

*Borough of Sharpsburg, PA
Wednesday, November 30, 2022*

Chapter 27. Zoning

ARTICLE II. Form and Function

§ 27-203. Zone uses and buildings.

[Amended at time of adoption of Code (see AO)]

Table 1: Zone Use Table

Table 1 identifies which land uses are permissible in each of the Borough's zones. After locating the zone in which the lot is located, use the listing of uses described in the table below to determine what uses are permissible or allowed as outbuildings, secondary uses or uses by conditional use of Borough Council. In accordance with the Pennsylvania Municipalities Planning Code, the Borough shares some land uses with Etna and Millvale Boroughs. Zoning ordinances of Etna Borough and/or land use that is not noted may be permissible in any zoning district of Sharpsburg.

KEY:

R = Use by Right; C = Conditional; S = Use by Special Exception

Residential Uses	Land Use		Sharpsburg Zones						
			R-1	R-2	B	M	I	I-1	RO
	1	Single-family dwelling	R	R	C	R			R
	2	Two-family dwelling	C	R	C	R			R
	3	Townhouse	C	R	C	R			R
	4	Apartment		C		R			C
	5	Mobile home park							
	6	Hi-rise residential		C		C			C
	7	Boardinghouse		C	R	C			
	8	Group care facility		C	C				
9	Personal care boarding home	C			C				
10	All other resi- dential uses								
Non- resi- dential Uses	1	Amusement arcade			R				R

Land Use		Sharpsburg Zones						
		R-1	R-2	B	M	I	I-1	RO
2	Animal hospital					R	R	
3	All other nonresidential uses						C	
4	Artisan workspace/sales				C	R	R	
5	Auto sales/service and repair				C			
6	Auto wrecking/vehicle salvage yard						R	
7	Bakery/confectionery			R	R	R	R	C
8	Banks and financial institutions			R	R			
9	Bed-and-breakfast	R	R	R	R			
10	Brewery/brew pub/taproom			R	R	R	R	C
11	Building material yards or establishments				R	R	R	C
12	Clinic, small-scale				C			
13	Club/lodge	C	C	R	C			
14	Community center			R				C
15	Convenience store			R	R	R		R
16	Day-care facility	C	R	R	R	R	R	
17	Day-care home	C	R	R	R	R	R	R
18	Emergency services			R	R			
19	Essential services			R	R	R	R	
20	Forestry	R	R	R	R	R	R	
21	Fuel/service stations			R	R		R	C
22	Funeral home			R	R			
23	Grocery store/butcher shop/green grocer			R	R			R
24	Health/fitness club			R	R			C

Land Use		Sharpsburg Zones						
		R-1	R-2	B	M	I	I-1	RO
25	Home-based business, no-impact	R	R	R	R			C
26	Home occupation	C	C	C	C			
27	Hospital				R			
28	Hotel/motel			C	C			
29	Laundromat			R	R			
30	Laundry and/or dry-cleaning plant			C		R	R	
31	Library			R	R			
32	Light manufacturing					R	R	
33	Livery							
34	Manufacturing, processing, producing or fabricating operation				C	R	R	
35	Marina, docks, portals for water access					R		C
36	Medical office			R	R	R	R	
37	Mixed nonresidential/residential			C	C			
38	Municipal building	C	C	R	R	R	R	
39	Noncommercial greenhouse	R	R		R			
40	Outdoor advertising					R	R	
41	Parking lot or facility, public	C	C	R	R	R	R	R
42	Parking lot, private	R	R	R	R	R		R
43	Personal and professional services		R	R	R			R
44	Pharmacy		R	R	R			R
45	Place of assembly/ worship	C		C	C			
46	Planned mixed-use development							C

Land Use		Sharpsburg Zones						
		R-1	R-2	B	M	I	I-1	RO
47	Printing, publications, and engraving plants			R	R	R	R	
48	Professional and business offices			R	R	R	R	R
49	Public park, recreation area, playground	R	R	R	R	R	R	R
50	Public utility building				S	S		
51	Research and development establishment	C	C	R	R	R	R	
52	Restaurant, sit-down			R	R			R
53	Restaurant, takeout			R	R			R
54	Retail, small-scale			R	R			R
55	Riverboat gambling			R	R			C
56	School, academic	R	R	R	R			
57	School, commercial/ other			R	R	R	R	
58	Sewage treatment facility			S	S			
59	Sexually oriented business						C	
60	Storage building for retail on premises			C	C			
61	Tattoo shop			R			R	
62	Terminal facility					C	C	C
63	Tower, non-communication					S		
64	Theater			R	R			R
65	Warehouse					R		
66	Wholesale business			C	R	R	R	