

## **ARTICLE III DISTRICTS**

### **301. DISTRICTS DESIGNATED.**

301.A. For the purpose of this Ordinance, the City of Scranton is hereby divided into the following zoning districts, as described in this Ordinance:

C-R	Conservation- Residential District
R-1	Low Density Residential District
R-1C	Low Density Residential - Cluster District
R-1A	Medium Low Density Residential District
R-2	Medium Density Residential District
R-2/O	Medium Density Residential - Office District (formerly R-4)
R-3	Medium High Density Residential District
C-D	Downtown Commercial District (formerly C-2)
C-N	Neighborhood Commercial District (formerly C-1)
C-G	General Commercial District (formerly C-3)
I-L	Light Industrial District (formerly M-1)
I-G	General Industrial/ Commercial District (formerly M-2)
INS-G	General Institutional District
INS-L	Light Institutional - Residential District
HD	Historic Overlay District (reserved for future use; see the current City Historic Preservation Ordinance which addresses designated areas and landmarks)

301.B. For the purposes of this Ordinance, the zoning districts named in Section 301.A. shall be of the number, size, shape and location shown on the "Official Zoning Map." Any use of the abbreviations listed in Section 301.A. shall mean the district name that is listed beside the abbreviation.

301.C. Floodplain. The Floodplain Area, as defined by this Ordinance, shall serve as an overlay area to all of the underlying Districts. The documents and mapping referenced by the floodplain provisions of this Ordinance, as amended, are hereby included in this Ordinance by reference.

### **302. APPLICATION OF DISTRICT REGULATIONS.**

302.A. The regulations set by this Ordinance shall apply uniformly to each class or kind of structure or land, except as provided for in this Ordinance.

302.B. No building, structure, or land shall hereafter be erected, used, constructed, reconstructed, moved, or structurally altered and no building or structure or part thereof shall hereafter be used or occupied unless it is in conformity with the regulations herein specified for the use and district in which it is located.

302.C. No yard or lot existing at the time of passage of this Ordinance shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this Ordinance shall meet at least the minimum requirements established by this Ordinance.

**TYPES OF USES**  
(See definitions in Article II)

**BUSINESS DISTRICTS**

C-D C-N\* C-G I-L I-G

**AGRICULTURAL USES**

Crop Farming	P	P	P	P	P
Commercial Forestry (S. 402)	P	P	P	P	P
Composting	P	P	P	P	P
Raising of Livestock (S. 402) (beyond what is allowed under crop farming)	N	N	N	N	SE

**RESIDENTIAL USES**

Low-Rise or Mid-Rise Apartment Building (S.402)	P	P	N	N	N
Conversion of a Building into an Additional Number of Dwelling Units (S. 402), which may include but is not restricted to: a) apartment dwelling units as an accessory use to a permitted commercial use or b) the conversion of an existing non-residential building into apartment dwelling units	P	SE	N	SE***	N
Single Family Detached Dwelling (including manufactured/mobile home [S. 402])	N	*	N	N	N
Single Family Semi-Detached Dwelling/ Half of a Twin Dwelling	N	*	N	N	N
Up to 2 Apartment Dwelling Units Per Lot, which may be accessory to a lawful commercial use	P	P	P	N	N
Manufactured/Mobile Home Park	N	N	N	N	N
Boarding House (S. 402), which may include a fraternity or sorority	SE	N	N	N	N
Group Home within a lawful dwelling unit (S. 402)	P	*	P	p**	p**

**COMMERCIAL USES**

Adult Uses - See Sexually-Oriented Businesses					
Airport (S. 402)	N	N	N	N	SE
Amusement Arcade (S. 402)	P	P	P	N	N
Amusement Park	N	N	P	P	P
Auditorium, Commercial or Nightclub (S. 402)	P	N	SE	P	P
Auto Repair Garage (S. 402)	N	N	SE	P	P
Auto Service Station - not primarily intended to service tractor-trailer trucks (S. 402)	N	SE	SE	P	P
Auto Service Station - primarily intended to service tractor-trailer trucks (S. 402)	N	N	N	N	SE
Auto, Boat or Mobile/Manufactured Home Sales or Auto Rental (S. 402)	N	N	P	P	P
Bakery	P	P	P	P	P
Bed and Breakfast Use (S. 402)	P	P	P	P	P

\* An applicant in the C-N district may develop the same residential uses as are permitted in the R-2 District, within the regulations for that use of the R-2 District.

