

ZONING

27 Attachment 1

Borough of Wellsboro

Appendix Schedule of Uses [Amended by Ord. No. 692, 4/8/2019]

Uses	RR	RT	HR	CB	H	HC	C/M	HOD
Accessory uses/structures	P	P	P	P	P	P	P	
Adult entertainment						CU		X
Agricultural business	P						P	
Agricultural operation	P							
Animal hospital				CU		CU	CU	
Assisted living facility					P			
Bed-and-breakfast	CU	CU	CU	P		P	P	
Car wash						P	P	
Communications antennas and equipment buildings	P	P	P	P	P	P	P	X
Communication tower (height 100 feet or less)	P	P	P	P	P	P	P	X
Communication tower (height greater than 100 feet)	CU							
Corrective/penal facility						CU		X
Crematory							P	
Cultivation of crops (no permit required)	P	P						
Day-care center		CU	CU	CU	P			
Dwelling, garden	P	P	P					
Dwelling, multiple family		CU	CU	CU				
Dwelling, single-family detached	P	P	P					
Dwelling, townhouse		CU						
Dwelling, two-family	P	P	P					
Essential services	P	P	P	P	P	P	P	
Family based group home	P	P	P					X
Family day-care home	P	P	P			P	P	
Financial institutions/office				P		P	P	
Forestry activities	P	P	P	P	P	P	P	
Funeral home		CU	CU			P		
Group care facility		CU	CU					X
Home business								
No impact	P	P	P	P		P	P	
Impact	CU	CU	CU			CU		
Home occupation	P	P	P	P		P	P	

WELLSBORO CODE

Uses	RR	RT	HR	CB	H	HC	C/M	HOD
Hospital, hospital administration and support uses				CU	P	CU		
Hunting camp or seasonal dwelling	P							
Indoor recreation/entertainment facility			CU	P		P		
Industrial park							CU	
Junkyard or salvage yard							CU	
Kennel	CU							
Laboratory					P		P	X
Manufactured (mobile) home park	CU					CU		X
Manufacturing							P	X
Medical marijuana dispensary						CU		X
Medical marijuana grower/processor							CU	
Medical office building				P	P	P		
Motel/hotel				CU		CU		
Natural gas compressor station	CU							
Nursing/retirement/assisted living facility		CU	CU		P			
Oil or gas drilling	CU							
Oil or gas exploration	CU							
Outdoor recreation facilities	CU							
Parking lot/parking garage (as principal use)			CU	CU	P	P	P	X
Printing, commercial						P	P	
Professional office	CU	CU	CU	P	P	P	P	X
Public/semi-public uses, public service facility	CU	CU	CU	CU	P	CU	CU	
Repair business						P	P	
Restaurant				P		P	P	
Restaurant, drive-through				CU		P	P	X
Restaurant, food truck						CU	CU	X
Retail, neighborhood, convenience and specialty				P		P		
Retail, with drive-up/drive-through facilities						P	CU	X
Retail, requiring off-street parking				CU		P	CU	
Services, business and personal				P		P	P	
Self-service storage						P	P	
Shopping center						CU		X
Short-term rentals	CU			CU		CU		
Surface mining	CU							
Trucking terminal (undefined)							CU	
Vape/vapor shop, tattoo shop/parlor and body piercing shop/parlor				CU		P	P	X
Warehousing						P	P	X

ZONING

Uses	RR	RT	HR	CB	H	HC	C/M	HOD
Waste storage or processing facility							CU	
Wholesale				P		P	P	

INDEX/NOTES:

1. Zoning/Use Districts
 - RR — Rural Residential
 - RT — Residential Town
 - Historic Residential
 - Central Business
 - H — Hospital
 - HC — Highway Commercial
 - C/M — Commercial/Manufacturing
 - HOD — Historic Overlay District
2. Types of Uses
 - P — Permitted Use
 - SE — Special Exception (Reserved - None in 2018 Update)
 - CU — Conditional Use
 - X — Not Permitted
3. This summary is offered as a guide. Please refer to respective District descriptions (Parts 3 to 9 and Part 11) for detailed requirements for those Districts. Requirements/restrictions for Steep Slope Overlay District not on table due to nature of District/uses/requirements (See Part 10).