

ARTICLE III
DISTRICT USE REGULATIONS

SECTION 3.1 **RESIDENTIAL DISTRICTS**

A. **Intended Purpose:** It is the purpose of the R-75 and R-125 districts to maintain residential areas and to provide for natural expansion of those areas as well as higher density residential developments into areas which can be served by public sewer and/or public water facilities.

B. **Permitted Uses:**

1. Single-family detached dwellings.
2. Single-family semi-detached dwellings (duplexes).
3. Single-family attached dwellings (townhouses).
4. Two-family dwellings.
5. Agriculture.
6. Place of worship.
7. Public grounds, excluding essential services.
8. Multi-family residential buildings (apartments).
9. Accessory buildings and uses customarily incidental to the above permitted principal uses.
10. No-impact home-based businesses.
11. Forestry.
12. Day Care, Adult or Child

C. **Conditional Uses:** The following uses shall be permitted as a Conditional Use when authorized by the Borough Council. The Borough Council shall hear and decide requests for such uses according to the criteria established in Article IX of this Ordinance.

1. Cluster residential subdivisions regarding detached dwellings in both the R-75 and R-125 Zones (See Section 9.4).
2. Planned residential development in only the R-125 Zone (See Section 9.5).

3. Essential Services (See Section 9.6).
4. Cemeteries (See Section 9.9).
5. Home occupations (See Section 9.14).
6. Mobilehome parks provided that Article V of the Borough of Mont Alto Subdivision and Land Development Ordinance Regulations are met.
7. Bed and Breakfast Residence or Inn (See Section 9.15).

D. **Special Exceptions Uses:** The following uses shall be permitted by Special Exception upon approval by the Zoning Hearing Board after a public hearing and upon recommendation by the Planning Commission. Uses by Special Exception shall be subject to the criteria and requirements established in Article X and elsewhere in this Ordinance.

1. Conversion Apartments (See Section 10.2).
2. Housing Development Grouping (See Section 10.3).
3. Transition Zone (See Section 10.4).

SECTION 3.2 **COMMERCIAL-RESIDENTIAL DISTRICT (C-R)**

A. **Intended Purpose:** It is the purpose of this zoning district to maintain existing residential environments as an asset to the total community; stabilize and improve the existing values inherent in the already built environment and encourage the upkeep of existing development and the development of new properties; and promote the use of properties for trade and service activities which are compatible with residential use.

B. **Permitted Uses:**

1. Same as permitted uses in Section 3.1.
2. Local retail activities including grocery stores, meat markets, delicatessens, antique stores, bakeries, pharmacies, hardware stores, feed stores, sporting goods, clothing stores, video stores, arcades and similar or related uses.
3. Local service activities including barber shops, beauty salons, tailor shops, dry cleaners, laundromats, appliance repair, and similar or related uses.
4. Banks and other financial institutions.
5. Business and professional offices.
6. Funeral Homes.

7. Theaters.
 8. Warehouses.
 9. Multi-use buildings provided that applicable off-street parking and building setback requirements are met, and they are restricted to the above uses in combination thereof.
 10. Private clubs or lodges, or similar recreation clubs.
 11. Restaurants, primarily offering sit-down counter or table service and custom-prepared foods for on-site consumption.
 12. Massage establishment.
- C. **Conditional Uses:** The following uses shall be permitted as a Conditional Use when authorized by the Borough Council. The Borough Council shall hear and decide requests for such uses according to the criteria established in Article IX of this Ordinance.
1. Essential Services (See Section 9.6).
 2. Service stations and repair garages (See Section 9.7).
 3. Motor vehicle, machinery, and equipment sales and service (See Section 9.8).
 4. Rooming houses or residential hotels (See Section 9.11).
 5. Drive-in and fast food restaurants (See Section 9.13).
 6. Bed and breakfast residence or inn (See Section 9.15).
- D. **Special Exceptions Uses:** The following uses shall be permitted by Special Exception upon approval by the Zoning Hearing Board after a public hearing and upon recommendation by the Planning Commission. Uses by Special Exception shall be subject to the criteria and requirements established in Article X and elsewhere in this Ordinance.
1. Conversion Apartments (See Section 10.2).
 2. Housing Development Grouping (See Section 10.3).
 3. Transition Zone (See Section 10.4).

SECTION 3.3 **COMMERCIAL-INDUSTRIAL DISTRICT (C-1)**

- A. **Intended Purpose:** It is the purpose of this zoning district to provide for business and office activities. The district primarily allows development of neighborhood shopping areas and other commercial activities which serve the day-to-day needs of local residents. Further, this zone is designed to permit and encourage appropriate sites to be used for limited industry. Such limited industries are characterized by uses of large sites, attractive buildings and innocuous processes.
- B. **Permitted Uses:**
1. Same as Section 3.2 with the exception of any Section 3.1 permitted uses.

2. Light industry which involves fabricating, assembling, and/or processing activities as long as they do not produce any noticeable hazard, noise, vibration, smoke, dust, odor, heat or glare outside buildings harmful or disruptive to the well-being of nearby residents and businesses.
3. Nurseries, greenhouses, and garden marts.
4. Storage, transfer, and distribution centers excluding truck terminals.
5. Laboratories of an experimental, research, or testing nature within completely enclosed buildings and demonstrating similar safeguards as permitted use (2.) of this Section.
6. Indoor and outdoor recreation centers.
7. Pet shops, animal hospitals, veterinarian clinics, kennels (public and private).
8. Municipal buildings and uses.
9. Publishing and printing companies.
10. Lumber and building material yards.
11. Contractor offices and storage yards.
12. All conditional uses in Section 3.2 provided that they comply with special requirements for that use specified in this Ordinance.
13. Forestry.
14. Day Care, Adult or Child

C. **Conditional Uses:** The following uses shall be permitted as a Conditional Use when authorized by the Borough Council. The Borough Council shall hear and decide requests for such uses according to the criteria established in Article V of this Ordinance.

1. Adult Book Stores and Adult Theaters (See Section 9.12).

D. **Special Exceptions Uses:** The following uses shall be permitted by Special Exception upon approval by the Zoning Hearing Board after a public hearing and upon recommendation by the Planning Commission. Uses by Special Exception shall be subject to the criteria and requirements established in Article X and elsewhere in this Ordinance.

1. Transition Zone (See Section 10.4).

SECTION 3.4 **INSTITUTIONAL DISTRICT (INST)**

- A. **Intended Purpose:** It is the purpose of this zoning district to promote the following: Recognition of the location and use of lands of the Pennsylvania State University; and to make provision for the regulation of the use of lands transferred from the University to private parties or vice versa.
- B. **Permitted Uses:**
1. Schools and colleges including educational, cultural, and administrative offices, rooms, and buildings.
 2. Athletic fields, tennis courts, golf courses, ice rinks, playgrounds, parks, gymnasiums, arenas, other similar recreational uses.
 3. Dormitories and like group housing development as required by special exception provisions found within this Ordinance.
 4. Agricultural and horticultural operations.
 5. Public and quasi-public buildings.
 6. Other related uses found to be similar or of the same general character as the above specified uses.
 7. No-impact home-based businesses.
 8. Forestry.
 9. Day Care, Adult or Child

SECTION 3.5 **FLOOD HAZARD DISTRICT (FH)**

All persons, partnerships, business or corporations to undertake or cause to be undertaken, any construction or development anywhere within the Flood Hazard District of the Borough of Mont Alto shall be in accordance with the Mont Alto Borough Floodplain Ordinance.