

For Sale

717.697.2422



BOW CREEK ROAD  
GRANTVILLE, PA 17028

**iHIGH ASSOCIATES** LTD.  
An Affiliate of High Real Estate Group LLC  
Industrial/Commercial Realtors

Annette Cassel Means  
717.791.2064 – direct line  
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For Sale

717.697.2422



▶ Highway Commercial Land



*Bow Creek Road  
Grantville, PA 17028*

**Available Acreage:**

3.8 Acres

**Sale Price:**

\$625,000

**Description:**

Highway commercial land less than 1 mile from I-81 and across the street from the entrance to Hollywood Casino at Penn National Race Course. Nearby Chesapeake Estates is looking to add 100 units. Warehouse development is in an approval state.

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**LAND INFORMATION**

Available acreage	3.8 Acres
Municipality	East Hanover Township
County	Dauphin
Zoning	Commercial Highway
Road access	300 +/- feet frontage on Bow Creek Road
Topography	Flat
Visibility	Excellent on Bow Creek Road
Frontage	Bow Creek Road
Tax identification	25-007-082

# Bow Creek Road, Grantville, PA 17028

## UTILITIES

Water	No public water, but the area is known for high quantity and high quality private wells
Sewer	No public sewer, but there is public sewer located in the creek on the east side of Bow Creek Road. EDUs are available.

## TRAFFIC COUNTS

7,408 Both Dir AADT @ Bowcreek Road  
31,317 Dir S AADT @ I-81  
31,358 Dir N AADT @ I-81

## LOCATION

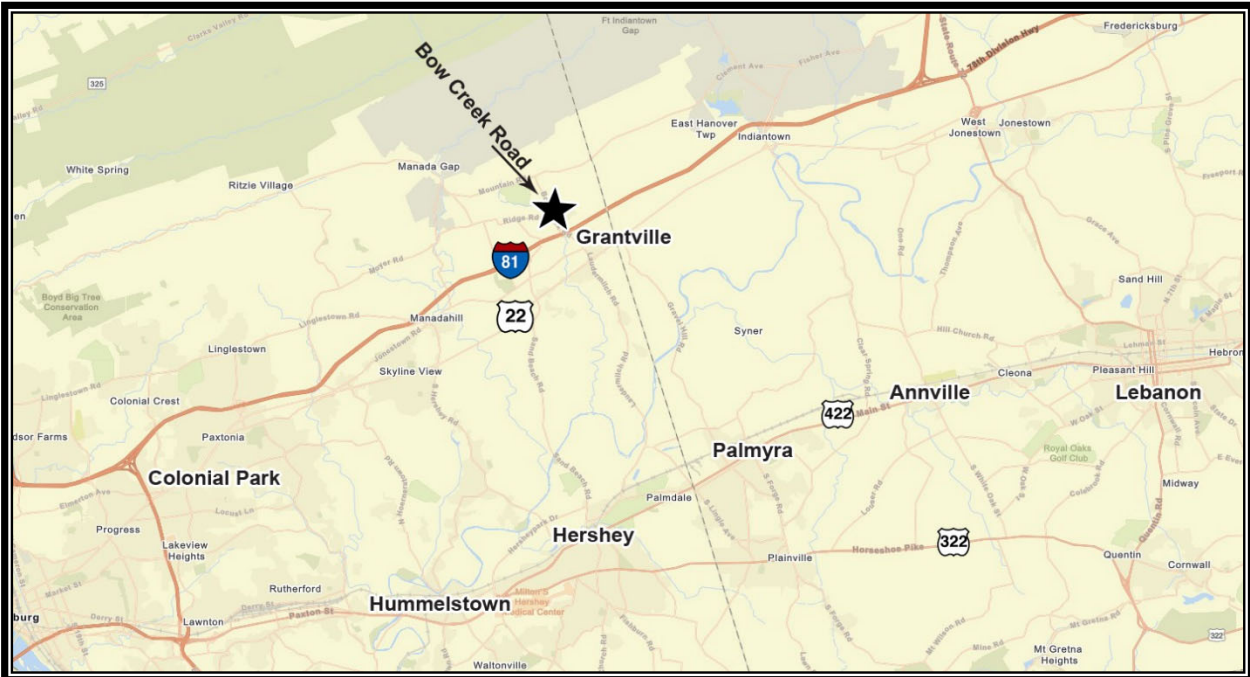
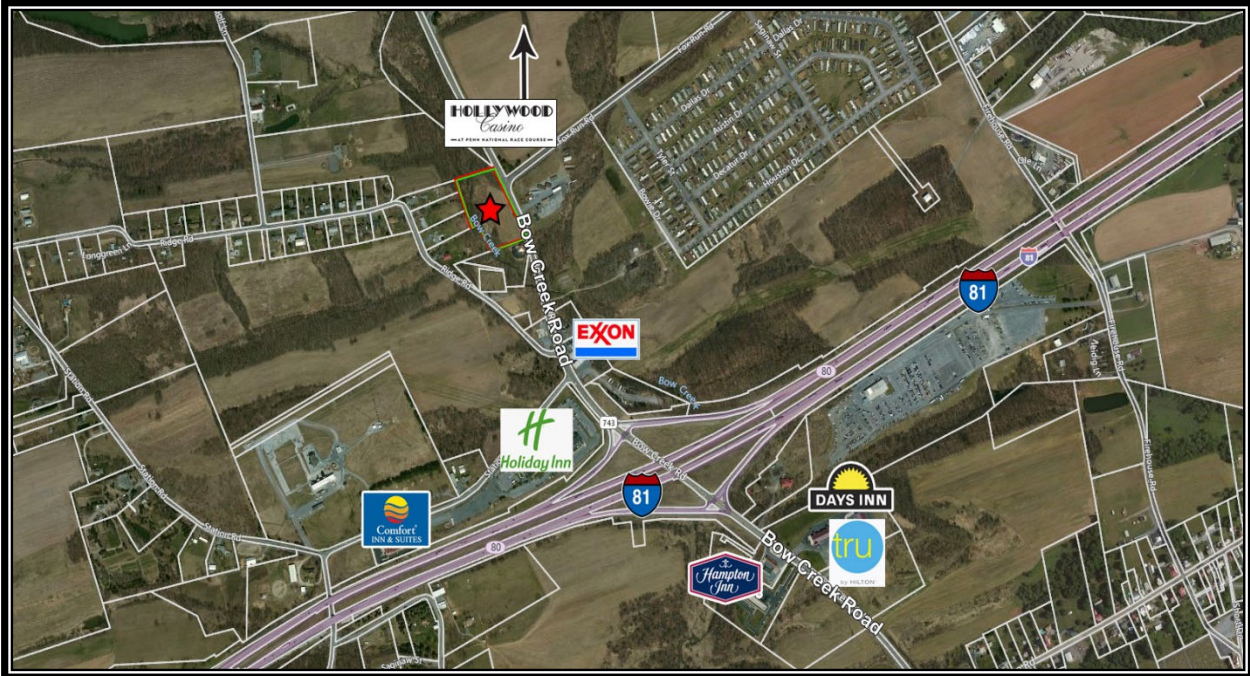
Across the street from Hollywood Casino at Penn National Race Course. Less than a mile from I-81.

## DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	1,148	4,982	14,579
Households	508	1,998	5,731
Avg. HH Income	\$73,534	\$95,820	\$104,286

# Location Maps

# Bow Creek Road, Grantville, PA 17028



**501.B. Dimensional Requirements for Primarily Non-Residential Districts:**

Zoning District: Type of Use	Minimum Lot Area (sq.ft.)	Minimum Lot Width Measured at Minimum Building Setback Line (ft.) [Note L]	Maximum Building Height (ft.) [Note A] (See also Section 502)	Minimum Front Yard Setback (ft.) [Note D]	Minimum Rear Yard Setback (ft.) [Note F]	Minimum Side Yard Setback (each) (ft.) [Note F] [Note H]	Maximum Percent Building Coverage [Note E]	Maximum Percent Lot Coverage [Note E]
<p><b>1. HC Highway Commercial District, IC Interchange Commercial District and IC-1 Inter-change Commercial District:</b></p> <p>a) Allowed non-residential uses.</p> <p>b) Any allowed residential uses shall meet the dimensional requirements of the RR District instead of the IC, IC-1 or HC district.</p>	<p>a) 1 acre (43,560 sf), except 2 acres for an industrial use.</p>	<p>a) 150</p>	<p>a) 4 stories or 65 feet, whichever is more restrictive, provided that for every 1 foot of height greater than 35 feet, the minimum side and rear yards shall each be increased by one additional foot. [Note M]</p>	<p>a) 40, and 30 along the 2<sup>nd</sup> front yard</p>	<p>a) 40 [Note I]</p>	<p>a) 20 [Note I]</p>	<p>a) 40%</p>	<p>a) 60%, except 75% in the IC-1 district if the additional standards are met in Note M. below.</p>

