

ZONING

27 Attachment 1

Borough of Mechanicsburg

**Table 2: Authorized Land Uses**  
**[Amended by Ord. 1131, 12/18/2012; by Ord. 1138, 6/17/2014;**  
**and by Ord. 1139, 7/15/2014]**

**Legend:**

- A Accessory Use
- P Permitted Use
- C Conditional Use/Use with Supplemental Regulations

Land Use		Zoning Designation							
		R-L	R-M	R-H	TND	MU		C-G	I
						CMM	OT		
<b>A. Residential Uses</b>									
1	Apartment, conversion						C		
2	Family care facility						C	P	
3	Family care daycare home	P	P	P			P		
4	Group care facility						C	P	
5	Group daycare home						C	P	
6	Life care facility, or portions thereof			C			C	P	
7	Manufactured/mobile home park		C						
8	Dwelling unit, multifamily			P	P		C		
9	Quadplex			P	P				
10	Rooming house/boardinghouse							C	
11	Dwelling unit, single-family detached	P	P	P	P		P		
12	Dwelling unit, single-family attached (e.g., townhouse)			P	P		P		
13	Dwelling unit, two-family (e.g., duplex)		P	P	P		P		
<b>B. Nonresidential Uses</b>									
1	Adult facility (adult bookstore, theater)								C
2	Agriculture activities	C	C	C	C		C	C	C
3	Animal hospital/care facility							C	P
4	All other uses								C
5	Appliance store				C		C	P	P
6	Art gallery					P	P	P	
7	Automotive dealer							C	P
8	Automotive parts store, including tube/tire supply							C	P
9	Automotive rental enterprise							P	P
10	Automotive repair shop/service station							C	P
11	Banking service, with drive-thru							C	
12	Banking service, without drive-thru				P	C	P	P	
13	Bed-and-breakfast	C	C	C		P	P	P	
14	Beer and ale wholesale distribution							P	P
15	Billboard								C
16	Brew pub				C	C	C	P	
17	Building material and garden supply store						C	P	P
18	Car wash							P	C
19	Cemetery	P							
20	Club, BYOB					C	C	C	
21	Club, social				P		P	P	
22	Coin-operated laundries and cleaning				P		P	P	
23	Common area amenity (clubhouse)				P				
24	Communication tower								C
25	Community garden	P	P	P	P	P	P	P	P

MECHANICSBURG CODE

		Zoning Designation							
						MU			
Land Use		R-L	R-M	R-H	TND	CMM	OT	C-G	I
26	Convenience store						C	C	P
27	Cottage industry (small-scale)				C		C		
27.1	Daycare center (youth/adult)				P				
28	Financial service, other				P		C	P	
29	Fitness center				P	P	P	P	
30	Forestry and related activity	P	P	P	P	P	P	P	P
31	Fuel/energy recharge stations (retail)							C	P
32	Funeral service						P	P	
33	Furniture and home furnishing retail store					C	C		
34	Grocery store				C		C	C	
35	Hardware store						P	P	
36	Home-based business/occupation, low-impact	C	C	C	C	C	C		
37	Home-based business/occupation, no-impact	P	P	P	P	P	P		
38	Hospital/medical center		C	C			C		
39	Hotel					C	C	P	
40	Indoor commercial recreation				P			P	P
41	Library				P		P	P	
42	Lumber and construction material enterprise								P
43	Manufacturing, heavy								C
44	Manufacturing, light						C		P
45	Market garden					P	P	P	P
46	Massage therapy establishment/day spa				P		P	P	
47	Medical and dental laboratory/clinic							P	P
48	Monument sales enterprise								P
49	Motel							P	
50	Municipal use, firehouse and/or emergency medical services	P	P	P	P	P	P	P	P
51	Museum				P	P	P	P	
52	Office, small-scale business, professional and/or medical				P	P	C	P	
53	Office, large-scale business, professional and/or medical						C	P	
54	Parking lot/structure				C	C	C	P	P
55	Personal service enterprise				P	P	P	P	
56	Place of worship/place of assembly	C	C	C	P	C	C	P	
57	Power laundry, family and commercial				C			P	P
58	Public park, playground and municipal recreation area	P	P	P	P	P	P	P	P
59	Repair service shop, miscellaneous						C	P	P
60	Research and development								C
61	Restaurant with drive-thru facility							C	
62	Restaurant without drive-thru facility				P	P	P	P	
63	School, academic	P	P	P	C		P		
64	School, arts				C	P	P		
65	School, commercial				C		C	P	P
66	Social services office				P		C	P	
67	Store, retail (large-scale)					C	C	P	P
68	Store, retail (small-scale)				P	P	P	P	
69	Tavern/pub				C	C	C		
70	Theater					P	C	C	
71	Tattoo establishment					C		C	
72	Trail	P	P	P	P	P	P	P	P
73	Utility use	C	C	C	C	C	C	C	C
74	Warehouse							C	P

## ZONING

		<b>Zoning Designation</b>							
						MU			
<b>Land Use</b>		<b>R-L</b>	<b>R-M</b>	<b>R-H</b>	<b>TND</b>	<b>CMM</b>	<b>OT</b>	<b>C-G</b>	<b>I</b>
<b>C. Accessory Uses</b>									
1	Communication antenna	A	A	A	A	A	A	A	A
2	Apartment	A	A	A		A	A		
3	Heliport								A
4	Public recycling collection/center	A	A	A	A	A	A	A	A
5	Residential-scale wind turbine	A	A	A	A	A	A	A	A
6	Seasonal outdoor farmer's market				A	A	A		
7	Solar energy collection	A	A	A	A	A	A	A	A