205 Attachment 1

Borough of Tyrone

Comparison of Proposed Uses
(For comparison purposes only; see chapter text for details)

Type of Use	District				
	R-1 Low-Density Residential District	**R-2 Moderate-Density Residential District**	**T-C Town Center Commercial District**	**H-C Highway Commercial District**	**IM Industrial/Manufacturing District**
Permitted Uses (by right)	Single-family detached dwellings Two-family detached dwellings Houses of worship and related public uses Cemeteries and necessary incidental structures Essential services Accessory buildings and uses Forestry No-impact home-based businesses	Single-family detached dwellings Two-family detached dwellings Conversion of single-family detached dwellings into conversion apartments Hospital Public uses Educational and philanthropic facilities Group homes Essential services Accessory buildings and uses Forestry No-impact home-based businesses	Pedestrian-oriented commercial retail establishments, excluding sexually oriented Business establishments Commercial services establishments Banks/other financial institutions Church/house of worship Commercial recreation Hotels and motels Professional offices Cultural facilities Eating/drinking establishments Business offices/services Personal service establishments (excluding personal services defined as sexually oriented businesses) Private clubs/fraternal organizations Off-street parking as a principal use Post office and government buildings Multifamily dwellings under 35 feet in height Public uses Mixed-use buildings housing two or more permitted uses in this district Accessory buildings and uses Essential services Forestry	Convenience stores Shopping center/mall Highway-oriented commercial retail establishments Vehicle sales/service Commercial services establishments Banks/other financial institutions Church/house of worship Commercial recreation Motels Cultural facilities Eating/drinking establishments, including drive-in eating establishments Business offices/services Personal service establishments Private clubs/fraternal organizations Multifamily dwellings under 35 feet in height Public uses Retail nurseries, greenhouses and garden-supply stores Nursing homes Beverage distributors Professional offices Building contractors office and storage facilities Funeral homes Self-service storage facilities Recycling collection point Veterinary offices and related Accessory buildings and uses Essential services Forestry	Convenience stores Trucking and transfer facilities Warehouses and wholesale businesses Yards of general contractors Building material storage/sales Cold storage, frozen food, beverage distribution and catering Tool, die, welding and machine shop Plumbing, heating, roofing, carpentry, electrical, welding, buffing, finishing, plating, heat treating, painting and pipefitting shops/plants Central dry-cleaning or laundry plants Printing, photo finishing, engraving, lithographing, reproducing or binding establishment Manufacturing industries (see text for details) Laboratory/research facilities Mail-order business Self-service storage facilities Electrical substation/transformer Recycling center Sales/rental of industrial equipment Assembly of products from materials manufactured off the premises Junkyard Accessory buildings and uses Essential services Forestry

Type of Use	District				
	R-1 Low-Density Residential District	**R-2 Moderate-Density Residential District**	**T-C Town Center Commercial District**	**H-C Highway Commercial District**	**IM Industrial/Manufacturing District**
Special Exception Uses (review/action by Zoning Hearing Board)	Educational and philanthropic facilities Day-care facilities Home occupations Funeral homes Group homes Bed-and-breakfast inns Hospitals	Private clubs and fraternal organizations Day-care facilities Home occupations Funeral homes Personal-care homes/nursing homes Bed-and-breakfast inns Multifamily dwellings	Multifamily dwellings exceeding 35 feet in height Flea market	Stone or monument works Multifamily dwellings exceeding 35 feet in height Sexually oriented business establishments Flea market	Broadcast transmission facilities Other industrial uses not identified as permitted uses excluding transfer stations Accessory buildings and uses Billboards
Conditional Uses (review/action by Borough Council)	Neighborhood convenience commercial	Neighborhood convenience commercial Mobile home park	Vehicle service stations Funeral homes	Trucking and transfer facilities Warehouses and wholesale businesses	Transfer stations