

ZONING  
COMPARISON OF RESIDENTIAL USES

Types of Uses	Existing	New	Existing	New	Existing	New	Existing	New		Existing	New
	C-R	CONSV	R-1/R-1C	R-6	R-1A	R-8	R-2 & R-2/O	R-9	R-10	R-3	R-11
<b>Agricultural uses:</b>											
Crop farming (§ 445-34)	P	P	P	N	P	N	P	N	N	P	N
Raising of livestock (§ 445-34) (beyond what is allowed under crop farming)	N	P	N	N	N	N	N	N	N	N	N
Commercial forestry (§ 445-34)	SE	P	SE	N	SE	N	SE	N	N	SE	P
<b>Residential uses:</b>											
Single-family detached dwelling (including manufactured/mobile home) (§ 445-34)	P	P	P	P	P	P	P	P	P	P	P
Single-family semidetached dwelling/half of a twin dwelling [Amended 1-29-1997 by Ord. No. 148-1996]	N	P	P	P	P <sup>4</sup>	P	P <sup>4</sup>	P	P	P	P
Townhouse (§ 445-34, including lot width) [Amended 1-29-1997 by Ord. No. 148-1996]	N	N	P	P	N <sup>2</sup>	N	P <sup>1</sup>	P	N	P <sup>3</sup>	P
Low-rise apartments (§ 445-34) [Amended 1-29-1997 by Ord. No. 148-1996]	N	N	P	P	N	N	N	P	N	P	P
Manufactured/mobile home park (§ 445-34)	N	N	N	N	N	N	N	N	N	C	N
Boardinghouse (§ 445-34)	N	N	N	N	N	N	N	N	N	N	N
Group home within a lawful dwelling unit (§ 445-34)	P	P	P	P	P	P	P	P	P	P	P
<b>Mid-rise apartments:</b>											
With up to 10 stories, permanently limited to persons age 55 or older, the physically handicapped and their spouses	N	N	N	N	N	N	N	N	N	P	N
Other than above, with a maximum of 6 stories	N	N	N	N	N	N	N	N	N	SE	N
Conversion of an existing dwelling into a total maximum of 3 dwelling units, other than dwelling types listed above (§ 445-34)	N	N	N	N	N	N	N	P	N	SE	SE
Two dwelling units within 1 building, other than a conversion listed above and other than a permitted single-family semidetached dwelling	N	N	N	P	N	P	N	P	P	P	P
<b>Commercial and industrial uses:</b>											
All commercial, industrial and institutional uses not specifically listed in this table as permitted in the residential districts	N	N	N	N	N	N	N	N	N	N	N
Basilica [Added 1-4-1999 by Ord. No. 115-1998]	N	P	N	P	P	P	N	P	P	N	P
Bed-and-breakfast use (§ 445-34)	SE	P	N	N	N	N	SE in R-2; P in R-2/O	P	N	SE	P
Campground (§ 445-34)	SE	P	N	N	N	N	N	N	N	N	N
Communications tower, commercial	SE	SE	N	N	N	N	N	N	N	N	N
Funeral home (§ 445-34)	N	N	N	N	N	N	N in R-2; P in R-2/O	N	N	N	P
Golf course (§ 445-34) of more than 20 acres	P	P	P	N	P	N	P	N	N	P	N
Haircutting/hairstyling (see also as a home occupation)	N	N	N	N	N	N	N in R-2; P in R-2/O	N	N	N	P
Medical waste incinerators, bulk storage or disposal of biomedical or infectious waste, clinical laboratory facilities or centers for infectious diseases	N	N	N	N	N	N	N	N	N	N	N
Offices	N	N	N	N	N	N	N in R-2; P in R-2/O	N	N	N	P
Plant nursery restricted to sale of items clearly primarily grown on the premises (§ 445-34)	P	P*	P	N	P	N	P	N	N	P	N
Recreation area, nonprofit private with a maximum impervious coverage of 5% and a minimum lot area of 3 acres	SE	P	SE in R-1; P in R-1C	P	SE	SE	SE	SE	SE	SE	SE
