatment center, outpatient (§ 27-402, Subsection 1JJJ)	C	C	C	C
Public/Semipublic Uses				
Township-owned uses	P	P	P	P

SALISBURY CODE

Types of Uses (See definitions in Part 2)	Business Districts			
	C1	C2	C3	I
Emergency services station	SE	SE	SE	SE
Nature preserve	P	P	P	P
Publicly owned recreation	P	P	P	P
Public utility facility, other than facilities exempted by § 27-104 or that are "essential services"	SE	SE	SE	SE
Swimming pool, nonhousehold (§ 27-402, Subsection 1GGG)	P	P	P	P
U.S. postal service facility	P	P	P	P
Miscellaneous Uses				
Gas or oil well (§ 27-403, Subsection 4G)	N	N	N	SE
Groundwater or springwater withdrawal averaging more than 10,000 gallons per day from a lot for off-site consumption See regulations in § 27-519.	N	N	N	C
Natural gas compressor stations with a 750-foot setback from the nearest existing building	N	N	N	SE
Solar energy collectors (§ 27-402, Subsection 1DDD), other than as allowed as an accessory use	P	P	P	P
Accessory Uses				
Accessory apartment, 1, within an existing single-family detached dwelling or single-family semidetached dwelling (twin dwelling) (§ 27-403, Subsection 4A)	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 (§ 27-402, Subsection 1DD)	N	N	N	SE
Home occupation, general or light (§ 27-403, Subsection 4H)	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 (§ 27-403, Subsection 4P)	P	P	P	P
Wind turbine, maximum of 1 per lot, as an accessory use (§ 27-403, Subsection 4U) (see also under "Commercial Uses" above)	P	P	P	P
See list of additional accessory uses in the following parts of this § 27-306.	P	P	P	P
Tree harvesting and cutting of trees (§ 27-516)	P	P	P	P

NOTES:

ZONING

P	=	Permitted by right (zoning decision by the Zoning Officer)
C	=	Conditional use (decision by the Board of Commissioners with review by the Planning Commission)
SE	=	Special exception use (decision by the Zoning Hearing Board)
N	=	Not permitted
(§ 27-402)	=	See additional requirements of § 27-402
(§ 27-403)	=	See additional requirements in § 27-403
(SW)	=	Public sewer and public water service 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

~~For manufactured/mobile homes - see additional requirements in § 27-402.~~