

ZONING

Township of Hempfield -

Table 1 - Table of Uses

[Amended 1-20-2016 by Ord. No. 2016-02; 11-23-2016 by Ord. No. 2016-12; 10-23-2017 by Ord. No. 2017-04; 10-22-2018 by Ord. No. 2018-07; 7-27-2020 by Ord. No. 2020-03; 3-24-2025 by Ord. No. 2025-03; 3-23-2026 by Ord. No. 2026-03]

KEY:

P = Permitted use.

(P) = Permitted in conservation subdivision only; otherwise not permitted.

S = Special exception.

N = Not permitted.

Please Note: Per Township of Hempfield Planning Manager: Although the parcel is zoned Local Commercial, since there exists a residential dwelling on the property any perspective auction buyer is authorized to either IMPROVE the existing residential dwelling for personal use OR demolish the existing dwelling and build ONLY ONE residential dwelling for personal use and still be within zoning ordinance according to Chapter 87, Article XXV Nonconforming Uses, Structures, and Lots

Use	Agricultural (A)	Rural Residential (RR)	Suburban Residential (SR)	Corridor Residential (CR)	Village Residential (VR)	Neighborhood Commercial (NC)	Local Commercial (LC)	Regional Commercial (RC)	Light Industry (LI)	Heavy Industry (HI)	Institutional (I)	TND Overlay - TC-R District	TND Overlay - TC-B District	Subject to the Provisions of
RESIDENTIAL USES														
Single-family detached dwelling	P	P	P	N	P	S	N	N	S	N	N	P	N	§ 87-126 and § 87-185AA
Single-family attached dwelling	N	(P)	P	P	P	N	N	N	S	N	N	P	N	§ 87-126 and § 87-185AA
Duplex	N	(P)	P	P	P	N	N	P	N	N	N	P	N	§ 87-126
Townhouse	N	N	N	P	N	P	P	P	N	N	N	P	N	§ 87-126
Triplex	N	N	P	P	N	P	P	N	N	N	N	P	N	§ 87-126
Quadplex	N	N	P	P	N	P	P	N	N	N	N	P	N	§ 87-126
Apartment	N	N	N	P	N	N	P	P	N	N	P	P	N	§ 87-126
Dormitory	N	N	N	N	N	N	N	N	N	N	P	N	N	§ 87-126
Mobile home park	N	N	S	S	N	N	N	N	N	N	N	N	N	§ 87-185R
Conservation subdivision	P	P	N	N	N	N	N	N	N	N	N	N	N	Article XIX
Assisted living facility/personal care facility	N	N	N	P	N	N	S	N	N	N	N	P	N	§ 87-185D
Skilled care facility	N	N	N	P	N	N	S	N	N	N	N	P	N	§ 87-185BB
Senior citizen residential community	N	S	S	P	N	N	N	N	N	N	N	P	N	§ 87-185X
Halfway house	N	N	N	N	N	N	N	S	N	N	N	N	N	§ 87-185O
Model homes	N	P	P	N	N	N	N	N	N	N	N	P	N	§ 87-127
Student home	S	S	S	S	S	S	S	S	S	S	P	S	S	§ 87-185EE

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COMMERCIAL AND INDUSTRIAL USES														
Agricultural supply and equipment sales	S	S	N	N	N	N	P	P	N	N	N	N	N	§ 87-185B
Agricultural	P	P	N	N	N	N	N	N	N	N	N	N	N	§ 87-17A and A.1
Animal hospital	P	S	N	N	N	P	P	P	N	N	N	N	P	§ 87-185C
Art gallery	P	N	N	N	N	P	P	P	N	N	N	N	P	
Auto Auction	N	N	N	N	N	N	N	N	P	P	N	N	N	
Automobile repair, major	N	N	N	N	N	N	P	P	P	N	N	N	N	
Automobile repair, minor	N	N	N	N	N	N	P	P	P	N	N	N	N	
Automobile sales	N	N	N	N	N	N	P	P	N	N	N	N	N	
Bank and financial institution	N	N	N	N	N	P	P	P	N	N	N	N	P	
Banquet facility	N	N	N	N	N	N	N	P	N	N	N	N	N	
Bed-and-breakfast	S	S	N	N	S	P	N	N	N	N	N	N	P	§ 87-185E
Car wash	N	N	N	N	N	N	P	P	P	P	N	N	P	
Casino, Category 4	N	N	N	N	N	N	N	P	N	N	N	N	N	
Climate-controlled indoor storage facility	N	N	N	N	N	P	P	P	P	P	N	N	N	
Contractor's yard	N	N	N	N	N	N	N	N	P	P	N	N	N	
Data center	N	N	N	N	N	N	N	N	P	P	N	N	N	
Day care and nursery school, major	N	N	N	S	N	S	S	S	S	N	S	N	N	§ 87-185L
Day care and nursery school, minor	S	S	S	S	S	S	S	N	N	N	S	N	N	§ 87-185L
Drive-through facility	N	N	N	N	N	N	P	P	N	N	N	N	N	
Dry-cleaning establishment	N	N	N	N	N	P	P	P	N	N	N	N	P	
Dry-cleaning and laundry plant	N	N	N	N	N	N	N	N	N	P	N	N	N	
Farm market/farm restaurant	P	P	N	N	N	P	N	N	N	N	N	N	N	