\*\* If such dwelling exists prior to the adoption of this ordinance

\*\*\* Provided the lot abuts a residential district

**Notes:**

P = Permitted by right (zoning decision by Zoning Officer)

C = Conditional use (decision by the City Council with review by Planning Commission)

SE = Special exception use (decision by Zoning Hearing Board, with review by Planning Commission except for home occupations)

N = Not Permitted

(S. 402) = See Additional Requirements in Section 402

(S. 403) = See Additional Requirements in Section 403

TYPES OF USES (See definitions in Article II)	BUSINESS DISTRICTS				
	C-D	C-N	C-G	I-L	I-G
<b>COMMERCIAL USES (Cont.)</b>					
Betting Use (S. 402)	N	N	N	N	SE
Beverage Distributor	P	SE	P	P	P
Business Services	P	P	P	P	P
Bus Terminal (S. 402), Inter-City as a Principal Use	P	N	P	P	P
Campground (S. 402)	N	N	N	P	P
Car Wash (S. 402)	N	SE	P	P	P
Commercial Outdoor Recreation (such as miniature golf course and golf driving range)	N	N	P	P	P
Commercial Indoor Recreation (such as bowling alley, roller or ice skating, batting practice, indoor miniature golf and closely similar uses)	P	P	P	P	P
Conference Center	P	P	P	P	P
Construction Company Headquarters/ Storage	P	SE	P	P	P
Convenience Store, Major, including on-site sale of gasoline (for other types of convenience stores, see "retail store")	N	SE***	P	N	N
Communications Tower, Commercial (S. 402)	N	N	SE	SE	SE
Crafts or Artisan's Studio	P	P	P	P	P
Exercise Club	P	P	P	P	P
Financial Institution (S. 402)	P	P	P	P	P
Flea Market, primarily within an enclosed building	P	P	P	P	P
Flea Market, not primarily within an enclosed building	N	N	P	P	P
Funeral Home	N	P	P	P	P
Golf Course (S. 402)	P	P	P	P	P
Heliport (S. 402)	N	N	N	SE	SE
Kennel (S. 402)	N	N	SE	P	P
Laundry/Laundromat, Commercial or Industrial	N	N	P	P	P
Lumber Yard	N	N	P	P	P
Medical or Dental Office or Clinic, which may include but are not limited to the following: Magnetic Resonance Imaging Centers and related medical testing uses, Medical Out-Patient Uses, Physical Therapy, Occupational Therapy and Speech and Hearing Therapy Uses	P	P	P	P	P
Motel or Hotel (S. 402)	P	P	P	P	P
Office	P	P	P	P	P
Personal Services (includes tailoring, custom dressmaking, haircutting/styling, drycleaning, shoe repair and closely similar uses)	P	P	P	P	P
Pharmacy or Drug Store within a Building containing offices of 10 or more medical doctors or dentists	P	P	P	P	P

**Notes:**

\*\*\* If abutting a "residential lot line" and developed after the adoption of this Ordinance, shall not be open to the public between 12 p.m. and 6 a.m.

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TYPES OF USES  (See definitions in Article II)	BUSINESS DISTRICTS				
	C-D	C-N	C-G	I-L	I-G
<b>COMMERCIAL USES (Cont.)</b>					
Plant Nursery not including Retail Sale of Items not primarily grown on the premises (S. 402)	P	P	P	P	P
Plant Nursery including Accessory Retail Sale of Closely Related Items and Plants Not Grown on the Premises (S. 402)	P	P	P	P	P
Repair of Household Items	P	P	P	P	P
Restaurant, Fast-Food (which shall also include a use primarily involving delivery of ready-to-eat food) (S. 402)	P*	P	P	P	N
Restaurant, Standard	P	P	P	P	N
Retail Store (a permitted commercial use not including uses listed individually in this table, and not including a shopping center)	P	P	P	N	N
Sexually-Oriented Business (S. 402)	SE	N	N	N	N
Shopping Center (includes indoor shopping mall)	P	P	P	N	N
Stable, Nonhousehold (S. 402)	N	N	P	P	P
Target Range, Completely Indoor and Enclosed	N	N	P	P	P
Target Range, Not Completely Indoor or Enclosed (S.402)	N	N	N	N	SE
Taxi Terminal	N	N	P	P	P
Tavern	P	N	SE	N	N
Television or Radio Broadcasting Studios/Offices	P	P	P	P	P
Theater, Indoor	P	P	P	N	N
Trade School	P	P	P	P	P
Veterinarian Office (S.402)	P	P**	P	P	P
<b>INDUSTRIAL USES</b>					
Assembly of Materials Manufactured Elsewhere	N	N	P	P	P
Beverage Bottling	N	N	P	P	P
Building Supplies, Wholesale Sales of	P	P	P	P	P
Distribution as a principal use (other than Truck Terminal)	N	N	P	P	P
Finishing of Previously Prepared Resin, Vinyl, Polymer or Rubber Products	N	N	N	P	P
Industrial Equipment Sales and Rental, other than vehicles primarily intended to be operated on public streets	N	N	P	P	P
Junk - outdoor storage, display or processing of, other than within an approved junkyard or solid waste disposal area	N	N	N	N	SE
Junk Yard (S. 402)	N	N	N	N	C

**Notes:**

\* Not including a drive-thru facility for customers

\*\* With a 20,000 square feet minimum lot area.

