Department of
Licenses and Inspections
CITY OF PHILADELPHIA











USE CLASSIFICATION

Guide

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Introduction

Purpose

The intention of this guide is to help property and business owners navigate the various use categories that are defined within the Philadelphia Zoning Code. It is important to understand these categories to know what you are permitted to do on your property without obtaining a new zoning permit and what permit to apply for if you are proposing a new use. This guide attempts to translate the specific language of the code into simple terms and provide real-life examples of each use category.

Where discrepancies or inconsistencies exist between this guide and the Code, the language of the Code shall control.

If, after reviewing this guide, you still have questions, call 311 or (215) 686-8686 (if outside Philadelphia) or submit an online form via http://www.phila.gov/li/get-help.

How to Use the Use Classification Guide

This guide lists every use category that this listed in 14-601 of the Code and describes them in plain terms. The Code classifies principal uses into ten major groupings and this guide follows the same format:

1. Residential. See 14-601(2).
2. Parks and Open Space. See 14-601(3).
3. Public, Civic, and Institutional. See 14-601(4).
4. Office. See 14-601(5).
5. Retail Sales. See 14-601(6).
6. Commercial Services. See 14-601(7).
7. Vehicle and Vehicular Equipment Sales and Services. See 14-601(8).
8. Wholesale, Distribution, and Storage. See 14-601(9).
9. Industrial. See 14-601(10).
10. Urban Agricultural. See 14-601(11).

This guide also includes additional reference materials in the appendix.

Is a New Zoning Permit Required?

Per A-301.1.5, a zoning permit is required for every new use commenced on any land or in any structure. A zoning permit is required to document a new use.

The zoning code does not require a new permit to be issued to document a change in ownership. If the previous tenant had a valid zoning permit for the same use that you are proposing, a zoning permit is not required.

It is important to note that every zoning permit that is issued should list the uses that are approved based on the terms used in 14-601. This means if you submit an application for a new use and identify that use as "hair salon" the permit that you receive will say "personal services" which is the use category in the Code that encompasses that specific use. Unless the permit is further restricted by proviso, that permit would then be valid for any type of use that could be described by that use category.

If a permit is issued by variance and there is a proviso on the permit, that proviso would apply to any new owners or tenants.

There is an FAQ on L&I's website called "I am starting a new business within an existing building or tenant space that previously had the same or similar use; do I need a new permit?" Review this document for additional information.

The table below provides a few examples of use changes that may or may not require a new zoning permit along with an explanation. Please note that each use is listed in two ways – the typical language that one may use to describe the use and the term used in 14-601 of the Zoning Code to define the use.

Existing Use	Proposed Use	Is a new permit required?
Nail Salon / Personal Services	Fitness Club / Personal Services	**No** – both a fitness club and a nail salon are categorized as personal services.
Real Estate Office / Business and Professional Office	Architecture Office / Business and Professional Office	**No** – both types of offices are categorized as business and professional offices.
Doctor Office staff of 10 people / Group Medical, Dental, & Health Practitioner Office	Dentist Office staff of 15 people / Group Medical, Dental, & Health Practitioner Office	**No** – both types of medical offices are categorized as Sole Medical, Dental, and Health Practitioner Offices.
Doctor Office staff of 2 people / Sole Medical, Dental, & Health Practitioner Office	Dentist Office staff of 4 people / Group Medical, Dental, & Health Practitioner Office	**Yes** – Although these are both medical offices, they are separate use categories.
Daycare for 12 children / Group Child Care	Daycare for 14 children / Child Care Center	**Yes** – Although these are both childcare uses, they are separate use categories.
Take-Out Restaurant	Sit Down Restaurant	**Yes** – Although these are both restaurants, they are separate use categories.

Principal Uses and Accessory Uses

In some cases, one property can have more than one use. The zoning code addresses multiple main uses – called principal uses, and minor uses – called accessory uses.

- A principal use is defined as "The main use and primary purpose of a lot or structure as distinguished from an accessory use."

- An accessory use is defined as "A use, including all necessary public utility facilities, that is subordinate to and on the same lot as the principal use on a lot and customarily incidental to the principal use. "

Multiple principal uses can be found on one lot or even within one tenant space. Here are some examples:

- A property with a retail grocery store on the first floor and two dwellings on the 2nd floor would have two principal uses: (1) Retail Sales of Food, Beverages and Groceries and (2) Two-Family Household Living.
- A big box retail store should have a use permit for multiple principal uses, these will typically include: Retail Sales of (1) Consumer Goods; (2) Food, Beverages & Groceries; (3) Sundries, Pharmaceuticals & Convenience Sales; (4) Wearing Apparel and Accessories, and (5) Pets and Pet Supplies

Accessory uses are uses that are subordinate in use and area to a principal use. Examples of accessory uses include:

- An office within a retail store
- Amenities within a residential building for use by the residents (e.g. fitness center).

There is an FAQ on L&I's website called "What is an accessory use? Do I need a permit for an accessory use?" Review this document for additional information.

Residential Use Category

Living accommodations for one or more persons.

14-601(2)(a) Household Living

- Residential occupancy of a building by one or more families.
- If rented it is on a month-to-month or longer basis.
- Family is defined as no more than 3 unrelated persons.
- Note: The total number of dwelling units on the lot must be considered for the purposes of determining the use according to the zoning code. Example: If there are multiple Single-Family Dwellings built on one lot, that use is considered Multi-Family Household Living.
- If a property is rented for periods less than 30 consecutive days, the use is lodging:
  - A unit that is rented as a short-term rental with no primary resident in the unit is considered Visitor Accommodations.
  - A unit that is rented as a short-term rental with no primary resident in the unit is considered Household Living with accessory Limited Lodging.
  - See Short Term Rental FAQ for more information.
- Household Living must be identified as one of the following subcategories:

14-601(2)(a)(.1) Single-Family

- The use of a lot as a residence for one (1) family.
- Note: In the photos below, the yellow portion represents the property.









14-601(2)(a)(.2) Two-Family

- The use of a lot as a residence for two (2) families, each occupying a single dwelling unit.
- Note: In the photos below, the yellow portion represents the property.



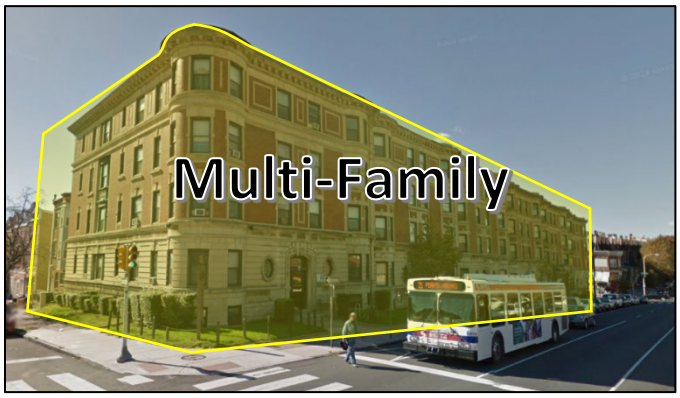


14-601(2)(a)(.3) Multi-Family

- The use of a lot as a residence for 3+ families, each occupying a single dwelling unit.
- A permit for multi-family household living will note the specific number of approved dwellings on the lot. A change in this number will require a new permit.
- Note: In the photos below, the yellow portion represents the property.







14-601(2)(a)(.4) Caretaker Quarters

- Dwelling unit accessory to an industrial use in an industrial district.
- Occupied by a person who is responsible for the maintenance or security of the property.

14-601(2)(b) Group Living

- Residential occupancy that does not meet the definition of Household Living.
- Typically provides communal kitchen/dining facilities.
- Examples of group living uses include but are not limited to, fraternities, sororities, group homes, and temporary overnight shelters.
- Group Living may fall into one of the following sub-categories:





14-601(2)(b)(.1) Personal Care Home

- Food, shelter, and personal assistance or supervision are provided for a period exceeding 24 hours for 4+ adults who are not relatives of the operator.
- Occupants do not require long-term care but may require assistance dressing, bathing, diet, financial management, evacuation from the residence in the event of an emergency, or medication prescribed for self-administration.
- If a personal care home has three or less occupants, it is considered household living.

14-601(2)(b)(.2) Single-Room Residence

- Rented rooms without private bathrooms.
- Examples: dormitories, rooming houses, and supported independent living

Parks and Open Space Use Category

Uses identified for parks and recreation, open to the public or to be left in a generally natural state.

14-601(3)(a) Natural Resources Preservation

- Undeveloped land left in a natural state.
- Examples: Wissahickon Valley Park



14-601(3)(b) Passive Recreation

- Recreational facilities associated with hobbies that are incidental to natural open space.
- Minor land development, minimal maintenance, and little impact on natural open space.
- Examples: playgrounds, dog parks, public parks, athletic fields (no bleachers/buildings)





14-601(3)(c) Active Recreation

- Requires major land development, structure construction, and a moderate- to high level of maintenance.
- Accommodate large groups of people.
- If pools, athletic fields or similar features are found on the same lot as a Community Center, they would be considered accessory to that use.
- Examples: rail park, commercial pool clubs, golf courses





Public, Civic, and Institutional Use Category

Services that are of benefit to the public as a whole

14-601(4)(a) Airport-Related Facilities

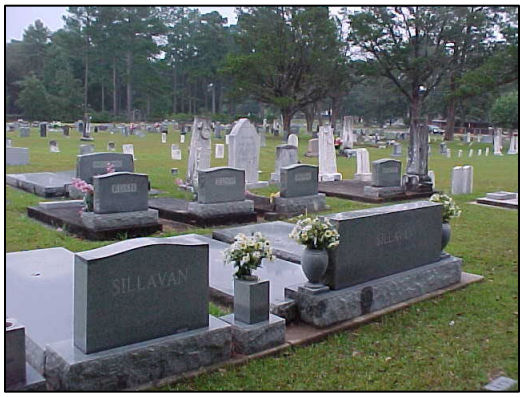
- An airport and any use typically accessory to an airport (flight schools, fuel stations, terminals, hangars, emergency medical facilities, parking, car rental, etc.).





14-601(4)(b) Cemetery

- Burial of dead bodies or cremated remains.



