

**GREENE TOWNSHIP, BEAVER COUNTY PA ZONING USES
WITH AMENDMENTS THROUGH OCTOBER 2014**

District	Use by Right (only needs Zoning Permit from Zoning Officer)	Conditional Use (meet conditions and BOS approval)	Special Exception (meet conditions and ZHB approval)
A-1 (Agricultural)	Agriculture Cemetaries Churches Educational Institutions Commercial greenhouses Commercial kennels Commercial stables Fire Stations Garden Centers/Nurseries Home-based Business (no impact) Municipal Buildings Municipal Recreation Single-family detached dwellings Single Mobile Homes Veterinary Clinics	Cell Towers Day-care center Day-care, family Funeral Home Group residential Institutional facility Mobile Home Park Natural Gas Drilling/Extraction Natural Gas Processing Plant Older Adult Home Older Adult Daily Living Planned Industrial District Planned Unit Residential Recreation, Private & Commercial Storage Units Undergr. Coal Mine	Bed/Breakfast Conversion Apt. Home Occupation Auto/Light Duty Truck Insp.
R-1 (Suburban Residential)	Home Occupation Fire Station Municipal Building Single-Family Detached Dwelling	Churches Educational Facility Natural Gas Compressor Station Older Adult Daily Home Living Older Adult Daily Living Center Specialized animal raising	Conversion Apts. Day Care Family Day Care
R-2 (General Residential)	Duplex Housing Home Occupation Municipal Uses Single-Family Residential	Multi-family housing Natural Gas Compressor Station Older Adult Daily Home Living Older Adult Daily Living Center	None
C-1 (Light Commercial)	Bank/Financial Services Clinic Funeral Home Municipal Bldgs/Recreation Offices(business,profess,sales) Personal & Professional services Recreation, comm.indoor/outdoor Restaurants (not drive-in) Retail sale and service	Day-care center Mini-warehouse/self storage units Natural Gas Compressor Station Natural Gas Drilling/Extraction Older adult daily living center	Ancillary Residential Auto Service Station Car Wash Drive-in Restaurant
C-2 (Highway Commercial)	All uses by right in the C-1 District Auto sales, service, rental Building materials sales (retail/wholesale) Car Wash Distributing and beverage bottling Garden Centers, Greenhouses Garden Equipment Sales Light manufacturing/fabrication Packaging and delivery service Printing and publishing Restaurant drive-in Shops, custom work & repair Truck terminals/freight handling Warehouseing and storage Veterinary clinics	Institutional Facility Mini-warehouses/self-storage units Natural Gas Compressor Station Natural Gas Drilling/Extraction Recreation,private/commercial/i/o Integrated business area Retail shopping centers	None
I (Industrial)	All uses by right in the C-2 District Barge Docking and repair operations Mini-warehouses and self-storage units	Landfills Junkyards Natural Gas Compressor Station Natural Gas Drilling/Extraction Sexually-oriented businesses Underground coal mine Waste Recycling Centers	Junkyards Integrated business area
N-C (Neighborhood Commercial)	Administrative Office (general) Automotive service stations Commercial Service businesses (on site/away) Eating Establishments (no drive-in or -thru) Municipal Buildings/Fire Station Offices for professional services Personal Service Establishments (barber, etc) Specialty Retail		None

***WITH EXCEPTIONS**