

TOWNSHIP OF NORTH STRABANE

TABLE OF AUTHORIZED USES

USE	AGRICULTURAL		RESIDENTIAL			COMMERCIAL		INDUS
PRINCIPAL USES	A-1	A-2	R-1-V	R-2	R-3	C-1	C-2	I-1
Active Recreation, High Impact	CU	N	N	N	N	N	CU	CU
Active Recreation, Low Impact	CU	CU	CU	CU	CU	CU	CU	N
Adult Business	N	N	N	N	N	N	N	CU
Agriculture	P	P	N	N	N	N	N	N
Airports; Airstrips	CU	N	N	N	N	N	N	N
Animal Grooming	P	CU	N	N	N	N	N	N
Antiques, Interior Decorating	N	N	N	N	N	P	P	N
Apparel and Accessories Store	N	N	N	N	N	P	P	N
Appliance or Home Furnishing Store	N	N	N	N	N	P	P	N
Art, Book, Stationery Store	N	N	N	N	N	P	P	N
Art, Music or Photography Studio	N	N	N	N	N	P	P	N
Assisted Living or Independent Living Facility	N	N	N	N	CU	N	N	N
Automobile Service Station	N	N	N	N	N	P	P	P
Bakery Shop, including processing primarily for on-site sale	N	N	N	N	N	P	P	N
Bar or Tavern	N	N	N	N	N	P	P	N
Beer Distributor	N	N	N	N	N	P	P	N
Betting Parlor	N	N	N	N	N	N	P	N
Billboards	N	N	N	N	N	N	CU	N
Boarding Stable	P	CU	N	N	N	N	N	N
Business or Professional Offices	N	N	N	N	N	P	P	P
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	A-1	A-2	R-1-V	R-2	R-3	C-1	C-2	I-1
PRINCIPAL USES								
Car Wash	N	N	N	N	N	SE	SE	N
Candy or Ice Cream Store, including processing primarily for on-site sale	N	N	N	N	N	P	P	N
Card and Gift Shop	N	N	N	N	N	P	P	N
Casino; Gaming Facility	N	N	N	N	N	N	P	N
Catering Service, including rental hall	N	N	N	N	N	P	P	N
Cemetery	SE	N	N	N	N	N	N	N
Churches	SE	SE	SE	SE	SE	P	P	N
Cleaning and Dyeing Plant	N	N	N	N	N	N	N	P
Coal Mine Adjunct Facilities	CU	N	N	N	N	N	N	CU
Coal Mine Facilities, Underground	CU	N	N	N	N	N	N	CU
Commercial Greenhouse	P	CU	N	N	N	P	P	P
Commercial School	N	N	N	N	N	P	P	N
Communications Antenna Mounted on an Existing Building or Existing Public Utility Storage or Transmission Structure	SE	SE	SE	SE	SE	SE	SE	SE
Communications Tower	N	N	N	N	N	N	SE	SE
Comparable Uses Not Specifically Listed	SE	N	N	N	N	SE	SE	SE
Conservation Subdivision	N	CU	N	CU	N	N	N	N
Contracting Business	N	N	N	N	N	CU	N	P
Contractor's Yard	N	N	N	N	N	N	N	P
Convenience Store	N	N	N	N	N	P	P	N
Day Care Center	N	N	N	N	N	P	P	P
Day Care Center or Pre-School Facility in a Church or School	SE	SE	SE	SE	SE	P	P	P
Drugstore	N	N	N	N	N	P	P	N
Dry Cleaning Pick-up Store	N	N	N	N	N	P	P	N

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PRINCIPAL USES								
Equipment Storage Yard	N	N	N	N	N	N	N	SE
Essential Services	P	P	P	P	P	P	P	P
Financial Institution	N	N	N	N	N	P	P	N
Flex Space	N	N	N	N	N	N	N	P
Florist Shop	N	N	N	N	N	P	P	N
Food and Related Products, Packaging, Storage and Distribution	N	N	N	N	N	N	N	P
Food Store	N	N	N	N	N	P	P	N
Forestry	P	P	P	P	P	P	P	P
Funeral Home	N	N	N	N	N	P	N	N
General Merchandise Store	N	N	N	N	N	P	P	N
Golf Course; Golf or Country Club	CU	CU	N	N	N	N	N	N
Grocery Store	N	N	N	N	N	N	P	N
Group Care Facility	N	N	N	N	N	CU	N	N
Health Club	N	N	N	N	N	P	P	N
Hobby Shop	N	N	N	N	N	P	N	N
Hospital	N	N	N	CU	N	N	N	N
Hotel or Motel	N	N	N	N	N	P	P	P
Indoor Entertainment	N	N	N	N	N	N	P	N
Junk Yard	N	N	N	N	N	N	N	SE
Juvenile Incarceration Facility	N	N	N	N	N	N	N	CU
Kennel	CU	CU	N	N	N	N	N	N
Landfill	N	N	N	N	N	N	N	CU
Landscaping Contractor	N	N	N	N	N	N	N	P
Laundromat	N	N	N	N	N	P	P	N
Life Care Community	N	N	N	N	CU	N	N	N
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PRINCIPAL USES								
Light Manufacturing, provided all storage and operations are within a completely enclosed building	N	N	N	N	N	N	N	P
Limited Commercial Uses	N	N	CU	N	N	N	N	N
Medical Offices	N	N	N	N	N	P	P	N
Mini-Warehouse or Self-Storage Facilities	N	N	N	N	N	N	N	P
Mobile Home Park	CU	N	N	N	N	N	N	N
Mobile Home Sales, Service and Storage	N	N	N	N	N	N	N	P
Multifamily Dwellings	N	N	CU	N	N	P	N	N
Newsstand	N	N	N	N	N	P	P	N
Nightclub	N	N	N	N	N	N	CU	N
Nursing Home	N	N	N	CU	CU	CU	N	N
Oil and Gas Wells	CU	N	N	N	N	N	N	N
Packaging and Delivery Services	N	N	N	N	N	N	N	P
Passive Recreation	P	P	P	P	P	P	P	N
Personal Care Boarding Home	N	N	CU	N	CU	CU	N	N
Personal Services	N	N	N	N	N	P	P	N
Pet Services	N	N	N	N	N	P	N	N
Pharmacy	N	N	N	N	N	P	N	N
Places of Assembly	N	N	N	N	N	P	N	N
Planned Industrial Park	N	N	N	N	N	N	N	CU
Planned Office Park	N	N	N	N	N	N	CU	CU
Planned Research and Technology Park	N	N	N	N	N	N	N	CU
Planned Residential Development (PRD)	N	N	N	N	CU	N	N	N
Planned Shopping Center	N	N	N	N	N	N	CU	N
Printing Establishment	N	N	N	N	N	N	N	P
Private Club	N	SE	SE	N	N	P	P	N