14-601(4)(c) Child Care[1]

- Care of children for less than 24-hours a day by someone other than a relative.
- Child care can be considered accessory if it is not a primary use (e.g. if it is operated by and on the same property as a religious assembly or if it is for use by the patrons of and on the same property as a fitness center, etc.).
- Examples: preschools, nursery schools, Head Start programs, and latchkey programs
- The flowchart at the bottom of this page can be used to determine which subcategory a child care use would fit into.
- Child Care must be identified as one of the following subcategories:



14-601(4)(c)(.1) Family Child Care

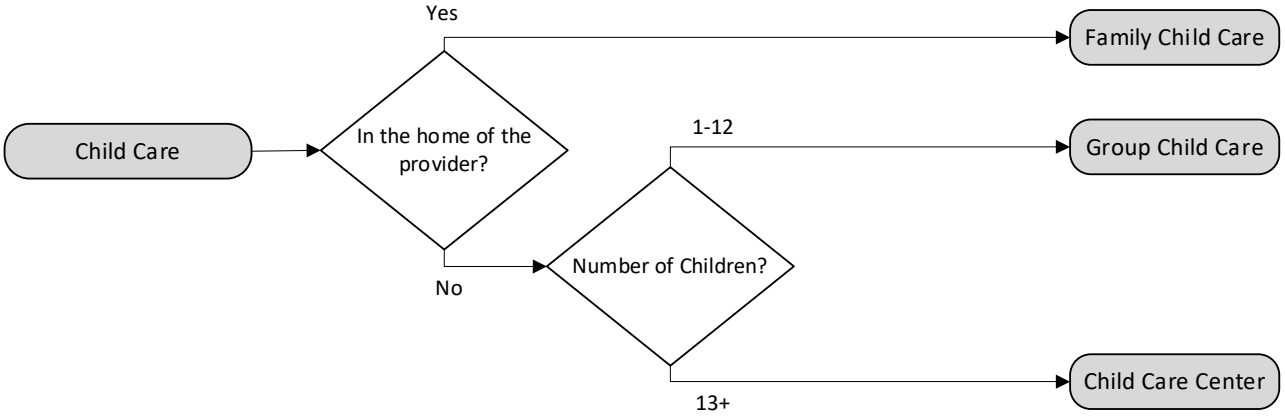
- Care within the provider's home.
- Must be within a Single-Family Dwelling or Two-Family Dwelling.

14-601(4)(c)(.2) Group Child Care

- Not within the provider's home.
- Up to 12 children.

14-601(4)(c)(.3) Child Care Center

- Not within the provider's home.
- 13+ children.



Public, Civic & Institutional

14-601(4)(d) Detention and Correctional Facilities

- Operated by the City, the Commonwealth, the Federal Government, or a 3rd party under contract.
- Use to confine, punish, treat and rehabilitate offenders under the jurisdiction of a court.





14-601(4)(e) Educational Facilities

- Primary, elementary, junior high, or high school level, colleges, universities, institutions of higher learning that lead to a degree.
- Does not include instructional classes (i.e. music lessons, cooking classes). These types of uses would be considered Personal Services.

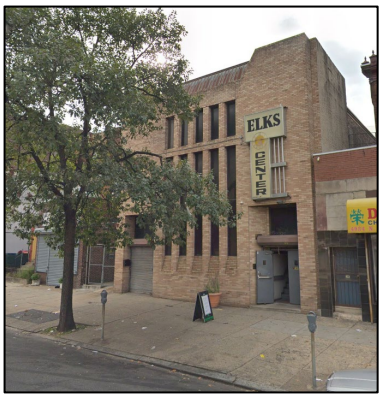






14-601(4)(f) Fraternal Organization

- Not-for-profit organization.
- Access to its facility limited to annual dues-paying members and their occasional guests
- Banquet rooms and the preparation and serving of food and beverages and occasional live entertainment are accessory to fraternal organizations.
- Use can be inside a building or on a lot.





14-601(4)(g) Hospital

- Medical or surgical care to patients and offering inpatient (overnight) care.
- Includes nursing homes licensed by the Commonwealth of Pennsylvania. [2]





[2] Hospital definition modified to include nursing homes licensed by the Commonwealth of Pennsylvania by Bill No 210075.

Public, Civic & Institutional

14-601(4)(h) Libraries and Cultural Exhibits

- Preservation and exhibition of objects.
- Gallery exhibition of works of art.
- Library collection of books, manuscripts, and similar materials for study and reading.





14-601(4)(i) Re-Entry Facility

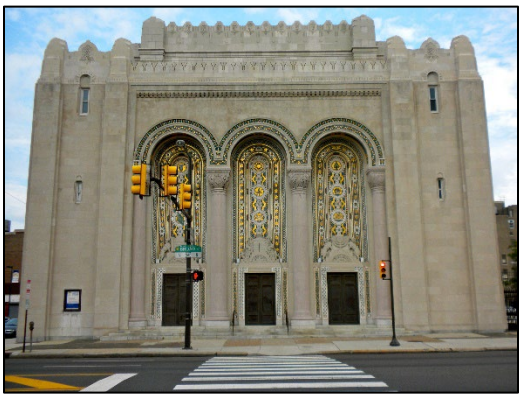
- Rehabilitation and overnight accommodations of 25 or more individuals, including staff, who are:
  - Under the jurisdiction of a court, but not under confinement, or
  - Individuals recently released from the jurisdiction of a court
- Operated by the City, the Commonwealth, the federal government, or a 3rd party under contract.
- Providing treatment or rehabilitation intended to assist such individuals with their re-entry into the community.

Public, Civic & Institutional

14-601(4)(j) Religious Assembly

- Synagogues, temples, mosques, churches, and other facilities used for religious worship.
- Uses that are located on the same property as a religious assembly that are operated by the religious assembly and benefit the community are permitted as accessory uses (rectories, convents, Sunday school, day care, soup kitchen, etc.).





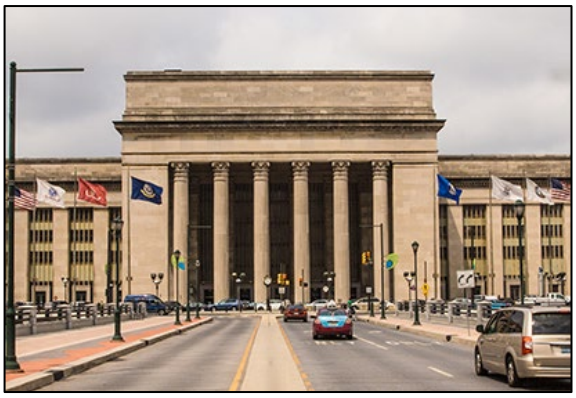

14-601(4)(k) Safety Services

- Fire, police or life protection.
- Incidental storage and maintenance of necessary vehicles.




14-601(4)(l) Transit Station

- Stations, passenger waiting areas, and loading/unloading areas for transit service.
- If located in the right-of-way, it is not regulated by zoning.





14-601(4)(m) Utilities and Services, Basic

- Public or quasi-public utility facilities and services.
- Need to be located in the area where the service is to be provided.
- Examples: water and sewer pump stations; electrical transforming substations; wind energy conversion systems; solar collector systems; water conveyance systems; gas regulating stations; stormwater facilities and conveyance systems; telephone switching equipment; emergency communication warning/broadcast facilities; and central heating facilities





14-601(4)(n) Utilities and Services, Major

- Infrastructure services that support broad areas and may have substantial land use impacts on surrounding areas.
- Examples: water and wastewater treatment facilities, major water storage facilities and electric generation plants
- Major Utilities and Services may fall into the following sub-category:



14-601(4)(n)(.1) Water Treatment Facilities[3]

- Facilities for the treatment or conditioning of a water supply.



14-601(4)(o) Wireless Service Facility

- Towers, antennas, equipment, etc. used in the provision of wireless communication services.
- Wireless Service Facilities must be identified as one of the following subcategories:

[3] Water Treatment Facilities was added to the code by Bill No 220915.

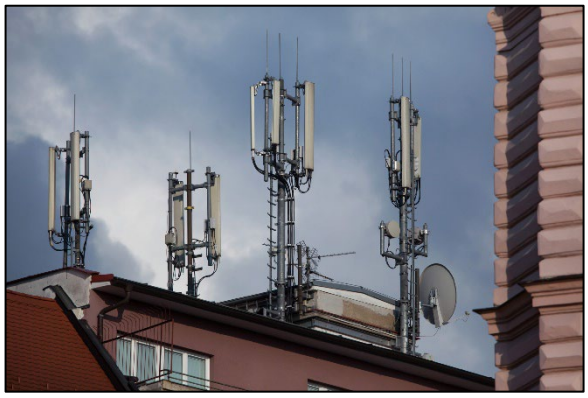
14-601(4)(o)(.1) Freestanding Towers

- Structure to support equipment to transmit and/or receive telecommunications signals.
- Including monopoles and guyed and lattice construction steel structures.




14-601(4)(o)(.2) Building or Tower-Mounted Antennas

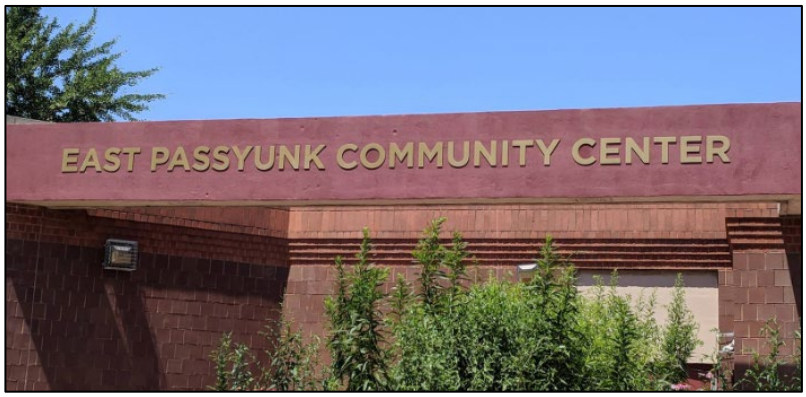
- Device attached to a tower, building, or other structure, through which electromagnetic, wireless telecommunications signals authorized by the Federal Communications Commission are transmitted or received.