TYPES OF USES (See definitions in Article 15)	ZONING DISTRICTS					
	HC	NC(Note 3)	IC	IC-1	CR	
<b>a. RESIDENTIAL USES</b>						
Single Family Detached Dwelling (Note: Manufactured/mobile homes shall meet the additional requirements of Section 602)	P	P	N	N		P
Single Family Semi-Detached Dwelling (side-by-side dwellings)	N	P	N	N		N
Townhouse (Single Family Attached Dwelling) (See 602)	N	P	N	N		N
Multi-Family (Apartment) Dwellings (See 602), which may be in the same building or on the same lot as allowed non-residential uses.	N	P	N	N		N
<b>b. COMMERCIAL USES</b>						
Boarding House (includes Rooming House) (See 602) (other than uses listed separately in this table)	SE	N	N	N		N
Manufactured/Mobile Home Park (See 602)	N	N	N	N		N
Group Home within a lawful existing dwelling unit (See 602), not including a Treatment Center (Note 6)	P	P	N	N		P
Live Work Unit (See 602)	P	P	N	N		N
Dormitory for 5 or more full-time students	N	N	N	N		N
<b>b. COMMERCIAL USES</b>						
Adult Use (See 602)	N	N	N	SE (Note 5)		N
After Hours Club - To the extent this use is not already prohibited by State Act 219 of 1990 (See 602)	N	N	SE(Note 5)	SE		N
Agri-tourism Business (See 603)	SE	SE	SE	SE		SE
Airport (see also “Heliport”)	N	N	SE	SE		N
Amusement Arcade	P	P	N	N		P (Note 2)
Amusement Park or Water Park (Note 1)	SE	N	P	P		SE
(Note 1) =	The use shall not be open to customers after 10 PM if the use is not within an enclosed building and is within 300 feet from an existing dwelling. Outdoor recreation areas shall be enclosed by 6 feet high fencing and/or a building.					
(Note 2) =	Only allowed as an accessory use.					
(Note 3) =	See limits on hours of operation in Section 405.					
(Note 5) =	A 300 feet setback shall apply from a residential district, unless a stricter requirement is established by another provision of this Ordinance.					
(Note 6) =	Section 602 requires special exception for certain larger group homes.					
P =	Permitted by right use (zoning decision by Zoning Officer)					
C =	Allowed by Conditional Use					
SE =	Special exception use (zoning decision by Zoning Hearing Board)					
N =	Not permitted (See 602 or 603) = See Additional Requirements in Sections 602 or 603					

	ZONING DISTRICTS				
	HC	NC(Note 3)	IC	IC-1	CR
<b>TYPES OF USES</b> (See definitions in Article 15)					
<b>b. COMMERCIAL USES (Cont.)</b>					
Auto Body Shop or Auto Repair Garage (See 602)	SE	N	SE	SE	N
Auto, Boat or Mobile/Manufactured Home Sales, or Auctions, which may include an accessory Vehicle Storage Yard (See 602)	P	N	P	P	N
Auto Service Station, which may occur with a convenience store, and which may also include fueling of vehicles using hydrogen, liquefied natural gas, propane or similar fuels (See 602) for a use that primarily serves tractor-trailer trucks, see “Truck Stop” in this table.	P	N	P	P	N
Bakery, Retail	P	P	P	P	P(Note 4)
Bed and Breakfast Inn (See 603)	P	P	N	N	P
Beverage Distributor (wholesale and/or retail)	P	P	P	P	N
Bus Maintenance or Storage Yard	P	N	P	P	N
Bus, Taxi or Passenger Rail Terminal	P	P	P	P	N
BYOB Club (Note- definition is limited to a use that is open after midnight)(See 602)	SE	N	N	N	N
Camps, Campgrounds or Recreational Vehicle Campgrounds (See 602)	SE	SE	P	P	P
Car Wash (See 602)	P	P	P	P	N
Catering, Custom, for Off-Site Consumption	P	P	P	P	P(Note 4)
Communications Antennae, Commercial (See 602), limited to accessory antenna attached to specified types of structures by Section 602.A.19.a.	P	P	P	P	P
Communications Tower, Commercial (See 602), or other antennae that are not allowed under Section 602.A.19.a.	C	N	C	C	N
Conference Center or Exposition Center	P	P	P	P	P(Note 4)

(Note 3) = See limits on hours of operation in Section 405.

(Note 4) = Limited to the same lot as an approved Gaming Facility or an immediately adjacent lot with coordinated traffic access, and with a 300 feet building setback from the right-of-way of a State road.

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

C = Allowed by Conditional Use

SE = Special exception use (zoning decision by Zoning Hearing Board)