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PRINCIPAL USES								
Public Buildings	P	P	P	P	P	N	N	N
Public Parking Lot; Public Parking Garage	N	N	N	N	N	N	CU	N
Public Utility Building or Structure	SE	SE	SE	SE	SE	P	P	P
Racetrack	N	N	N	N	N	N	P	N
Repair Shop	N	N	N	N	N	N	N	P
Research and Development, including Pilot Manufacturing	N	N	N	N	N	N	N	P
Residence in Combination with Business	N	N	CU	N	N	N	N	N
Restaurant, Carry-out	N	N	N	N	N	P	P	P
Restaurant, Fast Food	N	N	N	N	N	P	P	P
Restaurant, Sit-down	N	N	N	N	N	P	P	P
Retail Businesses not otherwise listed herein	N	N	N	N	N	P	P	N
Riding Academy, Commercial	CU	CU	N	N	N	N	N	N
Riding Academy, Noncommercial	P	P	N	N	N	N	N	N
Schools (Public or Private)	SE	SE	SE	SE	SE	N	N	N
Single Family Dwellings	P	P	P	P	P	N	N	N
Sportsmen's Club	CU	N	N	N	N	N	N	N
Supply Yard	N	N	N	N	N	N	N	P
Surface Mining	CU	N	N	N	N	N	N	CU
Temporary Use or Structure, other than a Construction Trailer, Model Home or Sales Office	P	P	P	P	P	P	P	P
Town Center Overlay Development	N	N	N	CU	N	CU	N	N
Transitional Dwelling	N	N	N	N	N	CU	N	N
Truck and Heavy Equipment Rental, Sales & Service	N	N	N	N	N	N	N	SE

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PRINCIPAL USES								
Truck Terminal	N	N	N	N	N	N	N	CU
Two Family Dwellings	N	N	P	CU	N	N	N	N
Vehicle Accessories Sales and Installation	N	N	N	N	N	P	P	N
Vehicle Rental, Sales and Service	N	N	N	N	N	P	P	N
Vehicle Repair Garage	N	N	N	N	N	N	N	P
Veterinary Clinic	SE	SE	N	N	N	SE	SE	N
Video Store, excluding Adult Video Store	N	N	N	N	N	P	N	N
Warehousing and Distribution	N	N	N	N	N	N	N	P
Wholesale Business	N	N	N	N	N	N	N	P
ACCESSORY USES								
Accessory Dwelling	SE	SE	N	N	N	N	N	N
Agricultural Sales	P	P	N	N	N	N	N	N
Bed and Breakfast	CU	CU	N	N	N	N	N	N
Drive-through Facilities	N	N	N	N	N	P	P	N
Family Day Care Home	SE	SE	SE	SE	SE	N	N	N
Fences	P	P	P	P	P	P	P	P
Home Occupation	SE	SE	SE	SE	SE	N	N	N
Keeping of Domestic Pets	P	P	P	P	P	N	N	N
No Impact Home Based Business	P	P	P	P	P	P	P	P
No Impact Home Based Business or Home Occupation in a Dwelling which is a Nonconforming Use	N	N	N	N	N	P	P	P
Off-street Parking and Loading	P	P	P	P	P	P	P	P
Other Accessory Uses customarily incidental to and on the same lot with any permitted use, conditional use or use by special exception authorized in this District	P	P	P	P	P	P	P	P

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ACCESSORY USES								
Private Garages and Storage Buildings	P	P	P	P	P	N	N	N
Private Residential Swimming Pools or Sports Courts	P	P	P	P	P	N	N	N
Private Stables	P	P	N	N	N	N	N	N
Private Use Helipad	CU	CU	N	N	N	N	N	CU
Retail Sales of Products Produced On-Site	N	N	N	N	N	N	N	P
Signs	P	P	P	P	P	P	P	P
Specialized Animal Raising	CU	CU	N	N	N	N	N	N
Temporary Construction Trailer, Model Home or Sales Office	P	P	P	P	P	P	P	P
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