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TYPES OF USES  (See definitions in Article II)	BUSINESS DISTRICTS				
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<b>INDUSTRIAL USES (Cont.)</b>					
Liquid Fuel Storage, Bulk	N	N	N	N	SE
Manufacture and/or Bulk Processing of:					
- Agricultural Chemicals, Fertilizers or Pesticides	N	N	N	N	SE
- Animal Feed, Bulk Manufacture for Off-Site Use	N	N	N	P	P
- Apparel, Textiles, Shoes and Apparel Accessories	N	P	P	P	P
- Asphalt and similar materials	N	N	N	N	C
- Cement, actual manufacture of	N	N	N	N	SE
- Cement, Gypsum, Concrete or Plaster Products, other than actual manufacture of cement	N	N	N	P	P
- Ceramics Products	N	P	P	P	P
- Chemicals, Bulk Manufacture, Bulk Processing or Bulk Storage of Highly Hazardous or Toxic Chemicals	N	N	N	N	N
- Chemical Products that are not highly hazardous or toxic, other than fertilizers or pesticides	N	N	N	N	SE
- Coke or Potash Work, including Coke Oven	N	N	N	N	N
- Creosote, including Treatment with	N	N	N	N	N
- Electrical and Electronic Machines, Supplies and Equipment	N	P	P	P	P
- Explosives, Fireworks, Ammunition or Gunpowder, including bulk storage (except government-owned facilities necessary for public safety or national defense, which are permitted by right)	N	N	N	C	C
- Fabricated Metal Products (except Amunition or Explosives)	N	N	N	P	P
- Food Products (not including uses listed individually in this table)	N	P	P	P	P
- Furniture and Wood Products (not including raw paper pulp)	N	P	P	P	P
- Glass and Glass Products	N	P	P	P	P
- Incineration, Reduction, Distillation, Storage or Dumping of Slaughter-house Refuse, Rancid Fats, Garbage, Bones, Dead Animals or Offal (other than uses specifically listed separately in this Section, such as: an approved Solid Waste Facility or as may be listed as a permitted accessory use)	N	N	N	N	N
- Jewelry and Optical Goods	P	P	P	P	P
- Leather, Clay and Pottery Products	P	P	P	P	P
- Manufactured or Modular Housing	N	N	N	P	P
- Metal Products, Primary	N	N	N	SE	SE
- Microelectronic Components	P	P	P	P	P
- Oilcloth	N	N	N	N	N
- Paper and Cardboard Products (other than paper pulp manufacture)	N	N	P	P	P
- Paper - Raw or Paper Pulp	N	N	N	N	N
- Paving or Roofing Materials, other than bulk manufacture of asphalt	N	N	N	SE	SE
- Petroleum or Kerosene Refining or Distillation	N	N	N	N	N
- Pharmaceuticals	N	N	P	P	P

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**TYPES OF USES**  
(See definitions in Article II)

