

§ 195-98. Permitted land uses.

- A. Uses by right. A lot or parcel may be used and a building or structure may be erected and used for the following purposes, and no other, except as provided in § 195-98B:
- (1) Animal hospital or veterinary clinic.
 - (a) Shall be conducted wholly within a completely enclosed building.
 - (b) Shall not be located closer than 150 feet to a residential district.
 - (c) Shall have the following setbacks:
 - [1] One hundred feet from the nearest property line and all rights-of-way;
 - [2] Five hundred feet from the nearest dwelling;
 - [3] A buffer yard A is required.
 - (d) The storage of any animal waste shall be regularly disposed of by discharge to an approved sewage disposal system or facility for biological wastes. Any temporary storage of animal or biological waste shall be within a building, within enclosed containers, pending removal to or disposal at an approved facility. A plan for management of such wastes shall be submitted for municipal review.
 - (e) There shall be no outdoor boarding of animals.
 - (2) Banks/financial services.
 - (3) Banquet facility.
 - (4) Bar/tavern. See § 195-137.16.
 - (5) Commercial recreation and entertainment uses, including, but not limited to, golf driving ranges, movie theaters, bowling alleys, deck hockey, batting cages, miniature golf and skating rinks.
 - (6) Essential service facilities.
 - (7) Forestry.
 - (8) Funeral homes and mortuaries.
 - (9) Hotels and motels.
 - (10) Medical offices and clinics.
 - (11) Nightclub. See § 195-137.15.
 - (12) Non-tower wireless communications facilities that fall under the Pennsylvania Wireless Broadband Collocation Act.¹ See § 195-135.

1. Editor's Note: See 53 P.S. § 11702.1 et seq.

- (13) Non-tower wireless communications facilities located outside the public rights-of-way that do not fall under the Pennsylvania Wireless Broadband Collocation Act. See § 195-135.
- (14) Office parks, general office buildings, and professional offices.
- (15) Personal service establishments, including but not limited to the following:
 - (a) Barbershops and beauty shops.
 - (b) Custom tailor shops.
 - (c) Laundromats and self-service laundries.
 - (d) Shoe repair.
 - (e) Dry-cleaning shops.
 - (f) Post offices.
 - (g) Photographic sales and services.
 - (h) Printing and copying.
- (16) Public uses.
- (17) Restaurants.
- (18) Retail sales, provided that no single retail tenant exceeds 40,000 square feet of gross floor area.
- (19) Residential uses, permitted as part of a mixed-use development only.
 - (a) Garden apartment.
 - (b) Senior housing. See § 195-137.17.
 - (c) Single-family semidetached dwelling (duplex, triplex, or quadraplex).
 - (d) Townhouse.
- (20) Brewery.
- (21) Winery.
- (22) Non-tower wireless communications facilities inside the public rights-of-way that do not fall under the Pennsylvania Wireless Broadband Collocation Act. See § 195-135.
- (23) Tower-based wireless communications facilities located inside the public rights-of-way. See § 195-135.
- (24) Farm (agriculture use).
- (25) Horticulture.

- (26) Landscape/garden center.
- (27) Day-care centers. **[Added 12-11-2023 by Ord. No. 241]**
- (28) Place of worship. **[Added 8-12-2024 by Ord. No. 242]**

B. Conditional uses. A lot or parcel may be used and buildings or structures may be erected and used for any of the following purposes in the C-2 Mixed Use District, subject to the granting of a conditional use by the Township of Brighton Board of Supervisors under the regulations and procedures established by Article XX of this chapter for conditional uses.

- (1) Assisted living facility.
- (2) Automotive and truck sales, up to 40,000 square feet of building and outdoor vehicle display area; if over 40,000 square feet, as part of a mixed-use development only.
- (3) Automotive service stations with or without convenience retail space.
- (4) Crematory:
 - (a) Shall have an area of not less than three acres.
 - (b) Shall not be located closer than 750 feet to an existing residential zoning district or dwelling unit. **[Amended 8-14-2023 by Ord. No. 240]**
 - (c) Any crematorium/crematory use will only be approved as part of a funeral home application and may not exist as a separate use.
 - (d) The owner or operator shall conduct initial performance testing to demonstrate compliance of the installed system with DEP emission standards within 60 days of startup and annually thereafter.
 - (e) Hours of operation shall be limited to 7:00 a.m. to 8:00 p.m.
 - (f) The owner or operator shall provide all necessary certifications to operate the crematory, provide the required annual compliance certificate, and keep the Township informed with annually updated in-case-of-emergency contact information.
 - (g) Compliance with § 195-137.13 is required.
- (5) Distribution center (warehouse), up to 30,000 square feet of building area; if over 30,000 square feet, as part of a mixed-use development only, to a maximum of 60,000 square feet.
 - (a) Shall have an area of not less than 10 acres.
 - (b) In addition to the building setbacks required by § 195-100E, delivery vehicle parking and delivery/shipping areas shall not be located closer than 200 feet to a residential district boundary or dwelling unit within which area a buffer yard C (major) shall be provided, consistent with § 195-137.1. **[Amended 8-14-2023 by Ord. No. 240]**