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Funeral homes and mortuaries	N	N	N	N	N	N	P	P	N	N	N	N	N	
Garden center, plant nursery, landscaping business or greenhouse	P	P	N	N	N	N	P	P	N	N	N	N	N	
Gas station, no convenience store	N	N	N	N	N	N	P	P	N	N	N	N	N	
Gas station, with convenience store	N	N	N	N	N	N	P	P	N	N	N	N	N	
Grocery, large	N	N	N	N	N	N	N	P	N	N	N	N	N	
Grocery, mid-size	N	N	N	N	N	P	P	P	N	N	N	N	P	
Grocery, neighborhood	N	N	N	P	N	P	P	N	N	N	N	N	P	
Home and mobile home sales and display	N	N	N	N	N	N	P	P	N	N	N	N	N	
Hotel or inn	N	N	N	N	N	N	P	P	P	N	N	N	P	
Junkyard	N	N	N	N	N	N	N	N	S	S	N	N	N	§ 87-185P
Kennel	S	S	N	N	N	N	S	S	N	N	N	N	N	§ 87-185Q
Landfill	N	N	N	N	N	N	N	N	N	P	N	N	N	
Laundry, self-service	N	N	N	P	P	P	P	P	N	N	N	N	N	
Manufacturing, light	N	N	N	N	N	N	N	N	P	P	N	N	N	
Manufacturing, heavy	N	N	N	N	N	N	N	N	N	P	N	N	N	
Marijuana manufacturing and processing	S	N	N	N	N	N	N	N	S	S	N	N	N	§ 87-185FF
Mini-storage facility	N	N	N	N	N	N	P	P	P	P	N	N	N	
Mixed-use building	N	N	N	P	N	P	N	N	N	N	N	N	P	
Motel	N	N	N	N	N	N	P	P	N	N	N	N	N	
Planned shopping center, major	N	N	N	N	N	N	N	P	N	N	N	N	N	
Planned shopping center, minor	N	N	N	N	N	N	P	P	N	N	N	N	N	
Printing facility, bulk	N	N	N	N	N	P	P	P	P	P	N	N	P	
Professional office, major	N	N	N	N	N	P	P	P	P	N	N	N	P	

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Professional office, minor	N	N	N	N	P	P	P	P	N	N	N	N	P	
Recycling Center	N	N	N	N	N	N	N	N	P	P	N	N	N	
Warehousing and Distribution Facility	N	N	N	N	N	N	N	N	P	P	N	N	N	
Research and testing laboratory	N	N	N	N	N	N	N	N	P	P	N	N	P	
Restaurant or tavern, sit-down	N	N	N	N	N	S	P	P	P	N	N	N	P	§ 87-185U
Restaurant, drive-in	N	N	N	N	N	N	P	P	N	N	N	N	P	
Retail business, large	N	N	N	N	N	N	N	P	N	N	N	N	N	
Retail business, neighborhood	N	N	N	S	N	P	P	P	N	N	N	N	P	§ 87-185V
Retail business, mid-size	N	N	N	N	N	S	P	P	N	N	N	N	S	§ 87-185V
Salvors' yard	N	N	N	N	N	N	N	N	N	S	N	N	N	§ 87-185W
School, instructional	N	N	N	N	N	P	P	P	N	N	N	N	P	
Service business	N	N	N	N	P	P	P	P	N	N	N	N	P	
Sexually oriented business	N	N	N	N	N	N	N	N	N	S	N	N	N	§ 87-185Z
Specialty food store	N	N	N	S	N	P	P	P	N	N	N	N	P	§ 87-185CC
Specialty retail	N	N	N	N	N	P	P	P	N	N	N	N	P	
Supply yard	N	N	N	N	N	N	N	N	N	P	N	N	N	
Technological industries	N	N	N	N	N	N	N	N	P	N	N	N	N	
Television repair	N	N	N	N	N	N	P	P	N	N	N	N	N	
Theater, indoor	N	N	N	N	N	N	P	P	P	N	N	N	P	
Theater, outdoor drive-in	N	N	N	N	N	N	N	P	N	N	N	N	N	
Truck terminal	N	N	N	N	N	N	N	N	P	P	N	N	N	
Warehousing and distribution facility	N	N	N	N	N	N	N	N	P	P	N	N	N	
PUBLIC NONPROFIT AND INSTITUTIONAL USES														
Airport	N	N	N	N	N	N	N	N	N	P	N	N	N	
Cemetery	S	S	N	N	N	N	N	N	N	N	N	N	N	§ 87-185G
Civic, social and fraternal club	N	N	N	N	S	S	S	N	N	N	S	N	P	§ 87-185H
Communication antenna	S	S	S	S	S	S	S	S	S	S	N	N	N	§ 87-185I