**BUSINESS DISTRICTS**  
C-D C-N C-G I-L I-G

TYPES OF USES	C-D	C-N	C-G	I-L	I-G
Manufacture and/or bulk processing of:					
- Plastics, Polymers, Resins or Vinyl	N	N	N	P	P
- Products from Previously Manufactured Materials, such as glass, leather, plastics, cellophane, textiles, rubber or synthetic rubber	N	N	P	P	P
- Rubber, Natural or Synthetic	N	N	N	SE	SE
- Scientific, Electronic and Other Precision Instruments	P	P	P	P	P
- Soaps, Detergents, Paints, Varnishes or Enamels	N	N	N	SE	SE
- Tar, including tar distillation	N	N	N	N	N
- Tire Retreading	N	N	N	SE	SE
- Transportation Equipment	N	N	N	P	P
Mineral Extraction (S. 402)(See definition, which excludes reclamation)	N	N	N	N	C
Packaging	N	N	P	P	P
Package Delivery Services Distribution Center	N	N	N	P	P
Photo Processing, Bulk	P	N	P	P	P
Printing or Bookbinding	N	N	P	P	P
Recycling Collection Center (S. 402)	P	P	P	P	P
Recycling Center, Bulk (other than a solid waste disposal or transfer facility)	N	N	N	P	P
Research, Engineering or Testing Facility or Laboratory which complies with the performance standards of Article V.	P	P	P	P	P
Sanitary Landfill (S. 402)	N	N	N	N	C
Sawmill/ Planing Mill	N	N	N	P	P
Self-Storage Development (S. 402)	N	N	P	P	P
Solid Waste Transfer Facility (S. 402)	N	N	N	N	C
Trucking Company Terminal (S. 402)	N	N	N	N	C
Warehousing as an accessory use	P	P	P	P	P
Warehousing as a principal use (other than truck terminal) (S. 402)	N	N	P	P	P
Waste to Energy Facility (S. 402)	N	N	N	N	C
Wastewater Treatment Plant, Central serving uses off of the tract	N	N	N	N	SE
Welding	N	N	N	P	P
Wholesale Sales	P	P	P	P	P
Other Industrial Uses Not Specifically Listed in this Table (Except as Provided for in Section 105)	N	N	N	N	C
All Uses that would have a serious threat of being unable to comply with the performance standards of this Ordinance, especially including the "Environmental Protection" requirements of Article V	N	N	N	N	N

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TYPES OF USES  (See definitions in Article II)	BUSINESS DISTRICTS				
	C-D	C-N	C-G	I-L	I-G
<b><u>INSTITUTIONAL</u></b>					
Care and Treatment Center for Children (S. 402)	SE	N	N	N	N
Cemetery (S. 402, including crematorium regulations)	N	N	N	N	N
College or University - Educational, Office, Classroom, Auditorium, Library, Laboratory, Vocational Training, Computer and related Facilities	P*	P**	P	P	P
College or University - Outdoor Recreation Facilities	N	N	N	N	N
Community Center or Library	P	P	P	P	P
Cultural Center or Museum	P	P	P	P	P
Day Care Center, Adult (S. 402)	P	P	P	P	P
Day Care Center, Child (S. 402) (See also as accessory use)	P	P	P	P	P
Dormitory of a College, University or Primary or Secondary School	P	N	N	N	N
Hospital (S. 402)	N	N	P	P	P
Institutional Group Home (S. 402)	SE	N	N	N	SE
Membership Club (S. 402)	P	P	P	P	P
Nursing Home or Personal Care Home (S. 402)	P	P	P	P	P
Place of Worship (S. 402)	P	P	P	P	P
Picnic Grove, Private (S. 402)	N	N	P	P	P
School, Public or Private, Primary or Secondary (S. 402) - other than "Care and Treatment Center for Children"	P	P	P	N	N
Treatment Center (S. 402)	N	N	N	N	SE
<b><u>PUBLIC/SEMI-PUBLIC</u></b>					
City-Owned Uses	P	P	P	P	P
Correctional Facility, County-Owned, Expansion of (S. 402)	SE	N	N	N	N
Emergency Services Station	P	P	P	P	P
Essential Services - See Section 306.E.					
Nature Preserve	P	P	P	P	P
Publicly-Owned Recreation	P	P	P	P	P
Public Utility Facility, other than Facilities Exempted by Section 103 or that are "Essential Services"	SE	SE	SE	SE	SE
Swimming Pool, Nonhousehold (S. 402)	P	P	P	P	P
U.S. Postal Service Facility	P	P	P	P	P

**Notes:**

\* But not including outdoor athletic recreation facilities.

\*\* If abutting, across the street from or within 250 feet of an institutional district.

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**TYPES OF USES**  
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**BUSINESS DISTRICTS**  
C-D C-N C-G I-L I-G

**MISCELLANEOUS USES**

Off-Street Parking as an Accessory or Principal Use, Which may include surface or multi-level parking	P	P	P	P	P
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**ACCESSORY USES**

Day Care Center accessory to a Place of Worship, with a minimum lot area of 0.5 acre	P	P	P	N	N
Heliport (S. 402)	N	N	N	SE	SE
Home Occupation, General or Light (S. 403)	P	P	P	P	P
Incinerator of any wastes other than within an approved "Waste-to- Energy Facility" and other than DER-approved incineration of "municipal waste" generated on-site	N	N	N	N	C**
Retail Sales and/or Personal Services limited to 5% of the Total Floor Area of an Industrial or Office Building	P	P	P	P	P
Unit for Care of Relative, within a lawful dwelling unit (S.403)	P	P	P	P	P

See list of additional accessory uses in the following sections.

Notes:

- \*\* Provided the applicant proves to the satisfaction of City Council that the use will not generate any significant public health hazards or significant public nuisances
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