- (c) All materials and equipment shall be stored within a completely enclosed structure or shall be limited to storage in the rear yard and screened from view of adjacent properties and shall not be located closer than 200 feet to a residential district boundary within which area a buffer yard C (major) shall be provided, consistent with § 195-137.1. **[Amended 8-14-2023 by Ord. No. 240]**
 - (d) Loading areas that accommodate two or more tractor-trailer trucks shall be located and landscaped or screened by decorative masonry walls, in a manner that will minimize their visibility from any public street, residential district or a dwelling unit. Loading docks for tractor-trailer trucks shall not be located along the front façade of buildings nor along a public or private street. **[Amended 8-14-2023 by Ord. No. 240]**
 - (e) Access roads and driveways shall not be located closer than 75 feet to a residential district boundary or residential dwelling unit within which area a buffer yard C (major) shall be provided, consistent with Section 195-137.1. **[Amended 8-14-2023 by Ord. No. 240]**
 - (f) Regardless of the number of trips expected to be generated, a traffic access and impact analysis study shall be completed in compliance with § 195-137.2.
 - (g) Compliance with § 195-137.13 is required.
- (6) Heavy industrial, up to 30,000 square feet of building area; if over 30,000 square feet, as part of a mixed-use development only, to a maximum of 50,000 square feet.
- (a) Shall have an area of not less than 10 acres.
 - (b) In addition to the building setbacks required by § 195-100E, delivery vehicle parking and delivery/shipping areas shall not be located closer than 200 feet to a residential district boundary or dwelling unit within which area a buffer yard C (major) shall be provided, consistent with § 195-137.1. **[Amended 8-14-2023 by Ord. No. 240]**
 - (c) All materials and equipment shall be stored within a completely enclosed structure or shall be limited to storage in the rear yard and screened from the view of adjacent properties and shall not be located closer than 200 feet to a residential district boundary or dwelling unit within which area a buffer yard C (major) shall be provided, consistent with § 195-137.1. **[Amended 8-14-2023 by Ord. No. 240]**
 - (d) Loading areas that accommodate two or more tractor-trailer trucks shall be located and landscaped or screened by decorative masonry walls, in a manner that will minimize their visibility from any public street, residential district or a dwelling unit. Loading docks for tractor-trailer trucks shall not be located along the front facade of buildings nor along a public or private street. **[Amended 8-14-2023 by Ord. No. 240]**
 - (e) Access roads and driveways shall not be located closer than 75 feet to a residential district boundary or dwelling unit within which area a buffer yard C (major) shall be provided, consistent with § 195-137.1. **[Amended 8-14-2023 by Ord. No. 240]**