(See 602 or 603) = See Additional Requirements in Sections 602 or 603

N = Not permitted

TYPES OF USES (See definitions in Article 15)	ZONING DISTRICTS				
	HC	NC(Note 3)	IC	IC-1	CR
<b>b. COMMERCIAL USES (Cont.)</b>					
Construction Company or Tradesperson's Headquarters (including but not limited to landscaping, building trades or janitorial contractor). See also as Home Occupation. Accessory outdoor storage shall be permitted provided it meets the screening requirements of Section 1303.	P	P(Note 1)	P	P	N
Convenience Store, which may be combined with an Auto Service Station only if the if the requirements for an Auto Service Station are met and if an Auto Service Station is allowed in the district.	P	P	P	P	N
Crafts or Artisan's Studio	P	P	P	P	P
Custom Printing, Copying, Faxing, Mailing or Courier Service and similar services to businesses	P	P	P	P	P
Data Center, which may include an Internet Server Building	P	P	P	P	N
Dog Day Care - See Animal Day Care Exercise Club	P	P	P	P	P(Note 4)
Financial Institution; includes banks, and which may include "drive-through facilities" (see 603)	P	P	P	P	P(Note 4)
Flea Market/ Auction House	P	P	P	P	N
Food Truck, except for: a) an operation at any location for less than 30 minutes per day, b) as accessory to an on-site restaurant that operates in a building, or c) for Township-approved special events (See 603)	N	N	N	N	P(Note 4)
Funeral Home (See crematorium listed separately under Institutional Uses)	P	P	P	P	N
Gaming Facility, Licensed, other than small games of chance allowed under State law and the State Lottery. A Gaming Facility is only allowed if operated adjacent to a facility that is actively used as a Horse Race Track.	N	N	N	N	C
(Note 1) = A maximum of 25% of lot shall be used for outdoor storage.					
(Note 2) = Provided the use is setback a minimum of 200 feet from the nearest residential use on another lot.					
(Note 3) = See limits on hours of operation in Section 405.					
(Note 4) = Limited to the same lot as an approved Gaming Facility or an immediately adjacent lot with coordinated traffic access, and with a 300 feet building setback from the right-of-way of a State road.					
(Note 5) = A 300 feet setback shall apply from a residential district, unless a stricter requirement is established by another provision of this Ordinance.					
P = Permitted by right use (zoning decision by Zoning Officer)	N = Not permitted				
SE = Special exception use (zoning decision by Zoning Hearing Board)	C = Allowed by Conditional Use				
(See 602 or 603) = See Additional Requirements in Sections 602 or 603					



TYPES OF USES (See definitions in Article 15)	ZONING DISTRICTS				
	HC	NC(Note 3)	IC	IC-1	CR
<b>b. COMMERCIAL USES (Cont.)</b>					
Gas Station - See “Auto Service Station” in this table.					
Golf Course (See 602)	P	P	P	P	P
Heliport (See 602)	SE	N	SE	SE	SE
Horse Racetrack	N	N	N	N	P
Hotel or Motel (See 602)	P	P	P	P	N
Kennel (See 602)	N	N	SE	SE	SE
Laundromat	P	P	P	P	N
Laundry, Commercial or Industrial	P	N	P	P	N
Lumber Yard	P	P	P	P	N
Medical Marijuana Dispensary (See 602)	SE	N	SE	SE	N
Micro-brewery or Micro-distillery (which may be in combination with a restaurant or tavern)	P	P	P	P	P(Note 4)
Motor Vehicle Racetrack, Outdoor	N	N	N	N	SE(Note 5)
Nightclub	SE	N	SE	SE	P(Note 4)
Office (May include medical clinics or labs)	P	P	P	P	P
Pawn Shop	P	P	N	N	N
Personal Services (includes tailoring, check cashing, custom dressmaking, haircutting/styling, dog grooming, travel agency, drycleaning, shoe repair, "massage therapy, certified" and closely similar uses)	P	P	P	P	P(Note 4)
Plant Nursery or Tree Farm, with a retail sales of items not primarily grown on the premises only allowed if a Retail Store is also allowed	P	P	P	P	P

(Note 2) = If the use will be open between midnight and 6 AM, the use and its parking areas shall be setback a minimum of 200 feet from any existing or approved dwellings.  
 (Note 3) = See limits on hours of operation in Section 405.  
 (Note 4) = Limited to the same lot as an approved Gaming Facility or an immediately adjacent lot, with coordinated traffic access, and with a 300 feet building setback from the right-of-way of a State road.

(Note 5) = A 300 feet setback shall apply from a residential district, unless a stricter requirement is established by another provision of this Ordinance.  
 (Note 6) = Each retail establishment shall be limited to a maximum building floor area of 80,000 square feet.

P = Permitted by right use (zoning decision by Zoning Officer) C = Allowed by Conditional Use  
 SE = Special exception use (zoning decision by Zoning Hearing Board) N = Not permitted  
 (See 602 or 603) = See Additional Requirements in Sections 602 or 603

TYPES OF USES (See definitions in Article 15)	ZONING DISTRICTS				
	HC	NC(Note 3)	IC	IC-1	CR
<b>b. COMMERCIAL USES (Cont.)</b>					
Propane Retail Distributor, other than pre-packaged sales, and with Fire Company review.	N	N	SE (Note5)	SE	N
Recording Studio, Music	P	P	P	P	P
Recreation, Commercial Indoor (includes bowling alley, roller or ice skating rink, batting practice, and closely similar practice, and closely similar uses); other than uses listed separately in this Article 4	P	P	P	P	P
Recreation, Commercial Outdoor (including miniature golf course, golf driving range, archery, horseback riding, paintball and closely similar uses); other than uses listed separately in this Article 4.	P	P	P	P	P
Repair Service, Household Appliance	P	P	P	P	N
Restaurant (includes Banquet Hall) (See 602), other than a Tavern or Nightclub	P(Note 2)	N	N	N	N
– with drive-through service (See 603)	P	P	P	P	P(Note 4)
– without drive-through service. (Food Trucks are listed separately below.)					
Retail Store (not including uses listed individually in this Article 4). Any drive-through facilities shall meet Section 603 and shall be limited to the HC district.					
This use may include rental of items or check cashing.	P	P	P(Note 6)	P	P(Note 4)
Self-Storage Development (See 602)	P	P	P	P	N
Septic System Contractors, not including on-site sewage treatment	P	N	P	P	N
Shopping Center	P	P	P(Note 6)	P	N

(Note 2) = If the use will be open between midnight and 6 AM, the use and its parking areas shall be setback a minimum of 200 feet from any existing or approved dwellings.