14-601(4)(p) Community Center[4]

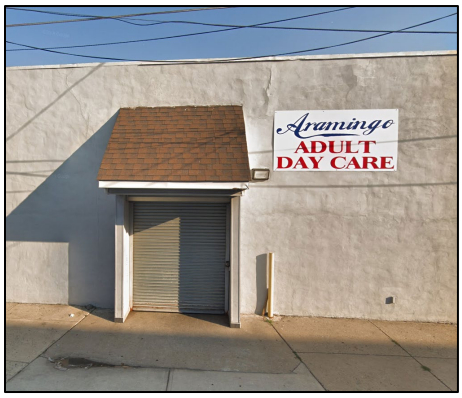
- Gathering space for cultural, educational, recreational, or civic engagement purposes.
- Owned and operated by a public agency or not-for-profit organization.
- Open to the general public.
- Does not include Special Assembly Occupancy as defined in §9-703(1)(a).





14-601(4)(q) Adult Care[5]

- Care, protection, and supervision for adults for a fee.
- Not the primary residence of the adult.
- Less than 24 hours per day, more than 10 hours per week.
- Care not given by a relative.



[4] Community Center was added to the code by Bill No 170402.
[5] Adult Day Care was added to the code by Bill No 190253.

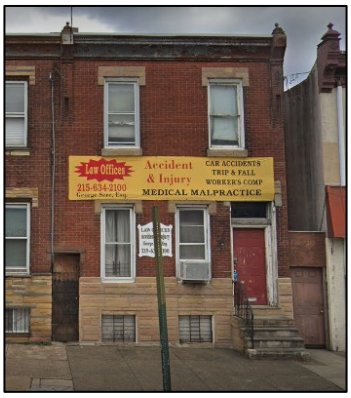
Office Use Category

Must be within an enclosed building.

14-601(5)(a) Business and Professional

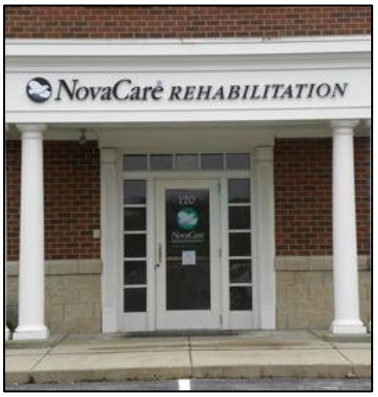
- Professional offices other than medical and government uses.
- Examples: corporate offices, law offices, architectural firms, insurance companies, etc.





14-601(5)(b) Medical, Dental, and Health Practitioner

- Medical office with State-licensed medical, dental, or health practitioner.
- Surgical, rehabilitation, and medical centers that do not involve overnight patient stays.
  - For overnight stays, see Hospitals
- Includes blood/plasma donation centers and labs.
- Medical, Dental, and Health Practitioner Office must be identified as one of the following subcategories:







14-601(5)(b)(.1) Sole Medical, Dental, and Health Practitioner

- Office operated by 1 practitioner and no more than 1 assistant.

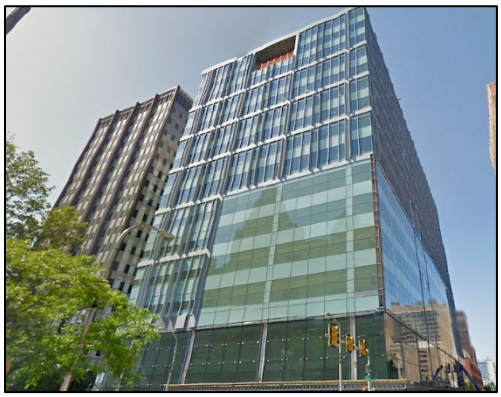
14-601(5)(b)(.2) Group Medical, Dental, and Health Practitioner

- Does not meet the definition of a sole medical, dental, and health practitioner (more than 2 employees).

Office

14-601(5)(c) Government

- Offices for the administration of local, state, or federal government services or functions.


Retail Sales Use Category

- Sale, lease, or rental of new or used goods to the ultimate consumer.
- Must be within an enclosed building, unless otherwise stated.
- Many retail establishments sell things that fit into more than one of these categories. If that is the case, their use permit should list all applicable uses.
    - For example, Target, Walmart and similar retail stores should have a use permit for (1) Retail Sales of Consumer Goods; (2) Food, Beverages & Groceries; (3) Sundries, Pharmaceuticals & Convenience Sales; (4) Wearing Apparel and Accessories, and (5) Pets and Pet Supplies

14-601(6)(a) Adult-Oriented Merchandise

- Retail store where 20% or more of its floor area or stock-in-trade is media (books, DVD's, magazines) emphasizing sexual activity or sex toys.





14-601(6)(b) Building Supplies and Equipment

- Retail sale of products to repair, maintain, or visually enhance a structure or premises.
- Outdoor storage of supplies, equipment, or inventory is allowed in Commercial districts provided that:
    - Outdoor storage areas may not be located in any required front setback area; and
    - Outdoor storage areas are screened from view from all public streets and from any abutting properties in residential use through the use of opaque materials, except chain link fencing with inserts, that are at least as tall as the materials being screened.
- Examples: hardware stores, paint and wallpaper supply stores, and garden supply stores





14-601(6)(c) Consumer Goods

- Retail sale of furniture, appliances, equipment, and similar consumer goods, large and small, functional and decorative, for use, entertainment, comfort, or aesthetics.
- Sale of cigarettes and other lawful tobacco products.
- Retail Sales of Consumer Goods may fall into one of the following subcategories:





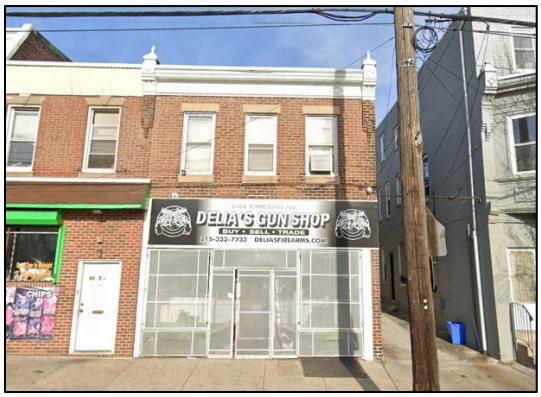
14-601(6)(c)(.1) Drug Paraphernalia Stores[6]

- Retail store with more than 5% of the display or window area with drug paraphernalia.
- Drug Paraphernalia sales are permitted as an accessory use within the Medical Marijuana Dispensaries.
- Paraphernalia includes, but is not limited to:
    - (.a) Bongs;
    - (.b) Dab rigs;
    - (.c) Decarboxylation machines;
    - (.d) Glass pipe (bowl);
    - (.e) Grinders;
    - (.f) Herbal infusers, electric;
    - (.g) Methoscope (love rose);
    - (.h) Pipe connections and hoses;
    - (.i) Pipe screens;
    - (.j) Tabletop vapes; or
    - (.k) Water pipes (bubblers).

[6] Definition of Drug Paraphernalia was modified by Bill No 210159.

14-601(6)(c)(.2) Gun Shop

- Selling, leasing, purchasing, or lending of guns, firearms, or ammunition.



14-601(6)(c)(.3) Medical Marijuana Dispensary[7]

- Dispensary that has a permit issued by the Department of Health of the Commonwealth pursuant to the Act of April 17, 2016, P.L. 84, No. 16 to dispense medical marijuana.



[7] Medical Marijuana Dispensary was added by Bill No 160919.

14-601(6)(d) Food, Beverages, and Groceries

- Sell or otherwise provide food or beverages for off-premise consumption.
- Accessory prepared food sales permitted.
- Wine and Spirits, Bottle Shops, etc. are considered Retail Sales of Food, Beverages, and Groceries. Accessory tasting/sampling permitted.
- The following are food, beverage, and groceries specific use types:







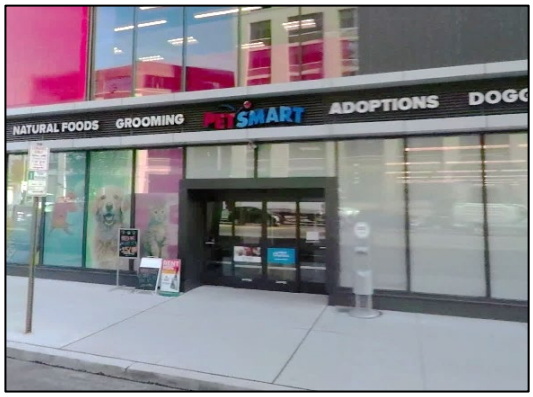
14-601(6)(d)(.1) Farmer's Market

- Within a structure or on a lot (indoors or outdoors).
- Sale of food crops and non-food crops (e.g., flowers) directly to consumers.

14-601(6)(e) Pets and Pet Supplies

- Sale of household pets and pet supplies.
- Does not include:
  - Sale of Horses (Boarding and Other Services)
  - Sales of other Farm Animals (Animal Husbandry)
  - Doggie Day Care or other services for less than 24 hours (Animal Services)
  - Boarding over 24 hours (Boarding and Other Services)





14-601(6)(f) Sundries, Pharmaceuticals, and Convenience Sales

- Sale of goods for personal grooming and day-to-day maintenance of personal health and well-being.
- Must include a pharmacy with a permit issued by the State Board of Pharmacy.





14-601(6)(f)(.1) Convenience Sales[8]

- Sale of goods for personal grooming and day-to-day maintenance of personal health and well-being.
- Does not include a pharmacy with a permit issued by the State Board of Pharmacy.





[8] Convenience Sales was added by Bill No 241054.

14-601(6)(g) Wearing Apparel and Accessories

- Sale of clothing, jewelry, watches, etc.
- May include accessory repair or alterations.





Commercial Services Use Category

- Uses that provide for consumer or business services, for the repair and maintenance of a wide variety of products, and for entertainment.

