

# ZONING

## 330 Attachment 2

### Borough of Sewickley

**Table 1: Principal Land Uses**  
**[Amended 4-16-2012 by Ord. No. 1305; 11-17-2014 by Ord. No. 1324]**

Legend:

P = Permitted Use by Right

C = Conditional Use

<b>Residential Land Uses</b>	<b>R-1</b>	<b>R-1A</b>	<b>R-2</b>	<b>C-1</b>	<b>C-2</b>	<b>INST</b>	<b>I</b>	<b>OS</b>	<b>VO</b>	<b>OMU</b>
Bed-and-breakfast			C	P					P	C
Boardinghouse			C							P
Conversion apartment			P							P
Group care facility			C							
Group care home	C	C	C		P					C
Life care facility/senior living center			C		P					C
Multifamily - apartment			P	C					C	P
Multifamily - townhouse			P							P
Multifamily - village townhouse			P	P						
Personal care home			C		P					C
Single family detached dwelling	P	P	P							P
Two-family attached dwelling - duplex			P							P
Two-family attached dwelling - flat			P							P

<b>Nonresidential Land Uses</b>	<b>R-1</b>	<b>R-1A</b>	<b>R-2</b>	<b>C-1</b>	<b>C-2</b>	<b>INST</b>	<b>I</b>	<b>OS</b>	<b>VO</b>	<b>OMU</b>
Auto detail shop					P		P			
Automobile sales - new and used					P		P			
Automotive service station				C	P		P			
Bakery, retail				P	P		P		P	
Beer store/distributor				C	P		P			
Billboard							C			
Business office				C	P	P			C	P*
Cafe/coffee house				P	P				P	
Cemetery/mausoleum						P				
Commercial school				C	P	P			C	
Communications tower							C	C		
Community agriculture	C	C								
Contracting establishment							P			
Convenience store with fuel/energy recharge					P		P			
Convenience store without fuel/energy recharge				P	P		P		P	
Day care center/nursery (youth/adult)					P					

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Nonresidential Land Uses	R-1	R-1A	R-2	C-1	C-2	INST	I	OS	VO	OMU
Emergency services					P	P				
Essential services	C	C	C	C	C	C	C	C	C	C
Financial establishments w/o drive-through				P	P				P	
Financial establishments with drive-through					C					
Forestry	P	P	P	P	P	P	P	P	P	P
Funeral home				C	P		P		C	
Grocery store				P	P		P		P	
Hospital						P				
Hotel				C	P				C	C
Library, public						P				
Light manufacturing facility							P			
Lumberyard							P			
Maintenance/storage/service yard							P			
Medical/dental clinic				C	P	P	P		C	P*
Medical/dental office				C	P	P	P		C	P*
Mixed use				C					C	
Motel					P					C
Municipal building						P				P*
Museum/cultural/art center				C	P	P			C	
Office park					P		P			
Off-street parking, private				C	P	C	P	C		C
Off-street parking public				C	P	C	P	C	C	
Outdoor amphitheater								P		
Outdoor cafe				P	P				P	
Package liquor store				P	P		P		P	
Parking garage, public				P	P	P			P	
Personal services				P	P		P		P	
Pharmacy with drive-through					C					
Pharmacy w/o drive-through				P	P				P	
Place of worship						P				
Place of assembly						P				
Post office				P					P	
Printing facility							P			
Private club				C	P		P		C	
Professional office				C	P	P			C	P*
Public park				P	P	P		P	P	
Public utility facility							P	C		
Public works facility						C	P	C		
Recreation facility, commercial							P	C		
Recreation facility, not-for-profit private					P	P		C		
Recreation facility, public				P		P		P	P	
Research and development laboratory							P			
Restaurant, take-out (w/o drive-through)				P	P		P		P	

## ZONING

<b>Nonresidential Land Uses</b>	<b>R-1</b>	<b>R-1A</b>	<b>R-2</b>	<b>C-1</b>	<b>C-2</b>	<b>INST</b>	<b>I</b>	<b>OS</b>	<b>VO</b>	<b>OMU</b>
Restaurant, sit-down with drive-through					C		C			
Restaurant, sit-down w/o drive-through				P	P		P		P	
Retail, large-scale					P		P			
Retail, small scale				P	P		P		P	
School/academy						P				
Small appliance and mechanical repair					P		P			
Spa				P	P				P	
Studio				P	P		P		P	
Tavern/bar/pub				C	P		P		C	
Theater				C	P				C	
Truck terminal							C			
Veterinary facility					P		P			
Wholesale business							P			
All other uses							C			

\* When located within 200 feet of the northerly right-of-way line of Ohio River Boulevard