(Note 3) = See limits on hours of operation in Section 405.

(Note 4) = Limited to the same lot as an approved Gaming Facility or an immediately adjacent lot, with coordinated traffic access, and with a 300 feet building setback from the right-of-way of a State road.

(Note 5) = A 300 feet setback shall apply from a residential district, unless a stricter requirement is established by another provision of this Ordinance.

(Note 6) = Each retail establishment shall be limited to a maximum building floor area of 100,000 square feet.

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

SE = Special exception use (zoning decision by Zoning Hearing Board)

(See 602 or 603) = See Additional Requirements in Sections 602 or 603

C = Allowed by Conditional Use

N = Not permitted

TYPES OF USES (See definitions in Article 15)	ZONING DISTRICTS				
	HC	NC(Note 3)	IC	IC-1	CR
<b>b. COMMERCIAL USES (Cont.)</b>					
Target Range, Firearms					
– Completely indoor and enclosed	P	P	P	P	N
– Other than above, with a barrier that the applicant proves is sufficient to protect public safety (Note 1)	N	N	SE(Note5)	SE	N
Tattoo Parlor or Body Piercing (other than temporary tattoos or ear piercing which are personal service uses)	P	P	P	P	N
Tavern, other than a Nightclub	P	SE	P	P	P(Note 4)
Television or Radio Broadcasting Studios	P	P	P	P	N
Theater, Indoor Movie or Live Theater, other than an Adult Establishment	P	P	P	P	P(Note 4)
Trade / Hobby School	P	P	P	P	N
Truck Stop that primarily serves tractor-trailer trucks	N	N	C(Note 5)	C	N
Veterinarian Office (See 602)	P	P	P	P	P
Visitor Center providing education and promotional information	P	P	P	P	P
Wholesale Sales – see under Industrial Uses					
<b>c. INSTITUTIONAL / SEMI-PUBLIC USES</b>					
Cemetery (See 602); see Crematorium listed separately	N	N	N	N	P
College or University - Educational, Recreational, Office or Support Uses (See also Residential Uses, which are addressed separately)	P	P	P	P	N
Community Recreation Center (limited to a government sponsored or non-profit facility) or Library	P	P	P	P	P

(Note 1) = A target range is also allowed in all zoning districts on a lot of more than 2 acres if limited to occasional daytime use by residents or owners of the lot and if there is a sufficient safety barrier.

(Note 2) = If the use will be open between midnight and 6 AM, the use and its parking areas shall be setback a minimum of 200 feet from any existing or approved dwellings.

(Note 3) = See limits on hours of operation in Section 405.

(Note 4) = Limited to the same lot as an approved Gaming Facility or an immediately adjacent lot, with coordinated traffic access, and with a 300 foot building setback from the right-of-way of a State road.

(Note 5) = A 300 feet setback shall apply from a residential district, unless a stricter requirement is established by another provision of this Ordinance.

(Note 6) = Each retail establishment shall be limited to a maximum building floor area of 80,000 square feet.

P = Permitted by right use (zoning decision by Zoning Officer) C = Allowed by Conditional Use

SE = Special exception use (zoning decision by Zoning Hearing Board) N = Not permitted