14-601(7)(a) Adult-Oriented Service

- An Adult-Oriented Service must be classified as one of the following subcategories:

14-601(7)(a)(.1) Adult Cabaret

- Adult club, eating and drinking establishment, theater or hall.
- May or may not serve alcoholic beverages.
- Features topless dancers, go-go dancers, exotic dancers, strippers, male or female impersonators or similar entertainers exhibiting specified anatomical areas or performing specified sexual activities, or dancing, performing or acting in a lewd, sexually erotic, exciting, or stimulating manner for patrons or viewers.

14-601(7)(a)(.2) Adult Modeling or Photography Studio

- 20% or more the business dedicated to drawing or photographing of persons exhibiting "specified anatomical areas" or performing "specified sexual activities."

14-601(7)(a)(.3) Adult Motion Picture Theater

- An enclosed building.
- Presenting material depicting, describing or relating to specified sexual activities or specified anatomical areas for observation by patrons.

14-601(7)(a)(.4) Adult Spa or Health Club

- A spa or health club.
- 20% or more of its business distinguished or characterized by its emphasis on persons exhibiting "specified anatomical areas" or performing "specified sexual activities."

14-601(7)(a)(.5) Adult Massage Shop

- Money exchanged in return for stimulation.
- Does not include any establishment operated by a medical practitioner (Medical, Dental and Health Practitioners Office), professional physical therapist, or massage therapist licensed by the state (Personal Services).

14-601(7)(b) Animal Services

- Treatment, care, maintenance, or keeping of animals.
- Boarding of pets less than 24 hrs (i.e. doggy day care).
- Animal Services may fall into the following subcategory:

14-601(7)(b)(.1) Boarding and Other Services

- Boarding facilities for horses and similar animals.
- Public and commercial stables.
- Animal shelters.
- Kennel services for dogs, cats and small animals, including boarding kennels more than 24 hrs., and pet resorts/hotels.
- Dog training centers.
- Animal hospitals.
- Household pet crematory or taxidermy services.





14-601(7)(c) Assembly and Entertainment

- Gathering places for recreation, entertainment, or other activities.
- May provide incidental food or beverage service for on- or off-premises consumption.
- Amusement Arcade and Pool or Billiards Rooms used to be subcategories under Assembly and Entertainment, but they have both been removed. Now those uses would be categorized as Assembly and Entertainment.[9]
- Examples of Assembly and Entertainment uses that do not fall into one of the following subcategories are: bowling alley and hatchet throwing.
- An Assembly and Entertainment use may be classified as one of the following subcategories:

14-601(7)(c)(.1) Casino

- Gaming facility licensed by the Commonwealth of Pennsylvania pursuant to 4 Pa. C.S. Part II, the "Pennsylvania Race Horse Development and Gaming Act".





[9] Amusement Arcade and Pool or Billiards Room was removed by Bill No 210078.

14-601(7)(c)(.2) Nightclubs and Public Entertainment Venues[10]

- 50 or more people.
- Congregate primarily for entertainment purposes, including but not limited to:
  - dancing in temporary or permanent standing areas free of tables, chairs, or other obstructions to allow for dancing.
  - live or recorded music.
  - bottle service that has the sale of any full bottle of liquor or spirits for on-premises consumption.
  - or promoted events that may or may not require an admission fee or minimum purchase.
- Does not include:
  - dance studios and related establishments providing instructional dance classes.
  - performances incidental to restaurant, hotel, or retail uses.
  - Event Assembly Facilities.





14-601(7)(c)(.3) Movie Theater[11]

- Enclosed building.
- Gather to view motion pictures.
- No Adult Movies! See Adult Motion Picture Theater





[10] The definition of Nightclubs and Public Entertainment Venue, formerly Nightclubs and Private Clubs, was changed significantly by Bill No 230764.

[11] Movie Theater was added to the code by Bill No 130804.

14-601(7)(c)(.4) Event Assembly Facility[12]

- An establishment that accommodates private functions
- May or may not include kitchen facilities.
- Serves food and beverages to groups that have reserved the space in advance for civic, educational, political, religious, or social activities that may include banquets, meetings, weddings, and other similar functions,
- The general public is not admitted to events.
- General admission fee or other monetary donations for entrance are not collected except for bona fide non-profit organizations and political campaigns using the facility for fundraising purposes.





14-601(7)(d) Building Services

- Maintenance and repair services for all structural and mechanical elements of structures.
- Examples: janitorial, landscape maintenance, exterminator, plumbing, electrical, HVAC, window cleaning, and similar services





[12] Event Assembly Facility was added to the code by Bill No 230764.

14-601(7)(e) Business Support

- Personnel services, printing, copying, photographic services, or communication services to businesses or consumers.
- Examples: employment agencies, copy and print shops, telephone answering services, and photo developing labs





14-601(7)(f) Eating and Drinking Establishments

- Uses that prepare or serve food or beverages for on- or off-premise consumption.
- If an Eating and Drinking Establishment has a dance floor, live music and/or DJ, it may also fall into the definition of Nightclub and Private Club.
- See Flow Chart on Page 37 to determine appropriate subcategory.
- Outside seating is permitted for these uses unless a proviso specifically prohibits it. If outside seating is added, a new LO or CO may be required even if a new use permit is not. See FAQ on L&I's website.
- An Eating and Drinking Establishment must be classified as one of the following subcategories:

14-601(7)(f)(.1) Prepared Food Shop

- Seating: 4-20
- No kitchen hood.
- Examples: sandwich shops, delis, coffee shops, ice cream shops





14-601(7)(f)(.2) Take-Out Restaurant

- Has one or more of the following:
  - a drive-through or walk-up window
  - a service counter where you pay before eating/drinking, all food is on disposable ware (except cafeterias)
  - 0-3 seats
  - No public restroom
- Examples: fast food establishment, delis/sandwich shops that have kitchen hoods.
- Notes:
  - You do not need to meet all the criteria on the list. A McDonald's could have 75 seats and a public restroom but it's still a take-out restaurant because of the drive-through, service counter where you pay before eating/drinking, and food is on disposable ware.
  - A grocery store can have a hood and not be considered a take-out restaurant as long as the preparation of food is accessory in nature (subordinate in area and function).
  - A soup kitchen is considered a take-out restaurant if using disposable ware.





14-601(7)(f)(.3) Sit-Down Restaurant

- An eating and drinking establishment that does not meet the definition of a take-out restaurant, prepared food shop or smoking lounge.
- Notes:
  - A soup kitchen is considered a sit-down restaurant if using non-disposable ware.
  - A brewery where beer is brewed on-site and primarily consumed-on site (sale of growlers and crowlers are permitted for off-site consumption), no distribution of beer, wine, etc. for off-site consumption (no kegs, bottles, cans) would be considered a sit-down restaurant. (See also General Industrial)

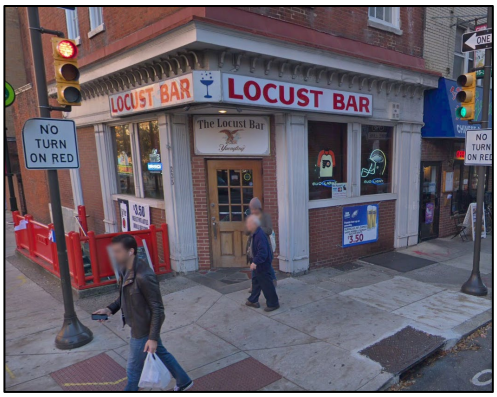




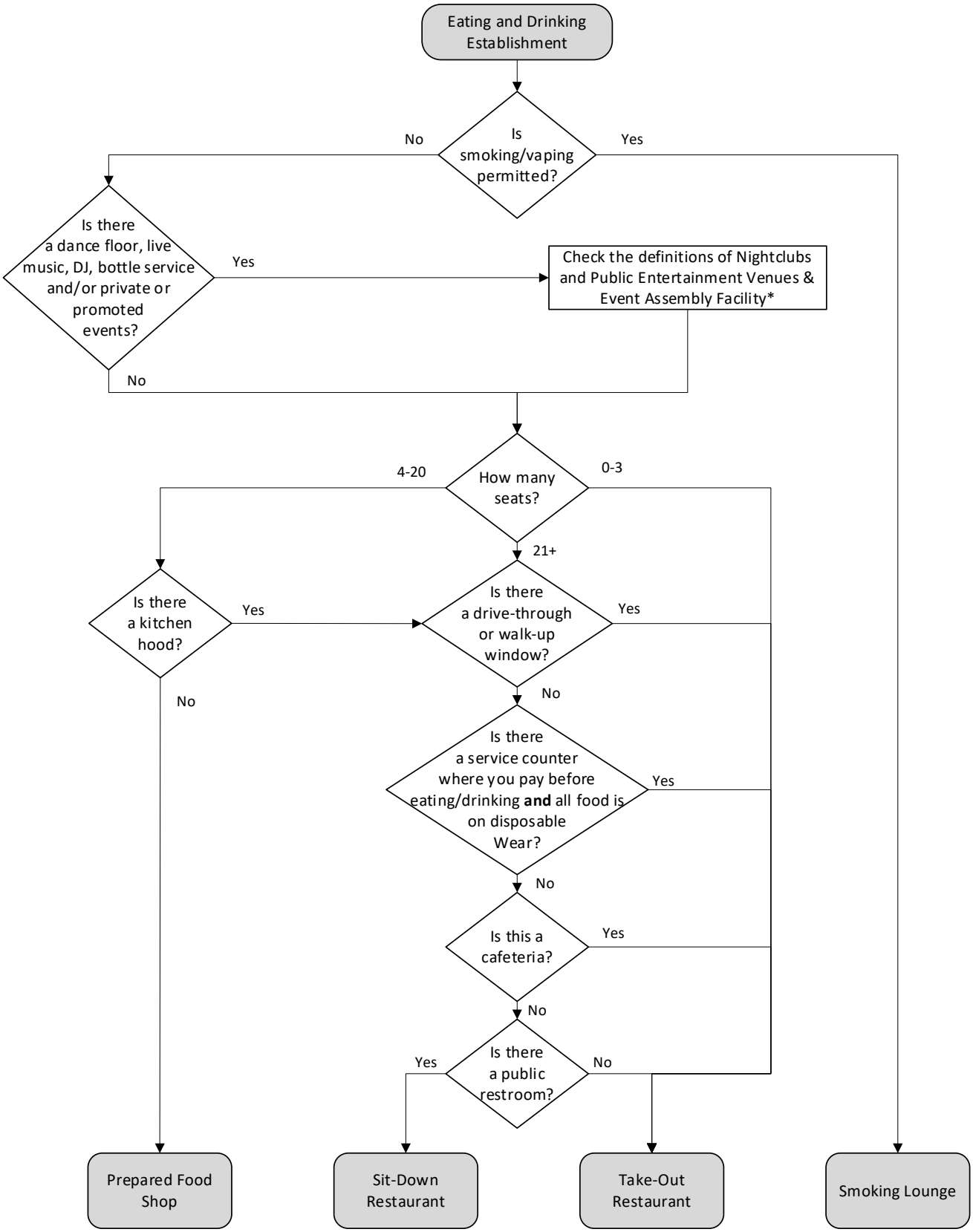
14-601(7)(f)(.4) Smoking Lounge[13]

- An eating and drinking establishment that permits smoking/vaping.
- Examples: cigar lounges, hookah lounges, vape lounges, tobacco clubs, tobacco bars, etc.





