

**PART 6**

**DESIGNATION OF ZONING DISTRICTS, ADOPTION OF ZONING MAPS, & PERMITTED USE TABLES**

**Section: 600. Designation of Districts**

For the purpose of this Chapter, the Borough of Highspire is hereby divided into zoning districts and overlay districts which shall be designated as follows:

ZONING DISTRICT ABBREVIATION	ZONING DISTRICT TITLE
<b>A. RESIDENTIAL DISTRICTS</b>	
<b>R-L</b>	Residential Low Intensity Zoning District
<b>R-M</b>	Residential Moderate Intensity Zoning District
<b>B. MIXED USE DISTRICTS</b>	
<b>MN/C</b>	Mixed Neighborhood / Commercial Zoning District
<b>CBD</b>	Central Business District Zoning District
<b>C. COMMERCIAL DISTRICTS</b>	
<b>C-G</b>	Commercial General Zoning District
<b>D. INDUSTRIAL DISTRICTS</b>	
<b>I</b>	Industrial Zoning District
<b>E. PARKS AND RECREATION DISTRICTS</b>	
<b>PR/OS</b>	Parks and Recreation / Open Space Zoning District
<b>F. OVERLAY DISTRICTS</b>	
<b>FP</b>	Floodplain Overlay District Regulations
<b>NCS</b>	Neighborhood Compatibility Standards Overlay District
<b>APZ</b>	Airport Zoning Overlay District Regulations

**Section 601. Zoning Map**

The locations and boundaries of the above underlying base zoning and overlay districts and are shown upon the map(s) attached to and made a part hereof this Chapter, which shall be designated:

- A. “Borough of Highspire, Dauphin County, PA: Zoning Map” herein referred to as the ‘Zoning Map’;
- B. “Borough of Highspire, Dauphin County, PA: Floodplain Overlay District Map”;
- C. “Borough of Highspire, Dauphin County, PA: Neighborhood Compatibility Standards Overlay Map”; and
- D. “Borough of Highspire, Dauphin County, PA: Airport Zoning Overlay District Map”.

These maps and all notations, references and other data shown thereon are hereby incorporated by reference into this Chapter as if all were fully described herein.

### **Section 602. Zoning District Boundaries**

The boundaries between zoning districts are shown by zoning district boundary lines on the zoning map(s). Where uncertainty exists as to boundaries of any zoning districts shown on the zoning map(s), the following rules shall apply:

- A. Where zoning district boundaries are so indicated as approximately coinciding with the centerlines of streets, highways, railroad lines or streams, or ridge lines, such centerlines shall be construed to be the zoning district boundaries.
- B. Where zoning district boundaries are so indicated that they approximately coincide with lot lines, such lot lines shall be construed to be the zoning district boundaries.
- C. Where zoning district boundaries are so indicated that they are approximately parallel to centerlines of streets and highways, the zoning district boundaries shall be construed as parallel thereto and at such distances from the centerline as indicated on the zoning map(s).
- D. For unsubdivided land or where a zoning district boundary divides a lot, the location of the zoning district boundary, unless dimensions are indicated, shall be determined by the use of the scale appearing on the zoning map(s).
- E. Where a municipal boundary divides a lot, the minimum lot area shall be regulated by the municipality in which the principal use(s) are located, unless otherwise provided by applicable case law. The land area within each municipality shall be regulated by the use regulations and other applicable regulations of each municipality.

### **Section 603. Interpretation of Zoning District Boundaries**

- A. In the case of any uncertainty as to zoning district boundaries on the zoning map(s), the Zoning Officer shall determine the Zoning District Boundaries, however, the Zoning Officer’s determination may be appealed to the Zoning Hearing Board.

### **Section 604. Application of Regulations**

Except as provided herein:

- A. No building or land shall hereafter be used or occupied and no building or part thereof shall be erected, moved or altered unless in conformance with the regulations specified for the Zoning District in which it is located; with the exception of existing nonconformities as of the effective date of this Chapter, which may be altered in compliance with Part 5 of this Chapter.

### **Section 605. Use Tables**

- A. The following tables list the types of uses permitted by this Chapter. Uses are divided into those Permitted by Right (zoning decision by Zoning Officer); Permitted by Special Exception (zoning decision by Zoning

Hearing Board,) and Permitted by Conditional Use (zoning decision by Borough Council). Many of the uses permitted by the above three (3) categories must comply with certain criteria, which are found in Part 14 of this Chapter. The specific section numbers where the criteria are located are noted in the tables.

