

ARTICLE XXVII
Prohibited Uses

§ 180.89. Uses excluded in all districts.

180.89.1. The BOROUGH is a suburban community wherein the land is primarily used for residential purposes. It is the intent of this chapter to preserve this characteristic use of the land. Each zoning district contains specific permitted land uses and STRUCTURES; all uses and STRUCTURES not specifically permitted are prohibited in each particular district. In addition, however, and not in limitation thereof, there are certain uses so out of keeping with the characteristic use of land in the BOROUGH that they are specifically prohibited and excluded from anywhere in the BOROUGH, regardless of the zoning districts. By their omission, this does not mean that other uses are not prohibited. Those prohibited and excluded uses and STRUCTURES are:

180.89.1.1. All types of manufacturing, processing, fabricating, packaging and industry, excepting such fabricating or processing as may have been specifically authorized by any other provision of this chapter.

180.89.1.2. Abattoirs, fowl killing and slaughtering.

180.89.1.3. Acetylene gas [manufacture of compound acetylene in excess of fifteen (15) pounds' pressure per square inch].

180.89.1.4. Asphalt manufacture or refining.

180.89.1.5. Ammonia, bleaching powder and chlorine manufacture and refining.

180.89.1.6. AUTOMOBILE WRECKING yard and storing or keeping on public or private property of IMMOBILE VEHICLES, except when kept in an enclosed BUILDING or garage. ***[Amended 1-16-80 by Ord. No. 602]***

180.89.1.7. Arsenal.

180.89.1.8. Auctions.

180.89.1.9. Brick, tile and terra-cotta manufacture.

180.89.1.10. Boiler works.

180.89.1.11. Blast-furnaces, rolling mills and smelters.

180.89.1.12. Boardinghouse, rooming house or similar use.

180.89.1.13. Celluloid manufacture or storage.

180-Article XXVII-1

- 180.89.1.14. Coal and coke storage.
- 180.89.1.15. Creosote manufacture or treatment.
- 180.89.1.16. Coke ovens.
- 180.89.1.17. Cement-block manufacture.
- 180.89.1.18. Disinfectant and insecticide manufacture and processing.
- 180.89.1.19. Distillation of coal, wood and bones.
- 180.89.1.20. Dye stuff manufacture.
- 180.89.1.21. Dumping of any material or substance.
- 180.89.1.22. Emery cloth and sandpaper manufacture.
- 180.89.1.23. Extermination and insect powder manufacture.
- 180.89.1.24. Fat rendering, soap, tallow, grease and lard manufacture, refining, processing and distribution.
- 180.89.1.25. Fertilizer manufacture.
- 180.89.1.26. Fish smoking and curing.
- 180.89.1.27. Food processing or canning plant.
- 180.89.1.28. Glue, size and gelatin manufacture.
- 180.89.1.29. Garbage, offal, dead animals and refuse incineration, reduction, dumping and storage.
- 180.89.1.30. Gunpowder, fireworks and other explosive manufacture or storage.
- 180.89.1.31. Gas manufacture or storage in excess of ten thousand (10,000) cubic feet.
- 180.89.1.32. Gasoline storage in excess of an amount necessary for use on the premises or in supplying retail trade at service stations.
- 180.89.1.33. Hotel, motel, TOURIST COURT or similar use.
- 180.89.1.34. Iron or steel foundry.

180-Article XXVII-2

180.89.1.35. Junk, scrap metal, scrap rubber, scrap paper and rags storage, cutting, processing, sorting, boiling or otherwise handling, selling or distributing.

180.89.1.36. Liquor and spirits brewing or distillation.

180.89.1.37. Lampblack manufacture.

180.89.1.38. Lime and limestone plow.

180.89.1.39. Match manufacture.

180.89.1.40. Mining and quarrying and the extraction of natural resources.

180.89.1.41. Oiled and leather goods manufacture or fabrication.

180.89.1.42. Ore reduction and general smelting operations.

180.89.1.43. Outdoor theaters.

180.89.1.44. Outdoor trailer LOTs. ***[Amended 3-16-83 by Ord. No. 659]***

180.89.1.45. Oilcloth and linoleum manufacture.

180.89.1.46. Paper and pulp manufacture.

180.89.1.47. Petroleum refining, petroleum and petroleum by-products in excess of amount necessary for use on the premises or in supplying retail trade at service stations.

180.89.1.48. Paint, oil, shellac, turpentine and varnish manufacture.

180.89.1.49. Potash manufacture.

180.89.1.50. Printing ink manufacture.

180.89.1.51. Pyroxylin and plastic manufacture.

180.89.1.52. Rock crushing.

180.89.1.53. Rubber manufacturing and processing.

180.89.1.54. Soda ash, caustic soda and washing compound manufacture.

- 180.89.1.55. Stockyards.
- 180.89.1.56. Stove polish manufacture.
- 180.89.1.57. Tanning, curing and storage of rawhides and skins.
- 180.89.1.58. Tar distillation or manufacture; tar roofing and water-proofing manufacture.
- 180.89.1.59. Trading post or surplus goods store.
- 180.89.1.60. TRAILER CAMPS.
- 180.89.1.61. Mobile home parks or parking LOTS. ***[Amended 1-19-72 by Ord. No. 486]***
- 180.89.1.62. Use of land or open STRUCTURES for accumulation or collection of debris or building materials and for the storage of wood other than firewood. ***[Amended 11-5-99 by Ord. No. 905]***
- 180.89.1.63. Wool pulling and scouring.
- 180.89.1.64. Use of driveway on the front portion of a LOT for the parking of vehicles other than licensed passenger AUTOMOBILES, except as permitted in §180.107.2.2. ***[Amended 1-19-72 by Ord. No. 486]***
- 180.89.1.64.1. Parking on improperly prepared area or surface except as subject to Borough approval on public property. ***[Amended 1-19-72 by Ord. No. 486; 9-15-99 by Ord. No. 903]***
- 180.89.1.65. Warehousing of any type or class of merchandise or goods. ***[Amended 1-16-80 by Ord. No. 602]***
- 180.89.1.66. And, in general, those uses which may be noxious or offensive by reason of emission of odor, dust, smoke, gas, vibration or noise or which may be inconsistent with the primary use of the property in this BOROUGH as an essentially residential community.