[13] Smoking Lounge was added to the code by Bill No 190601.



* Based on how a space functions, it *may* be categorized as both an Eating and Drinking Establishment and a Night-clubs and Public Entertainment Venues or Event Assembly Facility

14-601(7)(g) Financial Services

- Uses related to the exchange, lending, borrowing, and safe-keeping of money.
- Examples: banks, credit unions, etc.
- A Financial Institution may be classified as one of the following subcategories:





14-601(7)(g)(.1) Personal Credit Establishment

- A Personal Credit Establishment must be classified as one of the following subcategories:

14-601(7)(g)(.1)(.a) Check Cashing Establishment

- Meets the following criteria:
  - is not a bank or financial institution subject to federal or state regulation; **and**
  - charges a fee to cash a check; **and**
  - provides such services to the public.



14-601(7)(g)(.1)(.b) Pawnshop

- An establishment that is engaged to any extent in <u>any</u> of the following:
    - The lending of money on the deposit of personal property,
    - The purchase of property to offer the property for sale to the public, and if that sale is unsuccessful, then to sell it back to the previous owner at a later time; **or**
    - The purchase of precious metals with the intent to melt down, provided that such activity is not clearly incidental to the principal use of the establishment





14-601(7)(g)(.1)(.c) Payday Lender

- Any person or entity that is substantially in the business of negotiating, arranging, aiding, or assisting a consumer in procuring payday loans.



14-601(7)(h) Funeral and Mortuary Services

- Services related to the death of a human.
- Examples: funeral homes, mortuaries, crematoriums





14-601(7)(i) Maintenance and Repair of Consumer Goods

- Maintenance, cleaning, and repair services for consumer goods.
- Examples: dry cleaning shops, tailors, shoe repair, vacuum repair shops, electronics repair shops, and similar establishments.





14-601(7)(j) Marina

- Provides moorage, launching, storage, supplies, etc. for recreational and commercial watercraft.





14-601(7)(k) Parking, Non-Accessory

- Parking not provided to serve the use on the lot.
- Parking available to the public at-large.
- If a parking lot or garage provides both accessory and non-accessory parking, parking shall be classified as non-accessory parking if it leases 25% or more of its spaces to non-occupants of or persons other than visitors to a particular use.
- Non-Accessory Parking must be identified as one of the following subcategories:

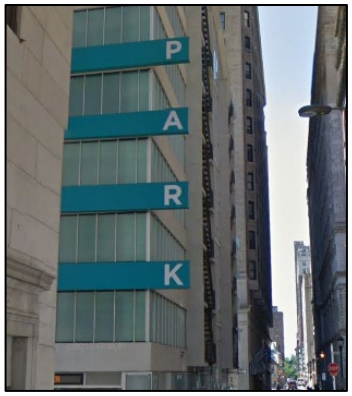
14-601(7)(k)(.1) Surface Parking, Non-Accessory

- A non-accessory parking lot (no roof/structure).



14-601(7)(k)(.2) Structured Parking, Non-Accessory

- A non-accessory parking garage (under a roof / within a structure).





14-601(7)(l) Personal Services

- Uses associated with grooming, instruction, maintenance of fitness, health, and well-being.
- Note: A small retail aspect can be accessory to personal services without requiring a separate permit. For example, a gym can sell shirts and water bottles, a Hair Salon can sell hair products, etc.
- Examples: fitness center, yoga studio, music lessons, hair salon, nail salon, waxing, barber, massage by a licensed massage therapist, Painting with a Twist™, cosmetic tattooing





14-601(7)(l)(.1) Body Art Service

- Body piercing, tattooing, branding, or scarification.
- Cosmetic tattooing is not considered Body Art Services, It is considered Personal Services[14].
- The retail sale of body jewelry, cleaning products, etc. are accessory to these uses and do not require a separate permit.





[14] This was clarified by Bill No 180346.

14-601(7)(l)(.2) Fortune Telling Service

- An establishment engaged in or that professes to foretell future or past events or that is engaged in the practice of palmistry (the art or practice of reading a person's character or future from the lines on the palms of hands).







14-601(7)(m) Radio, Television, and Recording Services

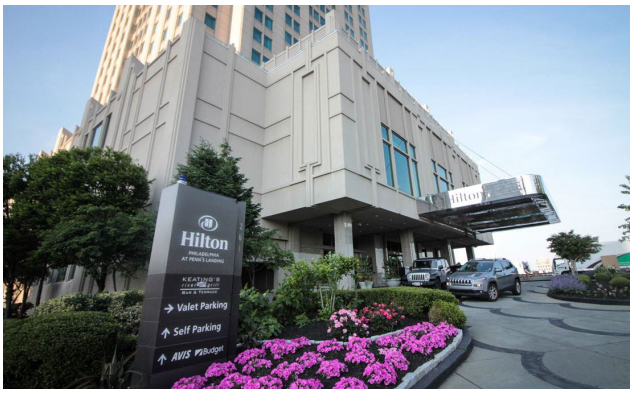
- Audio or video production, recording, or broadcasting



14-601(7)(n) Visitor Accommodations

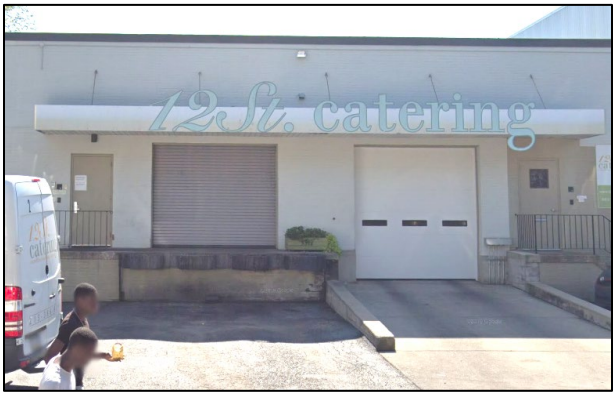
- Temporary lodging for less than 30 consecutive days.
- Rents are charged by the day, by the week or portion thereof.
- Providing food or entertainment is accessory.
- Short term rentals in a unit without a primary resident are considered visitor accommodations.





14-601(7)(o) Commissaries and Catering Services[15]

- Prepare food only to be sold or served off-site.
- If the production is large scale, it will be considered industrial (i.e. Dietz and Watson).



[15] Commissaries and Catering Services were added to the code by Bill No 130804.

Vehicle & Vehicular Equipment Sales & Services Use Category

- Sale, rental, maintenance, or repair of new or used vehicles and equipment.
- A use permit shall be obtained for all uses present on the lot.

14-601(8)(a) Commercial Vehicle Repair and Maintenance

- Use includes:
  - Repair, install, or maintain the mechanical components or the bodies of large trucks, mass transit vehicles, large construction or agricultural equipment, aircraft, or commercial boats.
  - Truck stops and fueling facilities are included in this commercial vehicle repair and maintenance use category.
- Use does NOT include:
  - vehicle painting
  - scrap/junk
  - repair of personal vehicles/cars
  - dismantling unless that is part of a repair





14-601(8)(b) Commercial Vehicle Sales and Rentals

- Sale or rental of large trucks, mass transit vehicles, large construction or agricultural equipment, aircraft, commercial boats, or other similar vehicles.



14-601(8)(c) Vehicle Fueling Station[16]

- Retail sale of vehicle fuels (gas, electricity, etc.).
- EV Chargers can potentially be an accessory use. See FAQ on L&I's website.
- The sale of food and other small items is accessory to a gas station and does not require a separate permit.

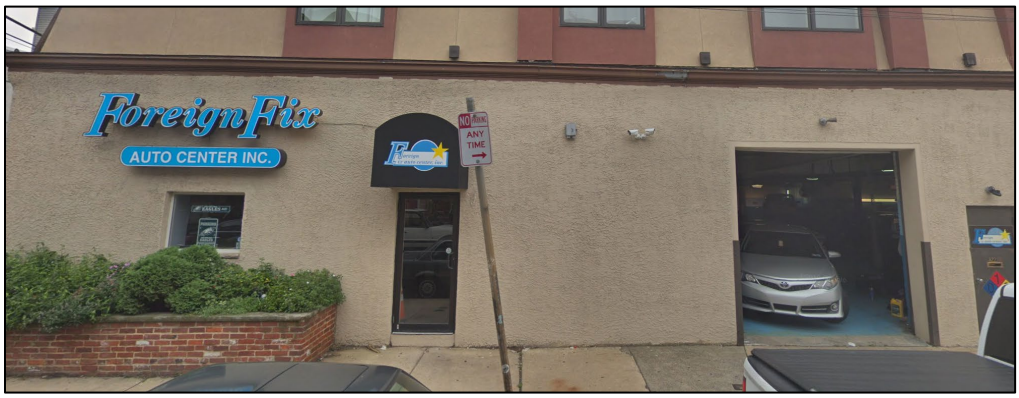




[16] The name of this use category was changed from Gasoline Station to Vehicle Fueling Station by Bill No 150264.