(See 602 or 603) = See Additional Requirements in Sections 602 or 603

TYPES OF USES (See definitions in Article 15)	ZONING DISTRICTS				
	HC	NC(Note 3)	IC	IC-1	CR
<b>c. INSTITUTIONAL / SEMI-PUBLIC USES (Cont.)</b>					
Crematorium (See 602)	SE(Note 5)	N	SE(Note 5)	SE	N
Criminal Halfway House or Day Reporting Center (See 602)	N	N	C	C	N
Cultural Center or Museum	P	P	P	P	P
Day Care Center, Adult or Child (See 602) (See also as an accessory use)	P	P	SE	SE	P
Dormitory - See under Residential Uses in this table					
Emergency Services Station or Training Facility	P	P	P	P	P
Hospital or Surgery Center or Related Testing and Treatment Facilities	P	P	P	P	N
Membership Club meeting & non-commercial recreational facilities, provided that such use shall not be open between 2 & 6 AM, & provided that such use shall only be allowed in combination with another use if the other use is allowed in that District and if the requirements for that use are also met. (See 602)	P	P	P	P	P
Nursing Home or Personal Care Home/Assisted Living Facility or Hospice (See 602)	P	P	P	P	P
Place of Worship (See 602) (includes Church)	P	P	P	P	P
School, Public or Private, Primary or Secondary (See 602)	P	P	P	P	P
Temporary and/or Emergency Shelter (See 602)	N	N	SE	SE	N
Treatment Center (See 602)	N	N	C	C	N
<b>d. PUBLIC/SEMI-PUBLIC USES</b>					
Township Government Uses and Facilities, such as Public Works Facilities	P	P	P	P	P
Government Facility, other than offices and other than uses listed separately in this Article	P	P	P	P	P
Prison or Similar Correctional Institution	N	N	C (Note 5)	C	N
Publicly Owned or Operated Park	P	P	P	P	P
P	Permitted by right use (zoning decision by Zoning Officer)				
SE	Special exception use (zoning decision by Zoning Hearing Board)				
(See 602 or 603)	= See Additional Requirements in Sections 602 or 603				
(Note 3)	= See limits on hours of operation in Section 405.				
(Note 5)	= A 300 feet setback shall apply from a residential district, unless a stricter requirement is established by another provision of this Ordinance. A warehousing, storage distribution or trucking company terminal use involving a total of more than 200,000 square feet of building floor area in a building or in total on a lot, whichever is more inclusive, shall be limited to the IC-1 district.				

C = Allowed by Conditional Use  
N = Not permitted

TYPES OF USES (See definitions in Article 15)	ZONING DISTRICTS				
	HC	NC(Note 3)	IC	IC-1	CR
<b>d. PUBLIC/SEMI-PUBLIC USES (Cont.)</b>					
Public Utility Facility, other than Township-owned facilities & other than uses listed separately in this Article. See also Section 602.	SE	SE	P	P	SE
Sewage Pump Stations	P	P	P	P	P
Swimming Pool, Non-household (See 602)	P	P	P	P	P
U.S. Postal Service Facility or Substation	P	P	P	P	P
<b>e. INDUSTRIAL USES</b>					
Asphalt Plant	N	N	C(Note 5)	C	N
Assembly or Finishing of Products Using Materials produced elsewhere (such as products from plastics manufactured off-site)	P	N	P	P	N
Building Supplies and Building Materials, Wholesale Sales of	P	P	P	P	N
Distribution Center as a principal use (See 602), not including a Trucking Company Terminal	N	N	C (Note 5)	C	N
Electric Power Generating Plant (Other than Putrescent Solid Waste to Energy, Solar Energy or Wind Turbines)	N	N	C (Note 5)	C	N
Industrial Equipment Sales, Rental and Service, other than involving trucks and trailers primarily intended to be operated on public streets	P	N	P	P	N
Incineration of Hazardous or Toxic Waste, other than may have been previously approved within an existing waste-to-energy plant	N	N	C(Note 5)	C	N
Junk - outdoor storage, display or processing of, other than within an approved junkyard or solid waste disposal facility	N	N	N	N	N
Junk Yard (See 602) (includes scrap yard)	N	N	SE(Note 5)	SE	N
Liquid or Gas Fuel Storage, Bulk, for off-site distribution, which shall require a review by the Fire Company; other than: auto service station, propane distributor as listed separately, pre-packaged sales or fuel tanks for company vehicles	N	N	C (Note 5)	C	N

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TYPES OF USES (See definitions in Article 15)	ZONING DISTRICTS				
	HC	NC(Note 3)	IC	IC-1	CR
<b>e. INDUSTRIAL USES</b>					
Manufacture and/or bulk processing of the following, provided manufacturing occurs only indoors:					
– Agricultural Chemicals, Fertilizers or Pesticides	N	N	SE(Note 5)	SE	N
– Apparel, Textiles, Shoes and Apparel Accessories (see also Crafts Studio)	P	P	P	P	N
– Cement Manufacture	N	N	SE(Note 5)	SE	N
– Ceramics Products (other than Crafts Studio)	N	N	P	P	N
– Chemicals, Manufacture or Bulk Processing of, other than pharmaceuticals and types listed separately	N	N	SE(Note 5)	SE	N
– Clay, Brick, Tile and Refractory Products	N	N	P	P	N
– Computers; Electronic & Microelectronic Products	P	P	P	P	N
– Concrete, Lime and Gypsum Products, other than actual manufacture of cement	N	N	N	N	N
– Electrical Equipment, Appliances & Components	P	N	P	P	N
– Explosives, Fireworks or Ammunition	N	N	SE(Note 5)	SE	N
– Fabricated Metal Products (except Explosives, Fireworks or Ammunition) and/or Machine Shops	N	N	P	P	N
– Food and Beverage Products (which may include aquaculture), at an industrial scale, as opposed to a clearly retail scale	P	P	P	P	N
– Glass & Glass Products (other than Crafts Studio)	P	N	P	P	N
– Jewelry and Silverware	P	N	P	P	N
– Leather and Allied Products (other than Crafts Studio or Tannery)	N	N	P	P	N
– Machinery or Gaskets	P	N	P	P	N
– Manufactured or Modular Housing Manufacture	N	N	P	P	N
– Medical Equipment and Supplies	P	N	P	P	N
– Metal Products, Primary	N	N	SE	SE	N

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C = Allowed by Conditional Use

SE = Special exception use (zoning decision by Zoning Hearing Board)

N = Not permitted

(See 602 or 603) = See Additional Requirements in Sections 602 or 603

(Note 3) = See limits on hours of operation in Section 405.

