

3. Mixed Use Districts.
 - a. **D – City Downtown Mixed Use District:** To allow for multistory commercial, mixed-use, and institutional buildings on a pedestrian scale in the urban downtown setting of the central business district.
 - b. **N – City Neighborhood Mixed Use District:** To permit a mix of pedestrian-oriented residential, commercial, and ancillary institutional land uses in an urban neighborhood setting, ranging from converted dwellings to mixed-use buildings with retail uses on the ground floor and apartments on upper floors.
4. Civic/Institutional Districts.
 - a. **INST – Town-City Institutional District:** To provide for institutional uses primarily providing services and benefits to individuals who have a relationship with the not-for-profit institutions associated with such uses rather than the public at large.
 - b. **CIV – Civic District:** To provide for institutional uses primarily providing public services and benefits and generally designed for and widely accessible to members of the public at large.
5. Commercial Districts.
 - a. **HC – Highway Commercial District:** To accommodate areas of historic, cultural, and civic significance located in and around the central business district.
 - b. **PC – Planned Commercial District:** To permit areas for master-planned retail, dining, lodging, entertainment, and other commercial activities, including shopping centers and developments of multiple buildings on one lot.
6. Industrial Districts:
 - a. **CI – Commercial-Industrial District:** To create a zone where small-scale, low-impact light industrial uses and general commercial development coexist along arterial and collector roads.
 - b. **LI – Light Industrial District:** To arrange for locations accommodating less intense industrial land uses such as light manufacturing, small-scale warehousing, research/testing facilities, and supporting offices.

B. Overlay Districts and Purpose Statements.

See Article 4 of this Ordinance for the designation and intent of the overlay districts.

Section 3.2 – Zoning Map

- A. The boundaries of the districts in which the City of Scranton is divided shall be shown upon a map entitled the “The City of Scranton Zoning Map,” which is available on file for public viewing at the Scranton Municipal Building. This map and all notations, references, and

other data shown thereon is hereby incorporated by reference into this Ordinance as if these items were fully described herein.

- B. Whenever there has been an amendment to the boundary of a zoning district or overlay or a reclassification of a zoning district or overlay, the Zoning Map shall be accordingly revised and shall be duly certified by the City.

Section 3.3 – Interpretation of District Boundaries

District boundary lines as a general rule follow lot lines, municipal boundary lines, and the centerlines of streets, highways, and alleys. Where uncertainty exists as to the boundaries of districts on the Zoning Map, the Zoning Officer shall interpret the locations of the boundaries based on the following rules:

- A. Boundaries indicated as approximately following the centerlines of streets, highways, or alleys shall be construed as following such center lines.
- B. Boundaries indicated as approximately following platted lot lines shall be constructed a following such lot lines.
- C. Boundaries indicated as approximately following municipal boundaries shall be construed as following such municipal boundaries.
- D. Boundaries indicated as approximately following railroad lines shall be construed as following the center line of a single-track railroad line or an imaginary line drawn midway between the main tracks of a multiple-track railroad line.
- E. Boundaries indicated as approximately following shorelines shall be construed as following such shorelines. In the event of change in the shoreline, the boundary shall be construed as moving with the actual shoreline.
- F. Boundaries indicated as approximately following the centerlines of streams or other bodies of water shall be construed to follow such centerlines. In the event of change in the stream or other body of water, the boundary shall be construed as moving with the center line of such.
- G. Boundaries indicated as approximately parallel to or extensions of features identified in subsections A through F above shall be so construed. Distances not specifically indicated on the Zoning Map shall be determined by the scale of the map.
- H. Where physical features existing on the ground are alleged to be at variance with those shown on the Zoning Map or in other circumstances not covered by subsections A through G above, it shall be the function of the Zoning Officer to interpret the Zoning Map.
- I. Where one (1) or more district boundary lines divide a lot held in single ownership, the regulations of the district comprising the greater proportion of the lot shall apply.

Section 3.4 – District Quick Views

The subsections included herein provide the following information about each zoning district designated in Section 3.1:

- A. Table of Principal Use Regulations (organized by land use group);
- B. Table of Accessory Use Regulations;
- C. Dimensional Regulations for Lots and Buildings;
- D. Preferred Lot Configurations; and
- E. Other Requirements.