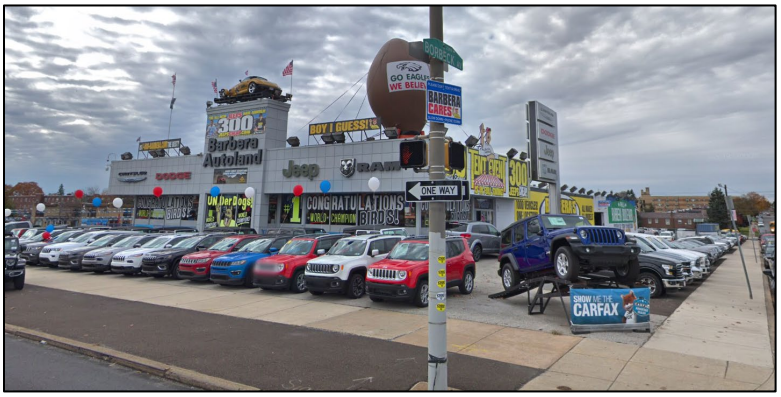
14-601(8)(d) Personal Vehicle Repair and Maintenance

- Use includes:
  - Repair, install, or maintain the mechanical components or the bodies of autos, small trucks or vans, motorcycles, motor homes, or recreational vehicles including recreational boats.
  - Wash, clean, protect the exterior or interior surfaces of vehicles.
- Use does NOT include:
  - vehicle painting
  - scrap/junk
  - repair of commercial vehicles/large trucks
  - dismantling unless that is part of a repair
- Notes:
  - Vehicles must be within the property (not on the street or sidewalk).
  - In ICMX only: Storage of parts must be in an enclosed structure and storage of vehicles being serviced must be on a surface parking lot or in a parking garage.



14-601(8)(e) Personal Vehicle Sales and Rentals

- Sale or rental of new or used autos, small trucks or vans, trailers, motorcycles, motor homes, or recreational vehicles including recreational boats.
- Sale, lease, or rental of new or used parts, tools, or supplies should be categorized as Vehicle Equipment and Supplies Sales and Rentals.
- Examples: automobile dealers, auto malls, car rental agencies, and moving equipment rental establishments



14-601(8)(f) Vehicle Equipment and Supplies Sales and Rentals

- Sale, lease, or rental of new or used parts, tools, or supplies for the purpose of repairing or maintaining vehicles.
- Distribution of products from the same premises that sells, leases, or rents vehicles.



14-601(8)(g) Vehicle Paint Finishing Shop

- Paint to the exterior or interior surfaces of vehicles.
- Spraying, dipping, flow-coating, or other means.
- Use does NOT include:
  - scrap/junk
  - repair of personal vehicles/cars
  - repair of commercial vehicles/large trucks



Wholesale, Distribution, and Storage Use Category

- Provide and distribute goods in large quantities.
- Usually provides goods for retail sales, commercial services, or industrial uses.
- Long-term and short-term storage.

14-601(9)(a) Equipment and Materials Storage Yards and Buildings

- Indoor or outdoor storage of equipment, products, or materials.
- May or may not be stored in containers.
- Includes storage of cars. (i.e. impound lots, storage of vehicles that will be sold from another lot.)
- Does not include:
  - Storage of waste or scrap materials. If lots contain piles of mixed soil, broken concrete and bricks, scrap wood, etc. This is considered waste material. (refer to Junk and Salvage Yards and Buildings)
  - Sale of materials (refer to retail or wholesale uses).
  - Processing of materials (refer to industrial uses).





14-601(9)(b) Moving and Storage Facilities

- Moving of household or office furniture, appliances, and equipment from one location to another and temporary storage of those items.
- Examples: moving companies and self-service and mini-storage warehouses



14-601(9)(c) Warehouse

- Does not meet the definition of a moving and storage facility.
- Engaged in long-term and short-term storage of goods.
- Completely-enclosed building.

14-601(9)(d) Wholesale Sales and Distribution

- Wholesale sales, bulk storage and distribution of goods.
- May include incidental retail.
- May include a showroom.



Industrial Use Category

Uses that produce goods from materials. Includes the design, storage, and handling of these products.

See the Flow Chart on Page 54 to determine the appropriate subcategory.

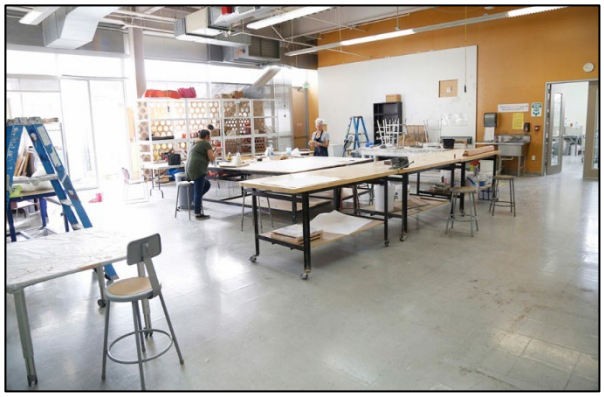
See FAQ for more information on how to categorize industrial uses.

See FAQ for more information on how to categorize breweries.

14-601(10)(a) Artist Studios and Artisan Industrial

- Used by artists for:
  - The creation of art, or
  - Production of consumer goods, food, beverages, or wearing apparel /accessories
- Production using hand manufacturing / hand tools and small- scale, light mechanical equipment.
- Completely enclosed building with no outdoor operations, storage or regular commercial truck parking/loading.
- No discernable external impacts in terms of noise, vibration, odor, hours of operation or traffic.





14-601(10)(b) Limited Industrial

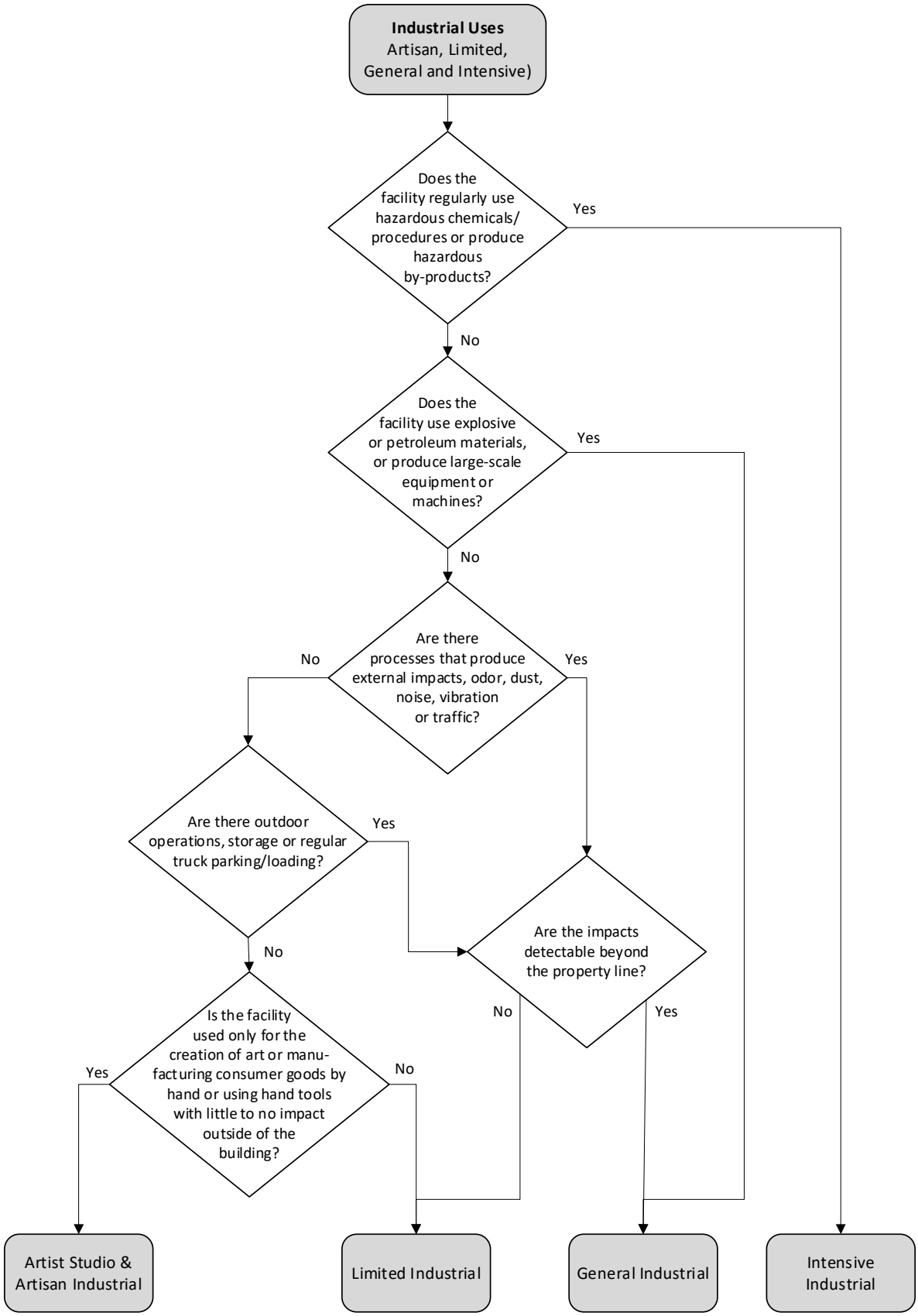
- Process, fabricate, assemble, treat, or package finished parts or products without the use of explosive or petroleum materials.
- Does not include the assembly of large equipment and machinery.
- Very limited external impacts in terms of noise, vibration, odor, hours of operation, and traffic.

14-601(10)(c) General Industrial

- Process, fabricate, assemble, or treat materials for the production of large equipment and machines.
- Industrial uses that regularly produce odors, dust, noise, vibration, truck traffic or other external impacts that are detectable beyond the property lines of the subject property.

14-601(10)(d) Intensive Industrial

- Regularly use hazardous chemicals or procedures or produce hazardous byproducts.
- Hazardous materials include: manufacturing of acetylene, cement, lime, gypsum or plaster-of-paris, chlorine, corrosive acid or fertilizer, insecticides, disinfectants, poisons, explosives, paint, lacquer, varnish, petroleum products, coal products, plastic and synthetic resins, and radioactive materials.
- Examples: Petrochemical tank farms, gasification plants, smelting, animal slaughtering, oil refining, asphalt and concrete plants, and tanneries
- Intensive industrial uses have high potential for external impacts on the surrounding area in terms of noise, vibration, odor, hours of operation, and traffic.