(Note 5) = A 300 feet setback shall apply from a residential district, unless a stricter requirement is established by another provision of this Ordinance.

TYPES OF USES (See definitions in Article 15)	ZONING DISTRICTS				
	HC	NC(Note 3)	IC	IC-1	CR
<b>e. INDUSTRIAL USES (Cont.)</b>					
Manufacture and/or bulk processing of the following, provided manufacturing occurs only indoors:					
– Mineral Products, Non-metallic (other than Mineral Extraction)	N	N	P	P	N
– Paper and Paper Products (including recycling, but not including manufacture of raw paper pulp)	P	N	P	P	N
– Paper - Raw Pulp	N	N	N	N	N
– Paving Materials, other than bulk manufacture of asphalt	N	N	SE	SE	N
– Pharmaceuticals and Medicines	P	N	P	P	N
– Plastics, Polymers, Resins, Vinyl, Coatings, Cleaning Compounds, Soaps, Adhesives, Paints, or Ink	N	N	SE	SE	N
– Products from Previously Manufactured Materials, such as glass, leather, plastics, cellophane, textiles, rubber or synthetic rubber	P	N	P	P	N
– Roofing Materials and Asphalt Saturated Materials or Natural or Synthetic Rubber	N	N	SE	SE	N
– Scientific, Electronic and Other Precision Instruments	P	N	P	P	N
– Sporting Goods, Toys, Games, Musical Instruments or Signs	P	P	P	P	N
– Transportation Equipment, including installing mechanical additions to trucks and trailers	N	N	P	P	N
– Wood Products and Furniture (not including raw paper pulp)	P	P	P	P	N
– See Section 205 for uses that are not listed					
Medical Marijuana Grower / Processor (See 602)	SE	N	N	N	SE
Mineral Extraction (See 602) and related processing, stockpiling and storage of materials removed from the site, other than as part of preparation of a development site	N	N	C(Note 5)	C	N
Package Delivery Services Distribution Center	P	P	P	P	N
	P	N	P	P	N

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 N = Not permitted  
 (See 602 or 603) = See Additional Requirements in Sections 602 or 603  
 (Note 3) = See limits on hours of operation in Section 405.

TYPES OF USES (See definitions in Article 15)	ZONING DISTRICTS				
	HC	NC(Note 3)	IC	IC-1	CR
<b>e. INDUSTRIAL USES (Cont.)</b>					
Petroleum Refining or Manufacture or Bulk Storage of Ethanol or similar fuels for off-site use	N	N	SE(Note 5)	SE	N
Pipeline Compressor Station (such as for natural gas), which shall be constructed within an enclosed structure with sound absorbing walls	N	N	SE(Note 5)	SE	N
Printing or Bookbinding	P	P	P	P	N
Recycling Center, Bulk Processing, provided all operations of an industrial scale occur within an enclosed building (this use does not include a solid waste disposal or transfer facility)	SE	N	SE	SE	N
Research and Development, Engineering or Testing Facility or Laboratory (other than medical laboratories, which is considered an office use) and related manufacture of prototypes	P	N	P	P	N
Sawmill/ Planing Mill	P	N	N	N	N
Septage and Composting Processes (See 602)	N	N	SE(Note 5)	SE	N
Slaughterhouse, Stockyard or Tannery (other than customarily accessory processing of animals raised on-site or by the same operator)	N	N	SE(Note 5)	SE	N
Solid Waste Landfill (See 602)	N	N	C (Note 5)	C	N
Solid Waste Transfer Facility or Putrescent Waste to Energy Facility (See 602)	N	N	C (Note 5)	C	N
Trucking Company Terminal (See 602)	N	N	C (Note 5)	C	N
Warehousing or Storage as a principal use (See 602)	N	N	C (Note 5)	C	N
Warehousing or Storage as an on-site accessory use or serving principal uses located or allowed within the same zoning district	P	P	P	P	N
Welding	P	N	P	P	N
Wholesale Sales (other than Motor Vehicles)	P	P	P	P	N

(Note 2) = A maximum of 25% of lot shall be used for outdoor storage.

(Note 3) = See limits on hours of operation in Section 405.

