

MOOSIC BOROUGH

LAND USE CLASSIFICATIONS

APPROVAL LEVELS X/PRINCIPAL PERMITTED CU/CONDITIONAL USE SE/SPECIAL EXCEPTION

ZONING DISTRICT

USE	C-N	R-1	R-2	C-1	C-2	M	PDZ	REFERENCE SECTION
RESIDENTIAL AND OTHER								
Accessory Uses (Residential)	X	X	X				X	11.101
Adult Day Care				X	X		X	5.240, 11.102
Assisted Living Facilities	X			X	X		X	5.480, 11.106
Cemeteries and Mausoleums	X							5.810
Churches	X	SE	SE					5.230
Conversions			X					5.440
Culm Bank Removal	SE	SE	SE	SE	SE	SE		5.583
Dwelling, Single-family, Cluster and Compact Cluster	X							5.624, 11.121, 11.133
Dwelling, Single-family Detached (1)	X	X	X				X	5.624, 11.134
Dwelling, Two-Family, Duplex/Semi-attached (1)			X					5.410, 5.624, 11.133
Dwelling, Townhouse		X	X				X	5.410, 11.134
Dwelling Groups, 2F, G. Apt.			X				X	5.410, 5.624, 11.133
Dwellings, Other Multi-Family			X				X	5.410, 5.624, 11.133
Essential Services - Open	X	X	X	X	X	X	X	5.220, 11.137
Essential Services - Enclosed	X	SE	SE	X	X	X	SE	5.210, 11.137
Forestry (3)	X	X	X	X	X	X	X	11.143A
Group Homes For Handicapped	X	X	X				X	5.450, 11.147
Home Occupations	X	X	X				X	5.460, 11.153
Large Scale Residential Development		X	X				X	5.620, 11.159
Mobile Home Park	X				X			5.432, 11.169
Mixed Use (2)				X			X	

(1) An individual single-family or two-family dwelling structure shall not be required to be reviewed by the Planning Commission under the Borough's Subdivision and Land Development Ordinance.

(2) Not more than 2 bedrooms per dwelling unit.

(3) Revised - deleted Agriculture

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RESIDENTIAL AND OTHER (Continued)								
No-Impact Home Business (Accessory Use)		X	X					
Nurseries and Greenhouses, Residential	X	X	X				X	
Open Space Conservation	X						X	
Recreation, Public Open Space	X	SE	SE				SE	11.190
Rooming and Boarding				X	X			11.112
Signs, Accessory	X	X	X				X	
Telecommunications Facilities, Residential	X	X	X				X	5.950, 11.211
Temporary Residential Uses	X	X	X				X	

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COMMERCIAL AND OTHER								
Accessory Uses (Nonresidential)				X	X	X		11.101
Adult Entertainment						SE		5.510
Amusement Arcade					X			11.190A
Animal Hospitals and Kennels					X			5.520
Arenas							CU	
Appliance Stores/Repair				X	X			
Athletic Club/Gymnasium				X	X		X	5.110
Automobile Sales and Service								
-Gas Station					X		X	5.750
-Car Wash					X			
-Sales, New & Used					X			11.107
-Service Station					X		X	11.108
-Supplies					X			
Bakery, Retail				X	X		X	
Bakery, Wholesale					X	X		
Banks & Other Financial Services				X	X	X	X	5.780
Billiard/Pool Rooms					X			
Bicycle Shops				X	X			
Blueprinting and Photostatting Establishments					X	X		
Book and Stationery Stores				X	X		X	
Bowling Alley					X		X	
Bulk Fuel Storage						SE		11.117, 5.920A., 6.410b.
Carpentry, including Custom Woodworking and Custom Furniture Making					X	X		

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COMMERCIAL AND OTHER (Continued)								
Carpet and Rug Cleaning					X			
Catering Establishments					X		X	
Child Day Care Centers (7+)				X	X	X	X	5.240, 11.127a.
Civic, Social & Religious Organizations				X	X			5.260, 5.230
Clothing and Clothing Accessory Shops				X	X		X	
Contracting Business - general, electric, plumbing, etc.					X	X		
Contractors' Yards					X	X		5.921b.
Convenience Stores				X	X		X	
Country Club, including Golf, Tennis and Other Related Uses	X				X		X	
Crafts Shops				X	X			
Crematories						SE		5.810
Department Stores					X			
Drive-in/Drive-through Commercial Uses					X		X	5.770, 5.780
Dry Cleaning and Laundry					X		X	11.119, 11.120
Dry Goods and Variety Stores				X	X			
Family Day Care Home (-7)	X		X				X	5.240, 11.127b.
Farm Equipment Sales						X		
Flea Markets					X			11.141
Florists, Retail				X	X		X	
Funeral Homes and Undertakers				X	X			5.820
Furniture, Retail				X	X			
Gift Shops				X	X		X	