Industrial Uses
Artisan, Limited, General and Intensive)
Does the facility regularly use hazardous chemicals/ procedures or produce hazardous by-products?
Yes
No
Does the facility use explosive or petroleum materials, or produce large-scale equipment or machines?
Yes
No
Are there processes that produce external impacts, odor, dust, noise, vibration or traffic?
No
Yes
Are there outdoor operations, storage or regular truck parking/loading?
Yes
No
Are the impacts detectable beyond the property line?
No
Yes
Is the facility used only for the creation of art or manu-facturing consumer goods by hand or using hand tools with little to no impact outside of the building?
Yes
No
Artist Studio & Artisan Industrial
Limited Industrial
General Industrial
Intensive Industrial

14-601(10)(e) Junk and Salvage Yards and Buildings

- Area or building (indoors or outdoors).
- Waste or scrap materials are bought, sold, exchanged, stored, baled, packed, disassembled, or handled for reclamation, disposal.
- Including but not limited to scrap iron and other metals, paper, rags, rubber tires, and bottles.
- Includes an auto wrecking yard or building.
- Includes lots where waste materials from construction sites are stored (i.e. transfer stations).

14-601(10)(f) Marine-Related Industrial

- Docks, wharves, piers, and related facilities.
- Used in connection with the transfer, storage-in-transit and incidental processing of commercial cargo from or to waterborne craft.
- Includes pipelines and conveyors that transfer equipment or materials to or from the Delaware River or the Schuylkill River.[17]

14-601(10)(g) Mining/Quarrying

- Extraction of mineral or aggregate resources from the ground for off-site use.
- Examples: quarrying, dredging for sand, gravel or other aggregate materials, mining

14-601(10)(h) Research and Development

- Scientific research and testing leading to the development of new products.
- Manufacturing is considered accessory to research and development including post-trial production. See accessory use FAQ on L&I's website.

14-601(10)(i) Trucking and Transportation Terminals

- Dispatching and long-term or short-term storage of large vehicles.
- Minor repair and maintenance of vehicles stored on the premises is also included.

14-601(10)(j) Medical Marijuana Growing/Processing Facility

- Facility to grow and process medical marijuana.
- Requires a permit issued by the Department of Health of the Commonwealth pursuant to the Act of April 17, 2016, P.L. 84, No. 16.

[17] This detail was added to the definition by Bill No 120654.

Urban Agricultural Use Category

Uses such as gardens, farms, and orchards that involve the raising and harvesting of food and non-food crops and the raising of farm animals.

14-601(11)(a) Animal Husbandry

- Feeding, housing, and care of farm animals for private or commercial purposes.
  - Farm Animals are defined as: chicken, goose, duck, turkey, goat, sheep, pig, cow, or other farm animal, provided such other farm animal presents a public nuisance due to smell and/or noise. Does not include a cat, dog, or horse.
  - See Boarding and Other Services for horses.





14-601(11)(b) Community Garden

- Managed by a group of individuals.
- Grow and harvest food crops or non-food crops (e.g., flowers) personal or group consumption, for donation, or for sale that is incidental in nature.
- May be divided into separate garden plots.
- May include common areas (e.g., hand tool storage sheds) maintained and used by the group.





14-601(11)(c) Market or Community-Supported Farm

- Managed by an individual or group of individuals.
- Grow and harvest food crops or non-food crops (e.g., flowers) for sale or distribution that is not incidental in nature.
- May be located on a roof or within a building.





14-601(11)(d) Horticulture Nurseries and Greenhouses

- Growing of plants for wholesale or retail sales and distribution.





Appendix A – L&I Code Interpretations

The table below includes many of L&I's resources regarding use classification. For additional resources, visit L&I's website.

Document Type and Number	Subject	Issued	Revised	Retired
Code Bulletin - A-1501-R	Temporary Uses and Structures	01/12/2015	08/29/2018	
Frequently Asked Question - PG_013_FAQ	Do I need permits or licenses for a pop-up beer garden or restaurant?	01/2020	07/2023	
Frequently Asked Question - PZ_001_FAQ	I would like to open a brewery, winery, cidery, etc. Which use category does my business fall into?	12/2019	09/2021	
Frequently Asked Question - PZ_002_FAQ	Which Industrial Use Category does my proposed use fall into?	12/2019	09/2021	
Frequently Asked Question - PZ_003_FAQ	Can I rent my house/apartment/condo as a short-term rental using services like AirBnB, VRBO, HomeAway, etc.? Do I need a permit to do this?	12/2019	10/2023	
Frequently Asked Question - PZ_004_FAQ	I am starting a new business within an existing building or tenant space that previously had the same or similar use; do I need a new permit?	12/2019	09/2021	
Frequently Asked Question - PZ_005_FAQ	I own the vacant lot adjacent to my house; can I park my car on that lot?	12/2019	08/2023	
Frequently Asked Question - PZ_009_FAQ	Am I allowed to provide outside seating as part of my restaurant?	12/2019	09/2021	
Frequently Asked Question - PZ_018_FAQ	Drug Paraphernalia Store FAQs	02/2022	02/2023	
Frequently Asked Question - PZ_022_FAQ	What is an accessory use? Do I need a permit for an accessory use?	06/2023		
Frequently Asked Question - PZ_023_FAQ	Is a zoning permit required to add electric vehicle chargers (EVC) to an existing parking lot or garage?	08/2023		
Frequently Asked Question - PZ_025_FAQ	When may an existing nonconforming condition continue when consolidating lots?	12/2023		
Frequently Asked Question – PZ_029_FAQ	What Use Category Does Eating & Drinking and/or Assembly and Entertainment Space Fall Into?	10/2025		

Appendix B - Use Classification List

The table below describes various uses that have been vetted by the department and the use category that they would be categorized as. See also Use Classification Questionnaire for Zoning

Use Requested	Notes / Conditions	Use Category per 14-601	Additional Reference
Residential			
Co-Living housing that is rented to multiple individuals where leases are per bed and independent of one another, shared kitchen	If there are more than three "unrelated" people in a dwelling unit, or there are communal (outside the unit) kitchen/dining facilities, the use falls under Group Living. If the unit does not have a private bathroom, it is considered under Single-Room Residence.	14-601(2)(a) – Household Living or 14-604(2)(b) – Group Living or 14-604(2)(b)(.2) – Single-Room Residence	
Residential Rental Properties (Airbnb, VRBO, etc.) & **Hotels / Visitor Accommodations**	Residential Dwelling with a primary resident rented in increments of 30 days or less. Limited Lodging is accessory. Note: this does not apply to properties used as full-time rentals or without a primary resident.	14-601(2)(a) - Household Living (Single-, Two-, or Multi-Family) and 14-604(14) - Limited Lodging	See also PZ_003_FAQ
	Rental of a property that is not a primary residence (i.e. this property is used as a full-time rental)	14-601(7)(n) - Visitor Accommodations	
	Rentals over 30 days	14-601(2)(a) - Household Living (Single-, Two-, or Multi-Family)	
Tiny House Developments	If each house includes living space, bathing and dining	14-601(2)(a) - Household Living (Single-, Two-, or Multi-Family)	
	If each house includes living space and bathing but the dining area is shared	14-604(2)(b) – Group Living	
	If each house includes living space but the bathing and dining areas are shared	14-604(2)(b)(.2) – Single-Room Residence	
RV Parks	Provides RV parking, bathing facilities, electricity, WIFI, dumping station. Refuse as an undefined use. Refuse as an undefined use	14-601(1)(e)(.4) – Undefined Use	
Food / Drink / Assembly Related Uses			
Retail Bakery w/ Baking on Premises	If baking is accessory to retail use (subordinate in terms of area and function)	14-601(6)(d) - Retail Sales of Food, Beverages, & Groceries	
Restaurants with Outside Seating	On same lot as an Eating and Drinking Establishment No new use permit required. A new CO and LO will be required. Would be prohibited if a previous proviso indicated no outdoor dining.	14-601(7)(f) – Eating and Drinking Establishment (Subcategory based on specific characteristics of business)	See also PZ_009_FAQ
Soup Kitchen	If operated by and located on the same property as a Religious Assembly	14-601(4)(j) - Religious Assembly	
	If not operated by a Religious Assembly, using disposable ware	14-601(7)(f)(.2) – Take-Out Restaurant	
	If not operated by a Religious Assembly, using non-disposable ware	14-601(7)(f)(.3) – Sit-Down Restaurant	
Hookah / Smoking Lounge / Cigar Bars / Vape Lounge	Bill No 190601 has defined this specific use. Any Eating and Drinking Establishment that permits smoking is a Smoking Lounge. Smoking is not permitted in Assembly and Entertainment uses. If the primary use is retail, the category is still considered Retail Sales of Consumer Goods.	14-601(7)(f)(.4) – Smoking Lounge	
Establishments with mechanical or electrical devices or games (pinball machines, ping pong, darts, shooting galleries, etc.)	Where alcohol is served	14-601(7)(f)(.2) – Take-Out Restaurant, or 14-601(7)(f)(.3) – Sit-Down Restaurant, or 14-601(7)(c) - Assembly and Entertainment, or 14-601(7)(c)(.2) – Nightclubs and Public Entertainment Venues, or 14-601(7)(c)(.4) – Event Assembly Facility	
	Where alcohol is not served Note: in the past, this would have been an Amusement arcade but Bill No 210078-A removed this use from the code.	14-601(7)(c) - Assembly and Entertainment	
General gathering place	Operated by a public agency or not-for-profit organization	14-601(4)(p) - Community Center	
	Not operated by a public agency or not for profit organization	14-601(7)(c) - Assembly and Entertainment	