- (f) Regardless of the number of trips expected to be generated, a traffic access and impact analysis study shall be completed in compliance with § 195-137.2.
 - (g) Compliance with § 195-137.13 is required.
- (7) Light industrial, up to 30,000 square feet of building area; if over 30,000 square feet, as part of a mixed-use development only, to a maximum of 50,000 square feet.
- (a) Shall have an area of not less than 10 acres.
 - (b) In addition to the building setbacks required by § 195-100E, delivery vehicle parking and delivery/shipping areas shall not be located closer than 200 feet to a residential district boundary, or closer than 100 feet to a dwelling unit within which area a buffer yard C (major) shall be provided, consistent with § 195-137.1. **[Amended 8-14-2023 by Ord. No. 240]**
 - (c) All materials and equipment shall be stored within a completely enclosed structure or shall be limited to storage in the rear yard and screened from the view of adjacent properties and shall not be located closer than 200 feet to a residential district boundary within which area a buffer yard C (major) shall be provided, consistent with § 195-137.1. **[Amended 8-14-2023 by Ord. No. 240]**
 - (d) Loading areas that accommodate two or more tractor-trailer trucks shall be located and landscaped or screened by decorative masonry walls, in a manner that will minimize their visibility from any public street, residential district or a dwelling unit. Loading docks for tractor-trailer trucks shall not be located along the front façade of buildings nor along a public or private street. **[Amended 8-14-2023 by Ord. No. 240]**
 - (e) Access roads and driveways shall not be located closer than 75 feet to a residential district boundary or a dwelling unit within which area a buffer yard C (major) shall be provided, consistent with § 195-137.1. **[Amended 8-14-2023 by Ord. No. 240]**
 - (f) Regardless of the number of trips expected to be generated, a traffic access and impact analysis study shall be completed in compliance with § 195-137.2.
 - (g) Compliance with § 195-137.13 is required.
- (8) Medical marijuana dispensary or medical marijuana grower/processor, subject to the specific criteria listed in § 195-137.3.
- (9) Natural gas compressor station. See § 195-137.12.
- (10) Natural gas processing plant. See § 195-137.12.
- (11) Flex space, to a maximum of 100,000 square feet, on a minimum of 10 acres.
- (a) Shall have an area of not less than 10 acres.
 - (b) In addition to the building setbacks required by § 195-100E, delivery vehicle parking and delivery/shipping areas shall not be located closer than 200 feet to a residential district boundary or closer than 100 feet to a dwelling unit within which

area a buffer yard C (major) shall be provided, consistent with § 195-137.1. **[Amended 8-14-2023 by Ord. No. 240]**

- (c) All materials and equipment shall be stored within a completely enclosed structure or shall be limited to storage in the rear yard and screened from the view of adjacent properties and shall not be located closer than 200 feet to a residential district boundary within which area a buffer yard C (major) shall be provided, consistent with § 195-137.1. **[Amended 8-14-2023 by Ord. No. 240]**
 - (d) Loading areas that accommodate two or more tractor-trailer trucks shall be located and landscaped or screened by decorative masonry walls, in a manner that will minimize their visibility from any public street, residential district or a dwelling unit. Loading docks for tractor-trailer trucks shall not be located along the front facade of buildings nor along a public or private street. **[Amended 8-14-2023 by Ord. No. 240]**
 - (e) Access roads and driveways shall not be located closer than 75 feet to a residential district boundary or a dwelling unit within which area a buffer yard C (major) shall be provided, consistent with § 195-137.1. **[Amended 8-14-2023 by Ord. No. 240]**
 - (f) Regardless of the number of trips expected to be generated, a traffic access and impact analysis study shall be completed in compliance with § 195-137.2.
 - (g) Compliance with § 195-137.13 is required.
- (12) Outdoor advertising device. See § 195-137.6.
- (13) Park and ride facilities.
- (14) Pet crematory.
- (a) Shall have an area of not less than three acres.
 - (b) Shall not be located closer than 750 feet to a residential district or dwelling unit. **[Amended 8-14-2023 by Ord. No. 240]**
 - (c) Any pet crematorium/crematory use will only be approved as part of a veterinary clinic application and may not exist as a separate use.
 - (d) The owner or operator shall conduct initial performance testing to demonstrate compliance of the installed system with DEP emission standards within 60 days of startup and annually thereafter.
 - (e) Hours of operation shall be limited to 7:00 a.m. to 8:00 p.m.
 - (f) The owner or operator shall provide all necessary certifications to operate the pet crematory, provide the required annual compliance certificate, and keep the Township informed with annually updated in-case-of-emergency contact information.
 - (g) Compliance with § 195-137.13 is required.