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Communication equipment building	S	S	S	S	S	S	S	S	S	S	N	N	N	§ 87-185I
Communication tower	S	S	S	S	S	S	S	S	S	S	P	N	N	§ 87-185J
College or university	N	N	N	N	N	N	N	N	N	N	P	N	N	
Elementary or secondary school	S	S	S	S	S	S	S	S	S	S	P	S	S	§ 87-185M
Essential services	P	P	P	P	P	P	P	P	P	P	P	P	P	
Fire station	P	P	P	P	P	P	P	P	P	P	P	P	P	
Hospital	N	N	N	N	N	N	N	P	N	N	P	N	N	
Library	N	N	N	N	N	N	N	N	N	N	P	N	P	
Medical clinic, outpatient	N	N	N	N	N	P	P	P	P	N	N	N	P	
Municipal parking facility	P	P	P	P	P	P	P	P	P	P	P	P	P	
Municipal, state or federal building or facility	P	P	P	P	P	P	P	P	P	P	P	P	P	
Museum	N	N	N	N	N	P	P	P	N	N	P	N	P	
Place of worship	S	S	S	S	S	S	S	S	S	S	S	S	S	§ 87-185S
Public utility structure	S	S	S	S	S	P	P	P	P	P	P	N	N	§ 87-185T
Sewage treatment plant	S	S	N	N	N	N	S	N	N	S	S	N	N	§ 87-185Y
CONSERVATION RECREATION AND NATURAL RESOURCE USES														
Agriculture	P	P	N	N	N	N	N	N	N	N	N	N	N	
Animal feeding operation	P	P	N	N	N	N	N	N	N	N	N	N	N	§ 87-185A
Arboretum	P	P	N	N	N	N	N	N	N	N	P	N	N	
Camping facilities	S	S	N	N	N	N	N	N	N	N	N	N	N	§ 87-185F
Concentrated animal feeding operation	S	N	N	N	N	N	N	N	N	N	N	N	N	§ 87-185K
Forestry	P	P	P	P	P	P	P	P	P	P	P	P	P	
Golf course with or without driving range	S	S	N	N	N	N	N	N	N	N	N	N	N	§ 87-185N
Stand-alone driving range/mini-golf	P	P	N	N	N	N	P	P	N	N	N	N	N	
Indoor recreation, commercial	N	N	N	N	N	P	P	P	P	P	N	N	P	

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Indoor recreation, public	P	P	P	P	P	P	P	P	P	P	P	P	P	
Mineral extraction	P	P	P	P	P	P	P	P	P	P	P	P	P	
Outdoor recreation, commercial	N	N	N	N	N	N	P	P	P	N	N	N	N	
Outdoor recreation, public	P	P	P	P	P	P	P	P	P	N	P	P	P	
Sportsmen's clubs	P	P	N	N	N	N	N	N	N	N	N	N	N	
Stable, commercial	S	S	N	N	N	N	N	N	N	N	N	N	N	§ 87-185DD
Wildlife sanctuaries	P	P	N	N	N	N	N	N	N	N	P	N	N	
Any principal use not specifically listed	S	S	S	S	S	S	S	S	S	S	S	S	S	§ 87-185