**TABLE 6-1  
 “R-L” & “R-M” ZONING DISTRICTS  
 PERMITTED USES**

TYPES OF USES	Part 14 Specific Criteria & Supplemental Regulations	ZONING DISTRICTS	
		R-L Residential Low-Intensity	R-M Residential Moderate Intensity
<b>A. RESIDENTIAL USES</b>			
Apartment Conversion	1401	C	SE
Bed and Breakfast	1401	SE	SE
Continuing Care Retirement Facility	1401	-	SE
Group Care	1401		P
Group Home	1401	P	P
Long Term Care Nursing Home or Personal Care Facility	1401	-	SE
Mobile Home Park	1401	SE	-
Multi-Family Dwelling/Apartment	1401	-	P
Single Family Attached Dwelling	1401	-	P
Single-Family Detached Dwelling	1401	P	P
Two-Family Detached Dwelling	1401	SE	P
<b>B. NON-RESIDENTIAL USES</b>			
Agriculture Operation	1402	SE	SE
Cemetery (Excluding crematorium)	1402	P	P
Community Garden (not including Market Garden)	1402	P	P
Forestry	1402	P	P
Library	1402	-	P
Municipal Owned Uses	1402	P	P
Parks, Playgrounds and Other Non-Commercial Recreational Uses.	1402	P	P
Place of Worship and Related Uses	1402	SE	SE
Public/Private Utility Buildings and Structures	1402	SE	SE
School, Primary and Secondary	1402	SE	SE
<b>C. ACCESSORY USES</b>			
Accessory Apartment to Owner Occupied Single-Family Detached Dwelling	1403	C	C
Community Garden (not including Market Garden)	1402	P	P
Daycare, Accessory	1403	P	P
Daycare, Commercial	1403	P	P
Daycare, Family	1403	P	P
Home Occupation	1403	P	P
No Impact Home Based Business	1403	P	P

**P** Permitted by Right (zoning decision by Zoning Officer)  
**SE** Special Exception Use (zoning decision by Zoning Hearing Board)  
**C** Conditional Use (zoning decision by Borough Council)  
**-** Not Permitted

**TABLE 6-2  
 “MN/C” & “CBD” ZONING DISTRICTS  
 PERMITTED USES**

TYPES OF USES	Part 14 Specific Criteria & Supplemental Regulations	ZONING DISTRICTS	
		MN/C Mixed Neighborhood / Commercial	CBD Central Business District
<b>A. RESIDENTIAL USES</b>			
Apartment Conversion	1401	SE	-
Bed and Breakfast	1401	P	P
Boarding House	1401	P	P
Continuing Care Retirement Facility (upper floor in CBD)	1401	SE	P
Group Care	1401	P	-
Group Home	1401	P	-
Long Term Care Nursing Home or Personal Care Facility	1401	P	-
Multi-Family Dwelling/Apartments (Upper floor above ground floor non-residential in CBD)	1401	P	P
Single Family Attached Dwelling	1401	P	-
Single-Family Detached Dwelling	1401	P	-
Two-Family Detached Dwelling	1401	P	-
<b>B. NON-RESIDENTIAL USES</b>			
Agriculture Operation	1402	SE	-
Animal Hospital, Veterinary Office	1402	SE	-
Bank		-	P
Business Services		P	P
Clinic, Medical	1402	SE	P
Club, Clubhouse or Lodge, Private	1402	SE	P
Commercial Recreation, Indoor	1402	SE	P
Communications Antenna and Equipment Building Transmitting & Receiving Facilities (Excluding Towers)	1402	-	P
Community Garden & Market Garden	1402	P	P
Convenience Store, Neighborhood	1402	SE	P
Craftsman/Artisan Studio		P	P
Daycare, Commercial	1402	C	P
Farmer’s Market and/or Flea Market	1402	-	P
Financial Service, Other		P	P
Food Service	1402	P	P
Forestry	1402	P	P
Funeral Home	1402	P	-
Home Improvement Center, Lumber, and Building Materials Sales (Retail and/or Indoor)	1402	-	P
Hotel, Including Conference Facilities	1402	SE	P
Industrial Use, Light	1402	-	P
Laundry & Dry Cleaning Establishment (Personal)	1402	P	P
Library	1402	P	P
Massage Therapy		P	P
Municipal Owned Uses	1402	P	P
Museum		P	P
Nightclub	1402	-	C
Offices, Business Professional		P	P

TYPES OF USES	Part 14 Specific Criteria & Supplemental Regulations	ZONING DISTRICTS	
		MN/C Mixed Neighborhood / Commercial	CBD Central Business District
Office, Medical	1402	P	P
Parking Lot (not fronting on 2 <sup>nd</sup> Street)	1402	SE	P
Parking Structure (with ground floor businesses in CBD)	1402	-	P
Parks, Playgrounds and Other Non-Commercial Recreational Uses.	1402	P	P
Personal Services		P	P
Place of Worship and Related Uses	1402	SE	SE
Post Office	1402	SE	P
Public/Private Utility Building or Structure	1402	SE	SE
Restaurant (no drive thru facilities)	1402	P	P
Retail Business	1402	P	P
Schools, Commercial	1402	SE	P
School, Public or Private	1402	C	C
Taverns/Bars	1402	SE	SE
Theater, Indoor (excluding adult uses)		-	P
<b>C. ACCESSORY USES</b>			
Accessory Apartment to Owner Occupied Single-Family Detached Dwelling	1403	SE	SE
Automated Banking Facility (Walk Up Only)	1403	P	P
Community Garden/Market Garden	1402	P	P
Daycare, Accessory	1403	P	P
Daycare, Commercial	1403	P	P
Daycare, Family	1403	P	P
Home Occupation	1403		
No Impact Home Based Business	1403	P	P
Outdoor Café/Dining	1403	P	P