(Note 5) = A 300 feet setback shall apply from a residential district, unless a stricter requirement is established by another provision of this Ordinance. A warehousing, storage distribution or trucking company terminal use involving a total of more than 200,000 square feet of building floor area in a building or in total on a lot, whichever is more inclusive, shall be limited to the IC-1 district.

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

SE = Special exception use (zoning decision by Zoning Hearing Board)

(See 602 or 603) = See Additional Requirements in Sections 602 or 603

C = Allowed by Conditional Use

N = Not permitted



TYPES OF USES (See definitions in Article 15)	ZONING DISTRICTS				
	HC	NC(Note 3)	IC	IC-1	CR
<b>f. ACCESSORY USES</b>					
See additional allowed accessory uses in Sections 303 and 403, and the additional requirements in Section 603 for specific Accessory Uses.					
Accessory Camping Site (See 603)	P	P	P	P	P
Bus Passenger Shelter	P	P	P	P	P
Composting, Bulk, as accessory use, other than septage. Note: composting of leaves, vegetation or materials generated on-site are permitted by right in all districts.	N	N	SE	SE	SE
Day Care Center accessory to and on the same lot as an existing lawful Place of Worship	P	P	P	P	P
Day Care (See 603) as accessory to a lawful dwelling, of the following number of persons, in addition to children or grandchildren of the on-site caregiver:					
– Day care of a maximum of 3 persons. This use does not need a zoning permit.	P	P	P	P	P
– Group Day Care Home (7 to 12 children)	P	P	P	P	P
– Family Day Care Home (4 to 6 children)	P	P	P	P	P
Farm-Based Business (See 603)	P	P	P	P	P
Furnace, Outdoor (See 603)	P	P	P	P	P
Home Occupation, General or Low Impact (See 603)	P	P	P	P	P
Outdoor Storage and/or Display as accessory to a business use (See buffer yard provisions) (See Section 603)	P	P(Note 2)	P	P	P
Processing of Agricultural Products produced on-site as a customarily accessory use	P	P	P	P	P
Outdoor Storage and/or Display as principal use, other than uses listed separately in this table (See buffer yard provisions in 1303)	N	N	SE	SE	SE

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TYPES OF USES (See definitions in Article 15)	ZONING DISTRICTS				
	HC	NC(Note 3)	IC	IC-1	CR
<b>f. ACCESSORY USES (Cont.)</b>					
Rental of an Existing Dwelling, Short-Term (See 603)	P	P	P	P	P
Retail Sales as Accessory to a Principal Industrial Use, limited to items produced or distributed on the premises, and limited to a maximum of 5% of the floor area of the principal use	P	P	P	P	N
Retail Sale of Agricultural Products (See 603)	P	P	P	P	P
Temporary Commercial Uses - See Section 603, as well as “Food Truck” which is listed separately.	P	P	N	N	P
Unit for Care of Relative (See 603) on the lot of an existing dwelling	P	P	N	N	P
<b>g. MISCELLANEOUS USES</b>					
Crop Farming, Community Garden, Greenhouse, Hydroponics or Aquaculture	P	P	P	P	P
Forestry (Includes Timber harvesting; See 602)	P	P	P	P	P
Groundwater or Springwater Withdrawal Averaging More than 100,000 gallons per day, for off-site use (See 602)	SE	SE	SE	SE	SE
Horse Training Facility (See 602)	P	P	P	P	P
Livestock or Poultry, Raising of (See 602):	SE	N	SE	SE	SE
– Intensive	P	P	P	P	P
– Non-Intensive	N	N	N	SE(Note 5)	N
Mushroom Houses, for the production of mushrooms	P	P	P	P	P
Nature Preserve/Environmental Education Center	N	N	N	N	N
Parking Lot or Structure as an accessory or principal use:					
– parking of trucks that haul putrescent or hazardous waste	N	N	SE	SE	N
– overnight parking that primarily serves two or more tractor-trailer trucks and/or their trailers	P	N	P	P	P
– other than above, such as municipal parking lots and customary accessory parking for on-site uses.	P	P	P	P	P

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TYPES OF USES (See definitions in Article 15)	ZONING DISTRICTS				
	HC	NC(Note 3)	IC	IC-1	CR
<u>g. MISCELLANEOUS USES (Cont.)</u>					
Recycling Collection Center	P	N	P	P	P
Solar Energy Collection Systems	P	P	P	P	P
Water Supply Wells, Storage and Treatment Facilities	P	P	P	P	P
Wastewater Treatment Plant (other than customarily accessory pre-treatment facilities)	P	N	P	P	P
Wind turbines:					
– Maximum of one on a lot that is an accessory use (See 603)	P	P	P	P	P
– One or more wind turbines, other than above (See 602))	SE	SE	SE	SE	SE
Winery (See 602)	P	P	P	P	P
All Uses that will be unable to comply with the performance standards of this ordinance. See the “Environmental Protection” requirements of Article 10	N	N	N	N	N

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