- (15) Research and development facilities up to 30,000 square feet of building area; if over 30,000 square feet, as part of a mixed-use development only, to a maximum of 60,000 square feet.
- (a) Shall have an area of not less than 10 acres.
 - (b) In addition to the building setbacks required by § 195-100E, delivery vehicle parking and delivery/shipping areas shall not be located closer than 200 feet to a residential district boundary or closer than 100 feet to a dwelling unit within which area a buffer yard C (major) shall be provided, consistent with § 195-137.1. **[Amended 8-14-2023 by Ord. No. 240]**
 - (c) All materials and equipment shall be stored within a completely enclosed structure or shall be limited to storage in the rear yard and screened from the view of adjacent properties and shall not be located closer than 200 feet to a residential district boundary within which area a buffer yard C (major) shall be provided, consistent with Section 195-137.1. **[Amended 8-14-2023 by Ord. No. 240]**
 - (d) Loading areas that accommodate two or more tractor-trailer trucks shall be located and landscaped or screened by decorative masonry walls, in a manner that will minimize their visibility from any public street, residential district or a dwelling unit. Loading docks for tractor-trailer trucks shall not be located along the front facade of buildings nor along a public or private street. **[Amended 8-14-2023 by Ord. No. 240]**
 - (e) Access roads and driveways shall not be located closer than 75 feet to a residential district boundary or a dwelling unit within which area a buffer yard C (major) shall be provided, consistent with § 195-137.1. **[Amended 8-14-2023 by Ord. No. 240]**
 - (f) Regardless of the number of trips expected to be generated, a traffic access and impact analysis study shall be completed in compliance with § 195-137.2.
 - (g) Compliance with § 195-137.13 is required.
- (16) Retail sales, where a single retail tenant exceeds 40,000 square feet of gross floor area, as part of a mixed-use development only to a maximum of 60,000 square feet. See § 195-137.13.
- (17) Self-storage/mini-warehouse, exterior:
- (a) Shall have an area of not less than three acres.
 - (b) Off-street parking, one space for each 10 compartments.
 - (c) A landscaping strip 20 feet in width shall be provided around the entire perimeter, in addition to the buffer yard requirements of § 195-137.1, where applicable.
 - (d) All buildings shall be separated by 35 feet for fire lanes.
 - (e) Fencing shall be provided around the entire perimeter of the parcel with ornamental fencing located adjacent to all rights-of-way, consistent with the provisions of

§ 195-137.1.

- (f) No outdoor storage will be permitted.
 - (g) If over 20,000 square feet, as part of a mixed-use development only.
- (18) Sexually oriented business operations, as part of a mixed-use development only. See § 195-136.
- (19) Self-storage/mini-warehouse, interior:
- (a) Shall have an area of not less than three acres.
 - (b) Off-street parking, one space for each 10 compartments.
 - (c) No outdoor storage will be permitted.
 - (d) If over 20,000 square feet, as part of a mixed-use development only.
- (20) Tower-based wireless communications facilities located outside the public rights-of-way. See § 195-135.
- (21) Truck/motor freight terminal facilities up to 20,000 square feet of building area; if over 20,000 square feet, as part of a mixed-use development only, to a maximum of 40,000 square feet.
- (a) Shall have an area of not less than 10 acres.
 - (b) In addition to the building setbacks required by § 195-100E, delivery vehicle parking and delivery/shipping areas shall not be located closer than 200 feet to a residential district boundary or a dwelling unit within which area a buffer yard C (major) shall be provided, consistent with § 195-137.1. **[Amended 8-14-2023 by Ord. No. 240]**
 - (c) All materials and equipment shall be stored within a completely enclosed structure or shall be limited to storage in the rear yard and screened from the view of adjacent properties and shall not be located closer than 200 feet to a residential district boundary or a dwelling unit within which area a buffer yard C (major) shall be provided, consistent with § 195-137.1. **[Amended 8-14-2023 by Ord. No. 240]**
 - (d) Loading areas that accommodate two or more tractor-trailer trucks shall be located and landscaped or screened by decorative masonry walls, in a manner that will minimize their visibility from any public street, residential district or a dwelling unit. Loading docks for tractor-trailer trucks shall not be located along the front facade of buildings nor along a public or private street. **[Amended 8-14-2023 by Ord. No. 240]**
 - (e) Access roads and driveways shall not be located closer than 75 feet to a residential district boundary or a dwelling unit within which area a buffer yard C (major) shall be provided, consistent with Section 195-137.1 . **[Amended 8-14-2023 by Ord. No. 240]**

- (f) Regardless of the number of trips expected to be generated, a traffic access and impact analysis study shall be completed in compliance with § 195-137.2.
- (g) Compliance with § 195-137.13 is required.

C. Accessory uses.

- (1) Accessory buildings and uses customarily incidental to permitted uses.
- (2) Accessory WECS. See § 195-137.8A.
- (3) Automotive washing facilities.
- (4) Home occupation.
- (5) No-impact home-based business.
- (6) Signs. See Article XIV.
- (7) Storage buildings less than 1,000 square feet.
- (8) Agritourism. (See § 195-137.19.)
- (9) Accessory solar energy systems. (See § 195-137.18.)
- (10) Private greenhouse.