- P Permitted by Right (zoning decision by Zoning Officer)**
- SE Special Exception Use (zoning decision by Zoning Hearing Board)**
- C Conditional Use (zoning decision by Borough Council)**
- Not Permitted**

**TABLE 6-3  
 “C-G”& “I” ZONING DISTRICTS  
 PERMITTED USES**

TYPES OF USES	Part 14 Specific Criteria & Supplemental Regulations	ZONING DISTRICTS	
		C-G Commercial General	I Industrial
<b>A. NON-RESIDENTIAL USES</b>			
Adult Related Uses	1402	-	C
Agricultural Operation	1402	SE	SE
All Other Uses	1402	-	C
Animal Hospital, Veterinary Office	1402	P	-
Automobile, Boat, Heavy Equipment, Mobile Home, Recreational Vehicle and Similar Motor Vehicle Rental/Sales, Repair/Service, Washing and/or Fuel/Gas Sales	1402	P	P
Automobile Wrecking, Junk and Scrap Storage and Sales	1402	-	P
Banks (including drive thrus)		P	-
Business Service		P	-
Clinic, Medical	1402	P	-
Club, Clubhouse or Lodge, Private	1402	P	P
Commercial Recreation, Indoor	1402	P	P
Commercial Recreation, Outdoor	1402	-	P
Communication Antenna, Tower, and Equipment Building Transmitting & Receiving Facilities	1402	SE	P
Community Garden & Market Garden	1402	P	P
Contractors' Office and Storage Yard	1402	P	P
Convenience Store, General (including drive thrus)	1402	P	-
Daycare, Commercial	1402	P	-
Dog Day Care	1402	-	P
Farmer's Market and/or Flea Market	1402	P	P
Financial Services, Other (including drive thrus)		P	-
Food Service	1402	P	-
Forestry	1402	P	P
Funeral Home	1402	P	-
Home Improvement Center, Lumber, and Building Materials Sales	1402	P	P
Hospital	1402	P	-
Industrial Use, Heavy	1402	-	P
Industrial Use, Light	1402	P	P
Kennel, Commercial	1402	-	SE
Laundry & Dry Cleaning Establishment (Industrial)	1402	-	P
Laundry & Dry Cleaning Establishment (Personal)	1402	P	-
Library	1402	P	-
Mini-Storage Warehouses	1402	-	P
Motel, Including Conference Facilities	1402	P	-
Municipal Owned Uses	1402	P	P
Nightclubs	1402	P	-
Offices, Business Professional		P	-
Offices, Medical	1402	P	-
Parking Lot and Parking Structure	1402	P	P
Personal Services		P	-
Place of Worship and Related Uses	1402	P	-
Plant Nursery	1402	P	P

TYPES OF USES	Part 14 Specific Criteria & Supplemental Regulations	ZONING DISTRICTS	
		C-G Commercial General	I Industrial
Post Office	1402	P	-
Public/Private Utility Buildings or Structures	1402	P	P
Restaurant (Fast Food & Sit Down)	1402	P	-
Retail Business		P	-
Sawmill	1402	-	P
School, Commercial	1402	P	P
Schools, Public or Private	1402	P	-
Schools, Vocational	1402	-	P
Treatment Center	1402	SE	
Warehousing, Distribution, and Wholesaling	1402	-	P
<b>B. ACCESSORY USES</b>			
Automated Banking Facility	1403	P	P
Community Garden/Market Garden	1402	P	P
Daycare, Commercial	1403	P	P
Outdoor Café/Dining	1403	P	-

- P** Permitted by Right (zoning decision by Zoning Officer)
- SE** Special Exception Use (zoning decision by Zoning Hearing Board)
- C** Conditional Use (zoning decision by Borough Council)
- Not Permitted

**TABLE 6-4  
 “PR/OS” ZONING DISTRICT  
 PERMITTED USES**

TYPES OF USES	Part 14 Specific Criteria & Supplemental Regulations	ZONING DISTRICTS
		PR/OS Park and Recreation / Open Space
<b>A. NON-RESIDENTIAL USES</b>		
Agricultural Operation	1402	P
Boat Launching Facility, Boat Storage, and Marina	1402	P
Campground or Camp	1402	SE
Cemetery	1402	P
Commercial Recreation, Outdoor	1402	SE
Communication Antennas, Towers and Equipment Transmitting And Receiving Facilities	1402	SE
Community Garden & Market Garden	1402	P
Forestry	1402	P
Natural Areas or Wildlife Refuges		P
Parks, Playgrounds and Other Non-Commercial Recreational Uses.	1402	P
Plant Nursery	1402	P
Public/Private Utility Buildings and Structures	1402	SE

- P Permitted by Right (zoning decision by Zoning Officer)**
- SE Special Exception Use (zoning decision by Zoning Hearing Board)**
- C Conditional Use (zoning decision by Borough Council)**
- Not Permitted**