

## ARTICLE 2

### ZONE DISTRICTS AND ZONING MAP

#### 2.100 DESIGNATION OF ZONE DISTRICTS

In accordance with the Municipality's Master Plan, and with consideration of the character of the Municipality and its various pails, and the suitability of the various pails for particular uses and structures, the Borough of Dickson City is hereby divided into 11 Zoning Districts, differentiated according to permitted uses and building regulations, as follows:

CN	Conservation
ROS	Residential Open Space
R-1	Low Density Residential
R-2	Medium Density Residential
C-1	Local Commercial
C-2	Central Business District
CMU	Multi-Use District
C-3	Highway Commercial
C-3A	Special Highway Commercial
C-4	General Commercial
M-1	Light Manufacturing

#### 2.110 OVERLAY DISTRICTS

All overlay districts are designed to reflect two or more zone districts regulating the same area. The uses permitted by the underlying district are to be allowed subject to the additional regulations imposed by the overlay districts

In addition to the 11 Zoning Districts listed above, the Borough also has a Flood Plain (FP) Conservation District. Where applicable on the Zoning Map, this zone appears as an overlay to the 11 Districts established above. Permitted uses and building regulations in this zone are subject to the same requirements as the zone over which this overlay was placed, and the supplemental regulations governing the Flood Plain as described in Section 3.400. Airport Overlay zones, including an Approach Surface Zone and a Transitional Surface Zone are delineated on the Borough's Zoning Map and regulated under the Borough's Airport District Overlay Ordinance, as set forth in Section 4.230 hereof

Amended April 10, 2012

TABLE NO.1  
BOROUGH OF DICKSON CITY  
LAND USE CLASSIFICATIONS  
Approvals : X Principal Permitted SE Special Exception A Accessory

USE	ZONING DISTRICT											REFERENCE SECTION
	CN	ROS	R1	R2	C1	C2	cmu	C3A	C3	C4	MI	
Accessory uses (Residential)		A	A	A			A					
Assisted Living Facilities		SE	SE				X					
Child day care centers and nursery schools			SE	SE								
Churches and other places of worship, incl. ancillary uses		SE	SE	SE	SE	SE	SE					
Conversions-non dwelling structures to residential uses			SE	SE			SE					
Conversions - 1 family dwellings to 2 -family structures				X			X					
Dwellings, cluster development		SE	SE(I)	SE								
Dwelling Groups, Townhouse, 2F, Garden apartments				X								
Dwelling, Multi-family				X								
Dwelling, Single-family		X	X	X			X					
Dwelling, Two-family				X			X					
Greenhouses, accessory use		A	A	A								
Group Homes For Handicapped		X	X	X			X					
Halfway House								SE				
Home Occupations		SE	SE	SE			SE					
Housekeeping Cottages		SE	SE	SE								
Institutions for Children & the Aged		SE										
Large scale residential development		SE	SE	SE								
Mixed use structures with dwellings above the 1st floor						X	X					
No impact home occupations		X	X	X			X					
Residential telecommunications facilities		A	A	A			A					
Rooming and boarding houses					X	X	SE					
Temporary tract offices and tract signs		A	A	A	A							
Temporary Uses	SE	SE	SE	SE	SE	SE	SE					
WECS		A	A	A								
(1)Cluster development in R-1 is only for single family dwellings, including town houses												

TABLE NO.1 (Con tinned)  
BOROUGH OF DICKSON CITY  
LAND USE CLASSIFICATIONS  
Approvals : **X**/Principal Permitted **SE**/Special Exception **A**/Accessory

USE COMMERCIAL AND OTHER	ZONING DISTRICT											REFERENCE
	CN	ROS	R1	R2	C1	C2	cmu	C3A	C3	C4	MI	SECTION
Adult Day Care		SE				X	X					
Adult Entertainment									SE			
Amusement Arcade						X						
Amusement Park		SE										
Animal Hospitals and Kennels									X			
Appliance Stores/Repair					X	X	X	X	X	X	X	
Athletic Club/Gymnasium, health club, etc.					X	X		X	X	X	X	
Automobile Sales and Service												
-Gas Station including minor repairs					X	X		X	X	X	X	
-Laundry/Car Wash					X	X		X	X	X		
-Sales, New & Used automobiles & other vehicles(1)						X	X	X	X	X		
-Service Station, including major repairs						X					X	
-Supplies					X	X	X	X	X	X	X	
Automobile wrecking yards											SE	
Bakery (Retail)					X	X		X	X	X		
Bakery (Wholesale)											X	
Banks & Other Financial Services					X	X	X	X	X	X	X	
bar, tavern					X	X		X	X	X		
billiard/pool rooms						X		X	X			
Botanical Nurseries	X											
bowling alley						X	X	X	X			
bulk fuel storage, accessory use					SE	SE		SE				
bulk fuel storage, principal use											SE	
Business & professional offices					X	X	X	X	X	X	X	
Catering Establishments					X	X	X	X	X	X	X	