Scranton



2 Conservation



3 Planned Recreation



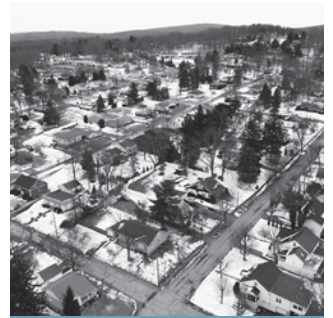
6 Suburban Single Family Residential



8 Town Single Family Residential



9 Town Mixed Residential



10 Town-City Single Family Residential



11 City Neighborhood Mixed Residential



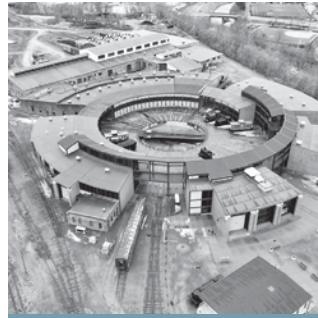
14 City Neighborhood Mixed Use



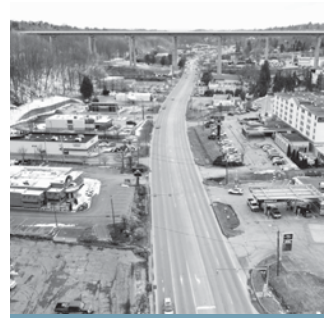
15 City Downtown Mixed Use



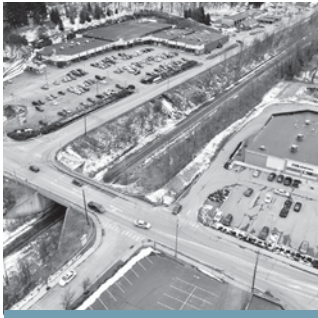
17 Town-City Institutional



18 Civic



19 Highway Commercial



20 Planned Commercial



21 Commercial-Industrial



22 Light Industrial

Overlays

O1 Access Management Overlay

O2 Floodplain Overlay

O3 Airport Hazard Overlay

14 City Neighborhood Mixed Use



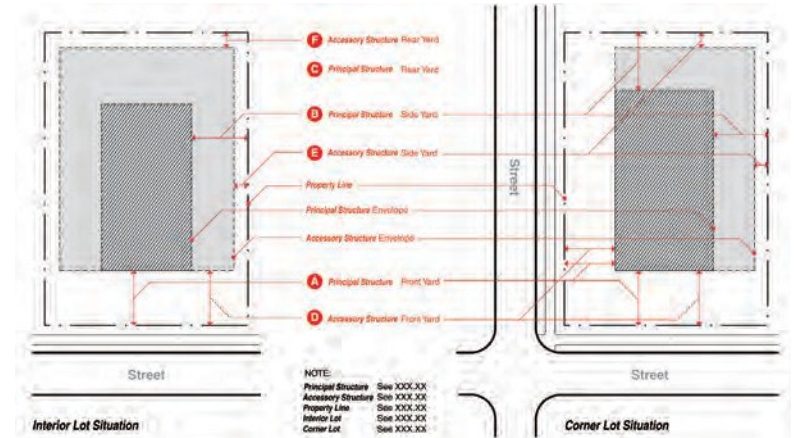
PERMITTED USES

PRINCIPAL USES	Mixed use structure (retail and apartments)	Medical marijuana, dispensary	Day care home, group
Bed-and-breakfast	P	P	P
Dwelling: apartment building	P	Municipal/government facility or use	SE
Dwelling: conversion apartment	SE	Park, private	P
Dwelling: single-family detached	SE	Park, public	P
Dwelling: townhouse	P	Place or worship/assembly	P
Dwelling: two-family	P	School, private	P
Traditional neighborhood development	SE	School, public	P
Animal hospital or veterinary clinic	P	Trails	P
Bakery	P	Forestry	P
Bank or financial institution	P	Nature preserve	P
Bar or tavern	P	Recreation facility, private	P
Brew pub	P	Recreation facility, public	P
Business service establishment	P	Day care center, adult	P
Commercial recreation facility, indoor	P	Day care center, child	P
Convenience store	SE	Group home	P
Craftsman-artisan workshop	P	Nursing home	P
Drug store/pharmacy	SE	Tasting rooms	P
Funeral home	P	Tattoo parlor	P
Galleries	P	Theater	P
Gasoline service station	SE	Essential services	P
Health/fitness club	P	College or university	P
Hotel	P	Community center or library	P
		Community garden	P
		Cultural center or museum	P
		Emergency services	P
		Membership club, fraternity, or sorority	P
		Home based business, no impact	P
		Home based business, Other	P
		Community center or library	P
		Community garden	P
		Day care center, adult	P
		Day care center, child	P
		Day care home, family	P

P = Permitted Use by Right C = Conditional Use SE = Use by Special Exception

LOT DIMENSIONS STANDARDS

LOT SIZE	1,000 sf	YARD SETBACK	
LOT WIDTH		A Front Yard, on Local/Collector Street A Front Yard, on Arterial Street B Side Yard C Rear Yard	0 ft
at Building Setback Line	50 ft		0 ft
at Street Line			0 ft
HEIGHT			5 ft
Principal Structure	40		
Accessory Structure			
COVERAGE			
Building			
Impervious Surface	70%		



PREFERRED LOT CONFIGURATIONS

PUBLIC REALM CHARACTER