Recreation area, for profit with a maximum impervious coverage of 5% and a minimum lot area of 3 acres	SE	N	N in R-1; P in R-1C	P	N	SE	N	SE	SE	N	SE
<b>Institutional:</b>											
Basilica [Added 1-4-1999 by Ord. No. 115-1998]	N	P	N	P	P	P	N	P	P	N	P
Cemetery (§ 445-34)	N	N	N	N	N	N	SE	C*	C*	N	N
College or university, including but not limited to educational, office, support, dormitory and/or recreation buildings or uses	N	N	N	N	N	N	N	N	N	N	N
Community center (other than one limited to use by residents of 1 development) or public library	P	P	P	P	P	P	P	P	P	P	P
Correctional facility, expansion of, Lackawanna County-owned	N	N	N	N	N	N	N in R-2; SE in R-2/O	N	N	N	N
Day-care center, adult (§ 445-34)	N	N	N	P*	N	P*	N in R-2; P in R-2/O	P*	P*	P	P*
Day-care center (§ 445-34) (see also as accessory use)	N	N	N	P*	N	P*	N in R-2; P in R-2/O	P*	P*	P	P*
Membership club	N	N	N	N	N	N	N in R-2; P in R-2/O	N	N	N	N
Museum, noncommercial	P	P	N	N	SE	N	SE	N	N	N	N
Nursing home [Added 12-14-2001 by Ord. No. 84-2001]	N	N	N	N	N	N	N	N	N	P	N
Parking--see under "miscellaneous uses" in this table	N	N	N	N	N	N	N	N	N	N	N
Personal care home (§ 445-34)	N	N	N	N	N	N	N in R-2; P in R-2/O	N	N	P	N
Place of worship	P	P	P	P	P	P	P	P	P	P	P
School, public or private, primary or secondary (§ 445-34), other than a care and treatment facility for children	P	P	P	P	P	P	P	P	P	P	P
Therapy uses--see under "offices"		N		N		N		N	N		P
Treatment center	N	N	N	N	N	N	N	N	N	N	N
See also certain health care related uses that are prohibited under "commercial uses" in this table	N	N	N	N	N	N	N	N	N	N	N
<b>Public/semipublic:</b>											
City-owned uses for a valid governmental, recycling, public health, public safety, recreation, stormwater or public utility purpose	P	P	P	P	P	P	P	P	P	P	P
Emergency services station	P	P	P	P	P	P	P	P	P	P	P
Nature preserve, nonprofit	P	P	P	P	P	P	P	P	P	P	P
Publicly owned recreation	P	P	P	SE	P	SE	P	SE	SE	P	SE
Public utility facility, other than facilities exempted by § 445-14 or permitted as essential services in § 445-29E	N	C	N	P	N	C	N	SE	P	N	SE
Swimming pool, nonhousehold (§ 445-34)	SE	SE	SE	N	SE	N	SE	N	N	SE	N
U.S. Postal service facility	N	P	P	P	P	P	P	P	P	P	P
<b>Miscellaneous uses:</b>											
Surface parking for an institutional use on a lot that as of January 1, 1993; did not exist on January 1, 1993	N	P	N	N	SE	N	SE	N	N	SE	N
Surface parking as a principal use serving an institutional or office use, other than as permitted by the above provision	N	N	N	N	N	N	N in R-2; P in R-2/O	N	N	N	N
<b>Accessory uses:</b>											
Day-care center accessory to a lawful place of worship, provided	P	N	P	P	P	P	P	P	P	P	P
Heliport, private, as an accessory use (§ 445-35)	C	P	N	N	N	N	N	N	N	N	N
Home occupation, general (§ 445-35)	SE	P	SE	N	SE	N	SE	N	N	SE	N
Home occupation, light (§ 445-35)	P	P	P	N	P	N	P	N	N	P	N
Unit for care of relative (§ 445-35)	P	P	P	C	P	C	P	N	N	P	N
See list of additional accessory uses in § 445-29C, D and E	P	P SEE LIST	P	P See List	P	P SEE LIST	P	P SEE LIST	P SEE LIST	P	P SEE LIST