(I) Including related repair services

**BOROUGH OF DICKSON CITY  
LAND USE CLASSIFICATIONS**

Approvals X/Principal Permitted SE/Special Exception A/Accessory

USE COMMERCIAL AND OTHER	ZONING DISTRICT											REFERENCE SECTION
	CN	ROS	R1	R2	C1	C2	CMU	C3A	C3	C4	MI	
Cemeteries and mausoleums		SE	SE									
Child Day Care Facilities		X	X	X	X	X	X				X	
Churches & other places of worship		SE	SE	SE	SE	SE	SE	SE	SE	SE		
Civic & cultural facilities-theatre, auditorium, etc.						SE		SE	SE	SE		
Civic & Religious Uses(not places of worship)					X	X	X	X	X	X		
Clubs, Lodges, and Other Social Organizations						X	X	X	X	X		
Contractors' Yards											X	
Convenience Stores					X	X	X	X	X	X		
Convention center, banquets, and similar places									SE			
Country Club-Public/Private Golf, Tennis, etc.	SE	SE										
Crafts establishments						X		X	X	X	X	
Crematoriums											SE	
Clum bank removal & removal of waste dumps	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	
Data processing and record storage						X		X	X	X	X	
Drive-in/Drive Through Commercial Uses						SE		SE	SE	SE	SE	
Drug treatment centers including Methadone clinics								SE				
Dry Cleaning and Laundry					X	X	X	X	X	X	X	
Entertainment establishments								X	X	X		
Essential Services-enclosed	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	
Essential Services-open	X	X	X	X	X	X	X	X	X	X	X	
Farm Equipment Sales									X			
Feed and Grain Sales									X			
Field House and Arena									CU			
Flea markets									X			
Forestry, including lumbering & logging camps	X	X	X	X	X	X	X	X	X	X	X	
Funeral homes					X	X	X			X		
Golf Driving Range	X								X		X	
Greenhouses, principal use	X							X	X	X	X	

TABLE NO. 1 (continued)  
BOROUGH OF DICKSON CITY  
LAND USE CLASSIFICATIONS  
Approvals: **X**/Principal Permitted **SE**/Special Exception **A**/Accessory

USE COMMERCIAL AND OTHER	ZONING DISTRICT											REFERENCE SECTION
	CN	ROS	RI	R2	C1	C2	CMU	C3A	C3	C4	MI	
Heavy Equipment Sales, Repairs and Storage								X			X	
Helicopter Landing Pad (1)											SE	
Hospitals and other health care facilities (2)						X			X			
Hotel/Motel						SE	X	X	X	X	X	
Indoor amusement places and recreation places						X		X	X	X		
Indoor comm'l recreation and sports facilities						X	X	X	X	X	X	
Junk Yards, including automobile wrecking and similar uses											SE	
Laboratory, research											x	
Laboratory, Testing								X	X	X	X	
Large Scale Commercial Development								SE	SE	SE		
Laundromat					X	X	X	X	X	X		
Lumber Yard									X		X	
Machine Shop											X	
Manufacturing, Garment & Other Needle-Type I						X					X	
Manufacture pottery						X					X	
Manufacture small instruments						X					X	
Massage, Physical Therapy (Licensed or Certified only)						X	X	X	X	X		
Medical/Dental Clinics/Offices					X	X	X	X	X	X	X	
Millwork and Other Wood Products											X	
Miniature golf									X			
Mixed Use Structures (Retail & Residential)						X	X					
Newspaper publishing											X	

- (1) Also as an emergency landing zone and as an accessory use for a hospital  
(2) Not including health care facilities that are excluded from this use category.

