

ZONING

290 Attachment 2

**Borough of West Mifflin**

**Table of Uses**

[Amended 5-24-2011 by Ord. No. 1173; 1-15-2014 by Ord. No. 1186]

**KEY:**

- P = Permitted use
- C = Conditional use
- S = Special exception
- N = Not permitted

	Zoning District										Additional Standards
	R-1	R-2	R-3	R-4	C-1	C-2	I-1	I-2	WD	MUOD	
<b>Residential Uses</b>											
One-family dwelling	P	P	P	P	N	N	N	N	N		
Two-family dwelling	N	P	P	P	C	C	N	N	N	P	§ 290-92
Multifamily dwelling	N	N	P	N	C	C	N	N	N	P	§ 290-84
Multistory, multifamily dwelling	N	N	P	N	C	C	N	N	N	P	§ 290-84
Townhouse	N	P	P	P	C	C	N	N	N	P	§ 290-91
Mobile home park	N	C	N	C	N	N	N	N	N		Ch. 250
Planned residential development (PRD)	C	C	C	C	N	N	N	N	N	P	Article VII
Garden apartment	N	N	P	N	N	N	N	N	N	P	§ 290-84
Group residence	P	P	P	P	P	P	P	P	N	P	
Home occupation	S	S	S	S	C	C	C	C	C	C	§ 290-79
No-impact home-based business	P	P	P	P	P	P	P	P	P	P	§ 290-35
<b>Commercial and Industrial Uses</b>											
Airports	N	N	N	N	N	N	N	C	N		
Automobile repair	N	N	N	N	P	N	P	P	P	C	§ 290-65

WEST MIFFLIN CODE

	Zoning District										Additional Standards
	R-1	R-2	R-3	R-4	C-1	C-2	I-1	I-2	WD	MUOD	
Automobile sales	N	N	N	N	P	N	P	P	P	P	§ 290-66
Bank and financial institution	N	N	N	N	P	P	P	P	P	P	
Car wash	N	N	N	N	P	P	P	P	P	P	§ 290-67
Casino	N	N	N	N	N	N	N	N	C		§ 290-68
Small-family child day-care home	P	P	P	P	S	S	N	N	N	S	§ 290-69
Large-family child day-care home	C	C	C	C	C	C	N	N	N	S	§ 290-69
Child day-care center	N	N	N	N	C	C	N	N	N	C	§ 290-69
Personal care home	N	N	C	C	P	P	P	N	N	C	§ 290-96
Long-term nursing care facility	N	N	C	C	P	P	P	N	N	C	§ 290-97
Assisted living residence	N	N	C	C	P	P	P	N	N	C	§ 290-64
Recreation facility, indoor (private or semipublic)	N	N	N	N	P	P	P	N	N	P	§ 290-87
Recreation facility, outdoor (private or semipublic)	N	N	N	N	P	P	P	N	P	P	§ 290-88
Commercial contractor's yard	N	N	N	N	C	N	P	P	P		§ 290-100.1
Drive-through facility	N	N	N	N	C	C	C	C	N	C	§ 290-75
Dry-cleaning processing facility	N	N	N	N	C	C	P	P	P	C	§ 290-76
Funeral homes and mortuaries and crematoriums	N	N	N	N	P	P	P	P	N	P	§ 290-74
Garden center, plant nursery, landscaping business or greenhouse	N	N	N	N	N	P	N	P	N	P	§ 290-77
Gasoline service station	N	N	N	N	N	C	N	P	P	C <sup>1</sup>	§ 290-65
Junkyard	N	N	N	N	N	N	N	N	C		§ 290-81
Kennel	N	N	N	N	C	C	C	C	N		§ 290-82

<sup>1</sup> Editor's Note: The use in this district is gasoline service station/convenience store.

## ZONING

	Zoning District										Additional Standards
	R-1	R-2	R-3	R-4	C-1	C-2	I-1	I-2	WD	MUOD	
Manufacturing	N	N	N	N	N	N	P	P	N		
Manufacturing, light	N	N	N	N	N	N	P	P	P		
Medical facilities	N	N	N	N	P	P	P	N	N	P	
Older-adult daily living center	N	N	C	C	P	P	P	N	N	P	§ 290-99
Personal storage facility	N	N	N	N	N	N	P	P	P		§ 290-90
Motel, hotel or inn	N	N	N	N	P	P	P	P	P	P	§ 290-83
Billboards and electronic changeable copy billboards	N	N	N	N	C	C	C	C	C		§ 290-85
Offices, general	N	N	N	N	P	P	P	P	P	P	
Personal services	N	N	N	N	P	P	P	N	N	P	
Research and development facility	N	N	N	N	N	N	P	P	C	P	§ 290-93
Restaurant	N	N	N	N	P	P	P	N	P	P	
Retail trade	N	N	N	N	P	P	P	P	P	P	
Adult entertainment establishment	N	N	N	N	N	N	N	N	C		§ 290-63
Transportation terminal	N	N	N	N	N	N	P	P	N		
Warehouse	N	N	N	N	P	P	P	P	C		§ 290-94
Wholesale distribution	N	N	N	N	P	P	P	P	C		§ 290-94
Oil and gas development	N	N	N	N	N	N	C	C	N		§ 290-98
Natural gas compressor station	N	N	N	N	N	N	C	C	N		
Natural gas processing plant	N	N	N	N	N	N	C	C	N		
<b>Public Nonprofit and Institutional Uses</b>											
Cemetery	C	C	C	C	N	N	N	N	N		§ 290-70
Civic, social and fraternal club	N	C	C	C	P	P	P	P	P	C	§ 290-95
Communications facilities	N	N	N	N	C	C	C	C	C	C	§ 290-72

WEST MIFFLIN CODE

	Zoning District										Additional Standards
	R-1	R-2	R-3	R-4	C-1	C-2	I-1	I-2	WD	MUOD	
Communications tower	N	N	N	N	C	C	C	C	C	C	§ 290-72
Communications antenna (co-location)	S*	S*	S*	S*	P*	P*	P*	P*	P*	P	§ 290-72 *See § 290-36
Community center	N	N	N	N	P	P	N	N	P	P	
College or university	N	N	N	N	P	N	N	N	N	P	§ 290-89
School	C	C	C	C	P	C	N	N	N	P	§ 290-89
County club or golf course	C	C	C	C	P	P	C	C	C		
Essential services	P	P	P	P	P	P	P	P	P	P	
Fire station	P	P	P	P	P	P	P	P	P	P	
Halfway house	N	N	N	N	N	N	N	N	C		§ 290-78
Hospital	N	N	N	N	C	C	C	C	N	P	§ 290-80
Marina, recreational boat docking	N	N	N	N	N	N	N	N	P		
Public garage	N	N	N	N	N	N	P	P	P		
Municipal, state or federal building or facility	P	P	P	P	P	P	P	P	P	P	
Church, place of worship	C	C	C	C	C	C	C	C	C	C	§ 290-71
Public/private utility building	C	C	C	C	C	C	P	P	P		§ 290-86
<b>Conservation, Recreation and Natural Resource Uses</b>											
Forestry	P	P	P	P	P	P	P	P	P		
Mineral extraction	P	P	P	P	P	P	P	P	P	P	
Any principal use not specifically listed	C	C	C	C	C	C	C	C	C	C	§ 290-100