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COMMERCIAL AND OTHER (Continued)								
Golf Course, Public or Private	SE						SE	5.120
Golf Driving Range	X				X		X	11.190
Greenhouses and Nurseries, Commercial					X			
Grocery and Similar Retail				X	X		X	
Group Day Care Home (Home Occupation)		X	X				X	5.240, 11.127c.
Heavy Equipment Sales and Storage						X		5.921b.
Heliports and Airports						X	SE	5.910
Hospitals and Similar Health Care					SE			5.230, 11.151
Hotel/Motel					X		X	5.420, 11.154, 11.170
Jewelry and Art Metal Craft Shops				X	X			
Laboratory, Testing					SE	X		11.165
Large Scale Commercial Development					SE		SE	5.600, 11.159
Laundromat				X	X			
Leather Goods and Luggage Shops				X	X			
Linen, Towel, and Diaper Service Suppliers				X	X			
Liquor Store					X			
Lumber Yard					X	X		5.921
Machine Shop					X	X		
Manufacturing, Garment & Other Similar Type						X		
Medical/Dental Clinics/Offices				X	X		X	11.164
Methadone Treatment and Other Drug Treatment					SE			5.270, 11.132, 11.166
Miniature Golf	X				X		X	
Mixed Use				X			X	

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COMMERCIAL AND OTHER (Continued)								
Mobile Home Sales					X			
Monument Works, Open or Enclosed						X		
Music, Radio and Television Stores with no loudspeakers broadcasting onto street					X			
Newsstands				X	X			
Night Clubs					X		X	
Nursery Schools			X	X			X	5.240
Nursing Homes and Other Personal Care Health Services	X						X	11.178
Offices, Business				X	X		X	
Outdoor Storage (Principal Use)						SE		5.921
Packing and Crating						X		
Paint Stores					X			
Parking Areas				X	X	X	X	11.182, 11.183
Personal Services								
-Barber				X	X		X	
-Beauty Parlor				X	X		X	
-Massage, Physical Therapy (Licensed only)				X	X		X	
-Tailor				X	X		X	
-Other				X	X		X	
Pet Stores				X	X			
Photographic Equipment and Supply Stores				X	X			
Photo-Developing and Printing Establishments					X	X		
Photographic Studios				X	X			
Post Office				X	X	X		

MOOSE CREEK TOWNSHIP

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USE	C-N	R-1	R-2	C-1	C-2	M	PDZ	REFERENCE SECTION
COMMERCIAL AND OTHER (Continued)								
Professional Services/Offices -Accounting, Legal and Other Similar Services				X	X		X	11.188
Radio/TV Studios					X	X	X	
Recreation, Nonresidential & Recreation, Private	X						X	11.190
Repair Shops - Appliances & Business Equipment				X	X	X		
Restaurants, including Bars				X	X		X	
Retail Stores				X	X		X	
Schools -Private	X	SE	SE	X	X		SE	5.250
-Public	X	SE	SE	X	X		SE	5.250
-Trade/Business Schools					X	X	X	5.250
-Colleges	SE					SE		5.250
Self-Storage Buildings						X		5.923
Shooting Range, Indoor	SE				SE			
Shooting Range, Outdoor	SE							
Shopping Centers					SE		X	5.640, 11.193
Signs, Accessory				X	X	X	X	
Signs, Outdoor Advertising						SE		5.963, 11.198
Sign Painting					X			
Skating Rinks, Indoor and Outdoor	X						X	
Sporting and Athletic Goods Stores				X	X		X	
Storage of Hazardous Materials						SE		5.922
Storage, Heavy Equipment						SE		5.921
Studios - Music, Dance, Theatrical, and Similar				X	X		X	
Supermarket				X	X		X	

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COMMERCIAL AND OTHER (Continued)								
Tailors and Furriers, Custom				X	X			
Tavern, Bar, etc.				X	X		X	
Taxidermists					X			
Telecommunications Facilities, Commercial	SE					SE		5.950
Theatre					X		X	
Transient Businesses					SE			
Temporary Nonresidential Uses				SE	SE			5.970
Truck/Freight Terminal/Distribution Center						SE		
Truck/Trailer Storage Area						SE		5.763
Variety and Specialty Shop				X	X			
Warehousing						X		
Wedding Chapels and Banquet Halls					X			
Wholesale Offices and Showrooms, including Storage						X		

MOOSE CREEK DRAINAGE

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MANUFACTURING AND OTHER								
Earth Moving and Earth Extraction Industries,						SE		5.580
Food Processing						X		
Junk Yards and Outdoor Storage Areas						SE		5.570, 11.157
Large-Scale Manufacturing Development						SE		5.630, 11.159
Manufacturing Uses						X		5.550
Recycling Establishments						X		
Sanitary Land Fill						CU		5.590, 11.191
Sewage Treatment Plant	CU					CU		
Silver Plating and Repair, Custom Only						X		
Solid Waste Disposal Transfer Station, and Staging Area						CU		5.590
Temporary Trailers for Office and/or Materials Storage						SE		
Tire Retreading and Recapping						X		
Tool, Die and Pattern Making and Other Similar Small Machine Shops						X		