TABLE NO. 1 (Continued)  
BOROUGH OF DICKSON CITY  
LAND USE CLASSIFICATIONS  
Approvals: X/Principal Permitted SE/Special Exception A/Accessory

USE COMMERCIAL AND OTHER	ZONING DISTRICT											REFERENCE SECTION
	CN	ROS	R1	R2	C1	C2	CMU	C3A	C3	C4	M1	
Night Clubs						X		X	X	X		
Nursery Schools		X	X	X	X	X	X	X	X	X		
Nursing Homes		X										
Off-street truck & Trailer parking								X	X	X	X	
Outdoor drive-in theaters									X			
Office Buildings, including corp. headquarters						X		X	X	X	X	
Off street parking and loading	A	A	A	A	A		AA	A	A	A	A	
Open space recreation and conservation areas	X	X										
Outdoor storage, principal use											SE	
Parking Structures & parking lots						SE	SE	SE	SE	SE	SE	
Personal Services-Barber, beauty parlor, tailor, etc.					X	X	X	X	X	X	X	
Photographic developing and printing						X	X	X	X	X	X	
Planned, integrated shopping centers								X	X	X		
Prisons & other detention/correctional facilities											SE	
Professional Services/Offices -Accounting, Legal and Other Similar Services					X	X	X	X	X	X	X	
Public uses (def.)	X	X	X	X	X	X	X	X	X	X	X	
Radio/TV Studios						X	X	X	X	X	X	
Recreation, indoor, commercial						SE		X	X	X	X	
Recreation Vehicle or Boat Sales								X	X	X	X	
Recreation, public (parks, playgrounds, open, etc.)	X	X	X	X			X					
Recycling Facilities											X	
Residential Telecommunications facilities		X	X	X			X					
Restaurants without live entertainment					X	X	X	X	X	X	X	
Restaurants								X	X			
Retail Stores					X	X	X	X	X	X	X	
Rooming and Boarding houses						X	X					
Schools, private and public		SE							SE	SE	SE	

**TABLE NO. 1 (Continued)**  
**BOROUGH OF DICKSON CITY**  
**LAND USE CLASSIFICATIONS**  
Approvals: X/Principal Permitted SE/Special Exception A/Accessory

USE COMMERCIAL AND OTHER	ZONING					DISTRICT						REFERENCE SECTION
	CN	ROS	R1	R2	CI	C2	CMU	C3A	C3	C4	MI	
Schools: College, Seminary, other post secondary education									SE	SE	SE	
Schools/ Trade/Business								SE	SE	SE	SE	
Self-Storage Buildings								X	X	X	X	
Semi-public uses (def.)		X			X	X	X	X	X	X	X	
Shooting Range, Indoor (1)								SE	SE		SE	
Signs	A	A	A	A	A	A	A	A	A	A	A	
Signs, Outdoor Advertising								SE	SE			
Skating Rinks, Commercial								X	X	X	X	
Storage of Hazardous Materials											SE	
Storage, Heavy Equipment								SE	SE		SE	
Telecommunications facilities, commercial		SE						SE	SE		SE	
Temporary model homes & tract/on-site construction offices		X	X	X	X	X	X	X	X	X	X	
Temporary signs	A	A	A	A	A	A	A	A	A	A	A	
Temporary Trailers for Offices and/or Material Stage								SE	SE		SE	
Temporary uses	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	
Theaters								X	X	X		
Transient Businesses									SE	SE	SE	
Transportation Terminals								SE	SE			
Truck & trailer parking									SE		X	
Truck/Freight Terminal/Distribution Center									SE		SE	
Truck/Trailer Storage Area									SE			
Warehousing								X	X		X	
Wholesale Offices and Showrooms								X	X		X	
Woodland and Game Preserve, Fish Hatchery, etc.			X									

**(1)** Soundproofing is required

TABLE NO. I (Continued)  
BOROUGH OF DICKSON CITY  
LAND USE CLASSIFICATIONS  
Approvals: X/Principal Permitted SE/Special Exception I A/Accessory

USE MANUFACTURING AND OTHER	ZONING					DISTRICT						REFERENCE SECTION
	CN	ROS	R1	R2	C1	C2	CMU	C3A	C3	C4	MI	
Chemical Plants and Refineries											SE	
Culm bank removal		SE	SE	SE				SE	SE	SE	SE	
Earth Extraction		SE										
Food Processing											X	
Incinerators											SE	
Large-Scale Manufacturing Development											SE	
Manufacturing Uses											X	
Manufacture or other use of hazardous materials; including fissionable materials											SE	
Natural resource development, including drilling		SE										
Power generation facilities, public or private		SE									SE	
Recycling Establishments											SE	
Sawmills											SE	
Sewage Treatment Plant		SE	SE	SE					SE	SE	SE	
Paper Manufacturing											SE	
Slaughterhouses											SE	
Tanneries											SE	
Tire Retreading and Recapping											SE	
WECS, accessory use		A	A	A	A	A	A	A	A	A	A	
WECS, principal use		SE										