R-9&R-10 both similar to R-1A and R-2

P-Permitted Use

P\* - Permitted as Accessory Use to Lawful Permitted Use

SE- Permitted by Special Exception after hearing by ZHB

C - Permitted by Conditional Use after hearing by City Council

N- Not Permitted

*Oil and Gas Extraction to be removed from all Residential Zones*

*Wineries/Tasting Facilities to be removed from all residential zones except CONSV*

*This table is meant to help in the review of the proposed 2022 Zoning Ordinance but may not include all uses from existing or proposed ordinances. Some uses are allowed in the text of the ordinance and not always found in the tables. Some uses have different names or definitions. This is only to give general ideas of the different zones. A review of the whole proposed ordinance is recommended*

**COMPARISON OF RESIDENTIAL ZONING DISTRICTS**

<b>EXISTING ZONE</b>	<b>DESCRIPTION</b>	<b>PROPOSED</b>		
		<b>NAME</b>	<b>ZONE</b>	<b>DESCRIPTION</b>
CR	To allow public recreation areas and only limited development in areas that are not physically suited for development. Single family detached houses, public recreation, semi-public recreation.	CONSERVATION	CONSV	To conserve areas of unique natural beauty or low-impact recreation, or in which accessibility is difficult or constrained by topography, and to protect open spaces, environmentally sensitive areas, and natural features such as steep slopes, forests, and water courses. Single family detached houses
R-1C	To allow for homes to be clustered at medium densities on areas that are less steep, more physically suitable for development and that are more easily accessed by roads. Very steep areas, wetlands and areas along creeks should be permanently kept in open space.	Combined with above		Use permitted by Special Exception in CONSV zone
R-1	To preserve, protect and expand neighborhoods of single family detached houses.	Suburban Single Family Residential District	R-6	To arrange for low-density neighborhoods of single-family detached dwellings, largely serviced by public sewer and water.
R-1A	To preserve, protect and expand neighborhoods primarily of single family detached and twin houses.	Town Single Family Residential District	R-8	To accommodate medium-density neighborhoods of single-family attached and detached dwellings, typically on local streets and with private driveways.
R-2	To provide for neighborhoods primarily including a mix of singles, twins and townhouses.	Town Mixed Residential	R-9	To allow for neighborhoods of a medium-to-high density consisting largely of single-family attached and detached dwellings on small lots developed on a grid system of curbed streets, typically with access to alleyways.
R-2O	To provide for professional offices in certain areas, in addition to the uses provided for in the "Medium Density (H2)" residential areas. Same as Medium Density Residential, plus certain additional light business uses such as offices, funeral homes & day care centers.	Town-City Single Family Residential District	R-10	To allow for neighborhoods of a medium-to-high density consisting largely of single-family attached and detached dwellings on small lots developed on a grid system of curbed streets, typically with access to alleyways
R-3	To provide for a full variety of residential uses. Single family detached houses, twin houses, townhouses, apartments, mobile/ manufactured home parks.	City Neighborhood Mixed Residential District	R-11	To arrange for urban residential neighborhoods that are medium-to-high density and contain a mix of single- and multifamily dwellings with on-street parking and minimal side yard setbacks, as well as ancillary institutional uses

***THIS IS MEANT AS A GENERAL COMPARISON OF THE EXISTING AND PROPOSED RESIDENTIAL ZONING CLASSIFICATIONS. THERE IS A GREAT DEAL OF OVERLAP BETWEEN SOME OF THE ZONES AND THE AREAS ZONED. IT IS RECOMMENDED THAT THE LIST OF USES AND ENTIRE TEXT OF THE ORDINANCE BE REVIEWED.***