eSports	Arenas or Gaming Facilities	14-601(7)(c) - Assembly and Entertainment	
Ballroom	If located in a hotel and operated by hotel it will be considered accessory and does not need to be listed as a principle use.	14-601(7)(n) - Visitor Accommodations	
	Not accessory to a hotel	14-601(7)(c) - Assembly and Entertainment, or 14-601(7)(c)(.4) – Event Assembly Facility	
Brewery / Microbrewery / Winery / Cidery	Brewed on-site and primarily consumed-on site (sale of growlers, crowlers, etc. are permitted for off-site consumption), no distribution of beer, wine, etc. for off-site consumption (no kegs, bottles, cans) These uses function as bar/restaurants. Note: These uses may have food trucks in lieu of permanent kitchen facilities. Even if the food is served on disposable ware and the food is paid for before it is consumed, these trucks will be considered accessory	14-601(7)(f)(.3) – Sit-Down Restaurant	
	Brewed on-site and shipped off-site (kegs, bottles, cans, etc.). Typically uses large scale equipment and the impacts are detectable beyond the property lines. An Accessory Tasting Room, that provides samples of wine, beer, etc. is permitted. Samples are typically included with a tour of the facility and are limited in quantity (i.e. in exchange for a ticket or token), the tasting room shall not function as a primary use.	14-601(10)(c) - General Industrial	See also PZ_001_FAQ
	Brewed on-site and shipped off-site (kegs, bottles, cans, etc.). Typically uses smaller scale equipment and the impacts are not detectable beyond the property lines. An Accessory Tasting Room, that provides samples of wine, beer, etc. is permitted. Samples are typically included with a tour of the facility and are limited in quantity (i.e. in exchange for a ticket or token), the tasting room shall not function as a primary use.	14-601(10)(b) - Limited Industrial	
	Brewed on site, by hand and using small scale equipment. No outdoor operations, storage or regular commercial truck parking/loading	14-601(10)(a) – Artist Studios an Artisan Industrial	
Retail Uses			
Pharmacy (CVS, Walgreens, Rite Aid, etc.), **Supermarket** (Acme, Giant, Trader Joe's, Aldi, etc.) **"Big Box" Stores** (Target, Walmart, etc.)	Application and permit should include all applicable uses. Small food shops (Starbucks, prepared hot/cold food, etc.), ATMs, Video Rental Boxes, etc. are all considered accessory if they are within and accessory to the primary use. Accessory food shops are permitted to have a hood.	14-601(6)(c) - Retail Sales of Consumer Goods, and/or 14-601(6)(d) - Retail Sales of Food, Beverages & Groceries, and/or 14-601(6)(f) - Retail Sales of Sundries, Pharmaceuticals & Convenience Sales, and/or 14-601(6)(g) - Retail Sales of Wearing Apparel and Accessories, and/or 14-601(6)(e) - Retail Sales of Pets and Pet Supplies	
Wine and Spirits, Bottle Shop, etc.	Separate license required from Liquor Control Board Can also contain accessory tasting/sampling (subordinate in terms of area and function)	14-601(6)(d) - Retail Sales of Food, Beverages & Groceries	
Edible Arrangements	Includes sales of both food and gifts	14-601(6)(c) - Retail Sales of Consumer Goods, and 14-601(6)(d) - Retail Sales of Food, Beverages & Groceries	
Convenience Store w/out Gas Station (Wawa, 711)	May include sale of prepared food (subordinate in terms of area and function)	14-601(6)(d) - Retail Sales of Food, Beverages & Groceries, and/or 14-601(6)(f) - Retail Sales of Sundries, Pharmaceuticals & Convenience Sales	
Sale of CBD	CBD sale as primary use Note: The sale of CBD can be accessor to many uses.	14-601(6)(f) - Retail Sales of Sundries, Pharmaceuticals & Convenience Sales	

Animal Related Uses			
Animal Related Uses (Doggie Day Care, Pet Hotel)	Less than 24 hours, no boarding (i.e. Doggy Day Care)	14-601(7)(b) - Animal Services	
	More than 24 hours, regardless of boarding	14-601(7)(b)(.1) - Boarding and Other Services	
Cat Café	Free roaming adoption platform with admittance fee, incidental coffee station for patrons	14-601(7)(b)(.1) - Boarding and Other Services	
Animal Sales	Sale of farm animals (other than horses)	14-601(11)(a) - Animal Husbandry	
	Sale of Horses	14-601(7)(b)(.1) - Boarding and Other Services	
	Sale of animals other than horses and farm animals	14-601(6)(e) - Retail Sales of Pets and Pet Supplies	
Medical Uses			
Birthing Center	Typical visit will exceed 24 hours	14-601(4)(g) – Hospital	
Blood / Plasma Donation Center / Lab	One practitioner and no more than one regularly-employed assistant	14-601(5)(b)(.1) - Sole Medical, Dental, and Health Practitioner Office	
	More than employees than a sole practitioner	14-601(5)(b)(.2) - Group Medical, Dental, and Health Practitioner Office	
Alternative Healing / Acupuncture	Operated by a medical practitioner or physical therapist licensed by the state.	14-601(5)(b)(.1) - Sole Medical, Dental, and Health Practitioner Office, or 14-601(5)(b)(.2) - Group Medical, Dental, and Health Practitioner Office	
	Not operated by a medical practitioner, professional physical therapist, or massage therapist licensed by the state	14-601(7)(l) - Personal Services	
Massage	Operated by a medical practitioner or physical therapist licensed by the state.	14-601(5)(b)(.1) - Sole Medical, Dental, and Health Practitioner Office, or 14-601(5)(b)(.2) - Group Medical, Dental, and Health Practitioner Office	
	Operated by a massage therapist licensed by the state.	14-601(7)(l) - Personal Services	
	Not operated by a medical practitioner, professional physical therapist, or massage therapist licensed by the state.	14-601(7)(a)(.5) – Adult Massage Shop	
Uses Providing a Service / Commercial Uses			
Dressmaker / Tailor	Making or altering clothing for the ultimate consumer, typically small scale with little to no impact on surrounding area	14-601(7)(i) - Maintenance & Repair of Consumer Goods	
	Manufacturing large quantities, possibly sold to a retail use to later be sold to consumer, possible impacts on surrounding area	14-601(10) - Industrial Use Category (Subcategory can vary depending on size/impact of operation)	
Cosmetic Tattoo	Bill No 180346 removed cosmetic tattooing from body art with the intention of having it fall into the broader category of Personal Services	14-601(7)(l) - Personal Services	
Music Lessons	No degree awarded, instructional services	14-601(7)(l) - Personal Services	
Bartending School	No degree awarded, instructional services	14-601(7)(l) - Personal Services	
Child Care	If operated by and located on the same property as a Religious Assembly	14-601(4)(j) - Religious Assembly	
	If not operated by a Religious Assembly	14-601(4)(c) - Child Care	
Locksmith	Off-Site Service If there are any other activities taking place they shall be evaluated separately (e.g. retail sales of locks or other supplies to the public or at wholesale).	14-601(7)(d) - Building Services	
Residential Rental Properties (Airbnb, VRBO, etc.) & **Hotels / Visitor Accommodations**	Rental of Residential Dwelling in increments of 30 days or less. Only charge for one use, Limited Lodging is accessory. Note: this does not apply to properties used as full-time rentals.	14-601(2)(a) - Household Living (Single-, Two-, or Multi-Family) and 14-604(14) - Limited Lodging	See also Website See also PZ_003_FAQ
	Rental of a property that is not a primary residence (i.e. this property is used as a full-time rental)	14-601(7)(n) - Visitor Accommodations	
	Rentals over 30 days	14-601(2)(a) - Household Living (Single-, Two-, or Multi-Family)	
Sportsbook / Parimutuel Betting	a place where a gambler can wager on various sports competitions, including golf, football, basketball, baseball, hockey, soccer, horse racing, greyhound racing, boxing, and mixed martial arts.	§14-601(7)(c)(.2) - Casino	

Auto Related Uses		
Impound Lot	Storage of Vehicles	14-601(9)(a) - Equipment and Materials Storage Yards and Buildings
	Sale / Auction of Vehicles	14-601(8)(e) - Personal Vehicle Sales and Rentals, and/or 14-601(8)(b) - Commercial Vehicle Sales and Rentals
Storage of Vehicles	Storage of vehicles that will be sold from another lot. Employees will not work from this lot, customers will not have access.	14-601(9)(a) - Equipment and Materials Storage Yards and Buildings
Garage Accessory to Residential Use	Dimensions meet 14-803(a)(a)(.3) and use meets 14-203(216)	14-604(2) - Private Residence Garage
	Dimensions exceed 14-803(a)(a)(.3) and use meets 14-203(216)	14-604(2) - Private Residence Garage refused for size
Gas Station & Convenience Store (Wawa, A Plus / Sunoco)	Sale of groceries and sundries is permitted as an accessory use	14-601(8)(a) - Vehicle Fueling Station
Industrial Uses		
Lots used for storage of soil/aggregate	The material stored is clean, sorted and suitable for use in construction.	14-601(9)(a) - Equipment and Materials Storage Yards and Buildings
	If lot is used as a transfer station to store material that is not suitable for construction. Typically, the material stored would be brought from a construction or demolition site and would be a mix of soil, aggregate, brick, etc. Use specific standards of 14-603(9) apply.	14-601(10)(e) - Junk and Salvage Yards and Buildings
Landfill	Refuse as an undefined use	14-601(1)(e)(.4) – Undefined Use
Bio-fuel Storage and Treatment	Cooking fuel is converting to a bio-fuel on-site through a heating process	14-601(10)(b) - Limited Industrial, or 14-601(10)(c) - General Industrial (Subcategory can vary depending on size/impact of operation)
Extracting Precious Metals	Solely extraction, if anything is produced from the metals, that would be considered separately	14-601(10)(e) - Junk and Salvage Yards and Buildings
Brewery	See Food / Drink / Assembly Related Uses	
Miscellaneous Uses		
Play Equipment - No Buildings	On the same lot as a school, daycare, etc. it will be accessory and does not need to be mentioned in permit	14-601(3)(b) – Passive Recreation
Religious Assembly with Accessory Uses	A religious assembly is permitted to include accessory uses and they are not considered primary if they are operated by the religious assembly and on the same property as the primary use. These uses include but are not limited to: • Child care • Soup kitchen • Cemetery • Offices • Convent • Rectory	14-601(4)(j) - Religious Assembly