

*Township of Hamilton, PA
Wednesday, July 22, 2026*

Chapter 150. Zoning

Article XI. Commercial (C) District

§ 150-61. Principal uses permitted by right.

- A. Agricultural equipment sales, service, repair.
- B. Business and professional offices.
- C. Contractor.
- D. Convenience stores, pursuant to § **150-98**.
- E. Courier and postal services.
- F. Day-care centers.
- G. Educational institutions.
- H. Farm market.
- I. Farm processing establishment.
- J. Financial institutions, pursuant to § **150-98**.
- K. Florists, greenhouses, or nurseries, provided that all incidental equipment and supplies, including fertilizers and empty cans, are kept within an enclosed building.
- L. Forestry, excluding permanent saw mills, pursuant to § **150-98**.
- M. Funeral homes.
- N. Garden building or contractor supply.
- O. Government offices, municipal buildings.
- P. Hotels and motels, less than 50 units.
- Q. Kennels.
- R. Laundromats and dry cleaning.
- S. Medical/dental offices and clinics.
- T. Membership club or fraternal lodges.
- U. Museums, theaters, performing arts centers.
- V. Personal fitness center, health club.
- W. Personal service businesses, excluding adult uses.
- X. Produce stands, pursuant to § **150-96**.

- Y. Public utility uses.
- Z. Recreation, private and/or commercial.
- AA. Repair services excluding vehicle repair.
- BB. Restaurants.
- CC. Retail businesses.
- DD. Self-storage facilities, pursuant to § **150-98**.
- EE. Studios for instruction in dance, music, arts, and science.
- FF. Vehicle sales, service and/or repair.
- GG. Veterinarian facilities and animal hospitals.
- HH. Academic clinical research center, in accordance with § **150-98NN**.
[Added 9-13-2021]
- II. Medical marijuana dispensary facility, in accordance with § **150-98OO**.
[Added 9-13-2021]
- JJ. Medical marijuana transport vehicle office, in accordance with § **150-98QQ**.
[Added 9-13-2021]

§ 150-62. Accessory uses permitted by right.

A structure may be erected or used, and a lot may be used for the following permitted accessory uses and no other:

- A. Wind energy systems, pursuant to § **150-96**.
[Amended 9-13-2021]
- B. No-impact home-based businesses, pursuant to § **150-96**, provided they are established in an existing, legally nonconforming dwelling.
- C. Other accessory uses and structures on the same lot that are customarily incidental to the uses permitted by right per this section, pursuant § **150-96**.
- D. Wireless communications antennas mounted on an existing public utility transmission tower, building, or other structure, along with associated communications equipment buildings, pursuant to § **150-98**.
- E. Accessory solar energy systems (ASES), pursuant to § **150-96**.
[Added 9-13-2021]

§ 150-63. Uses permitted by special exception.

[Amended 5-5-2025; 7-7-2025]

The following uses are permitted by special exception in accordance with the performance standards contained in this chapter and any additional standards that the Hamilton Township Zoning Hearing Board may deem necessary to apply:

- A. Accessory dwelling unit, pursuant to § **150-96**.
- B. Ambulatory care, outpatient surgery.

- C. Group homes, pursuant to § **150-98**.
- D. Hotels and motels, exceeding 50 units.
- E. Nightclubs, bars, pubs.
- F. Place of worship, pursuant to § **150-98**.
- G. Recycled materials collection and processing facilities, pursuant to § **150-98**.
- H. Schools, public and private.
- I. Shopping centers, pursuant to § **150-98**.
- J. Stadiums and spectator sports facilities.
- K. Truck terminal/distribution center/fulfillment center, pursuant to § **150-98**.
- L. Vehicle washing facility.
- M. Warehouse/logistics center, pursuant to § **150-98**.
- N. Wireless communications towers, pursuant to § **150-98**.
- O. Industrial or business park, in accordance with the site design and development standards of § **150-73** and Article **XIV** of this chapter, and which may include the following and other similar uses:
 - (1) Printing, lithography, and publishing.
 - (2) Scientific and commercial testing laboratories.
 - (3) Business and professional offices.
 - (4) Corporate headquarters.
 - (5) Data processing services.
 - (6) Postal delivery services.
 - (7) Assemblage and light manufacturing.
- P. Industrial or business park support uses intended to serve the needs of employees and visitors of the tenants of the industrial or business park, including but not necessarily limited to newsstands, coffee shops, fitness centers, and day-care centers.
- Q. Data Center.
- R. Battery Energy Storage Systems.

§ 150-64. Uses permitted by conditional use.

Within the C District, the following uses are permitted by conditional use in accordance with the performance standards contained in this chapter. The Township Supervisors may authorize a use as a conditional use if it conforms, at a minimum, to these stated standards and criteria. The Township Supervisors may apply additional criteria to specific projects, where appropriate, to protect the residential environment of developing neighborhoods, and in the interests of public health, safety, and welfare.

- A. Adult-oriented uses, including but not limited to adult-oriented retail uses, pursuant to § **150-98**.
- B. Electrical generating facility and substation.

C. Hospitals, pursuant to § **150-98**.