



ADOPTION DATES:

- Clarks Green: April 21, 2021
- Clark Summit: December 2, 2020
- Dalton: April 8, 2021
- Dunmore: December 20, 2023
- Newton: April 12, 2021
- Scranton: May 11, 2023
- South Abington: April 12, 2021
- Waverly: June 14, 2021
- West Abington: April 6, 2021

EFFECTIVE DATE:

December 20, 2023

SCRANTON-ABINGTONS PLANNING ASSOCIATION

COOPERATIVE ZONING ORDINANCES
LAND-USE MASTER LIST

SCRANTON-ABINGTONS PLANNING ASSOCIATION (SAPA)

This document is a compilation of the Quick View Zoning Transects for the nine municipalities of the Scranton-Abingtons Planning Association. It provides a listing of land-uses within the SAPA region and in which municipalities and subsequent zoning districts the land-uses are allowed as principal uses (Permitted, Special Exception, or Conditional). The key to the zoning districts is found on the right side of each page. This compilation does not include the list of accessory land-uses allowed in each municipality/zoning district. They can be found in the individual ordinances.

Permitted Uses are those allowed by right; Special Exceptions require a hearing before the local Zoning Hearing Board; Conditional Uses require a hearing before the local governing body.

This document is for informational purposes only. Please refer to the official, adopted zoning ordinances on file with the local municipalities for verification of the Quick Views and Zoning Transects.

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South Abington Township: 570-586-2111 or jpane@southabingtonpa.gov

Waverly Township: 570-586-0111 or waverlytownship@comcast.net

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SAPA Transect Zoning Districts

RURAL TRANSECTS

Dalton
Newton
Waverly
West Abington

TOWN TRANSECTS

Clarks Green
Clarks Summit

SUBURBAN TRANSECTS

South Abington

CITY TRANSECTS

Dunmore
Scranton

CDMU – City Downtown Mixed Use
CI – Commercial-Industrial
CIV – Civic
CNMR – City Neighborhood Mixed Residential
CNMU – City Neighborhood Mixed Use
CONSV – Conservation
HC – Highway Commercial
HI – Heavy Industrial
INST – Institutional
Landfill Overlay
LI – Light Industrial
PC – Planned Commercial
REC – Planned Recreation
RSFR – Rural Single-Family Residential
RSSFR – Rural Suburban Single-Family Residential
RUR – Rural Resource
SC/SCR – Suburban Center
SSFR – Suburban Single-Family Residential
TCI – Town-City Institutional
TCSFR – Town-City Single-Family Residential
TDMU – Town Downtown Mixed Use
TMR – Town Mixed Residential
TSFR – Town Single-Family Residential
VMU/V – Village Mixed Use
VSFR – Village Single-Family Residential

Residential Uses

Dwelling: Single-Family Detached

Clarks Green:	Permitted – TSFR, TDMU
Clarks Summit:	Permitted – TSFR-A, TSFR-B, TMR, TCSFR, TDMU, SCR
Dalton:	Permitted – RUR, RSFR, VMU
Dunmore:	Permitted – CONSV, SSFR, TMR, TCSFR, CNMR
Newton:	Permitted – RUR, RSFR, V
Scranton:	Permitted – CONSV, REC, SSFR, TSFR, CNMR, TCI, TMR, TCSFR Special Exception – HC, CNMU
South Abington:	Permitted – SSFR, TSFR, PC
Waverly:	Permitted – RUR, RSFR, RSSFR, SSFR, VSFR, VMU
West Abington:	Permitted – RUR Conditional – INST (Rural)

Dwelling: Two Family

Clarks Green:	Permitted – TDMU, Residential Overlay Conditional – TSFR
Clarks Summit:	Permitted – TSFR-B, TMR, TCSFR, TDMU, SCR
Dalton:	Permitted – RUR, RSFR, VMU
Dunmore:	Permitted – SSFR, TMR, TCSFR, CNMR, CNMU
Newton:	Permitted – RUR, V
Scranton:	Permitted – REC, TSFR, CNMR, CNMU, TCI, TMR, TCSFR
South Abington:	Permitted – TSFR
Waverly:	Permitted – RSSFR, SSFR
West Abington:	Conditional – RUR

Dwelling: Townhouse

Clarks Green:	Permitted – Residential Overlay Zone
Clarks Summit:	Permitted – TMR, TCSFR, TDMU Conditional – SCR

CDMU – City Downtown Mixed Use
CI – Commercial- Industrial
CIV – Civic
CNMR – City Neighborhood Mixed Residential
CNMU – City Neighborhood Mixed Use
CONSV – Conservation
HC – Highway Commercial
HI – Heavy Indust.
INST – Institutional
Landfill Overlay
LI – Light Industrial
PC – Planned Commercial
REC – Planned Recreation
RSFR/R-1 – Rural Single-Family Residential
RSSFR – Rural Suburban Single- Family Residential
RUR – Rural Resource
SC/SCR – Suburban Center
SSFR – Suburban Single-Family Res.
TCI – Town-City Institutional
TCSFR – Town-City Single-Family Residential
TDMU – Town Downtown Mixed Use
TMR – Town Mixed Residential
TSFR – Town Single- Family Residential
VMU/V – Village, Mixed Use
VSFR – Village Single- Family Residential

Dalton:	Conditional – RSFR, VMU
Dunmore:	Conditional – CONSV, SSFR, TMR, TCSFR, CNMR, CNMU
Newton:	Conditional – V
Scranton:	Permitted – REC, TSFR, TCSFR, CNMR, CNMU, TCI, CDMU, TMR
South Abington:	Permitted – TSFR
Waverly:	Permitted – SSFR

Dwelling: Apartment Building

Clarks Green:	Permitted – Residential Overlay
	Conditional – TSFR
Clarks Summit:	Permitted – TCSFR
	Conditional – TMR, TDMU, SCR
Dalton:	Conditional – VMU
Dunmore:	Conditional – SSFR, CNMR, CNMU, CDMU, TCI
Scranton:	Permitted – CNMR, CNMU, TCI, CDMU, TMR
South Abington:	Conditional – TSFR

Dwelling: Conversion Apartment

Clarks Summit:	Permitted – TMR, TDMU, SCR
Dalton:	Permitted – RUR, RSFR, VMU
Dunmore:	Conditional – TMR, CNMR, TCI
Newton:	Conditional – RUR, RSFR, V
Scranton:	Permitted – CDMU
	Special Exception – TMR, CNMR, CNMU, TCI
South Abington:	Permitted – TSFR, PC
Waverly:	Special Exception – RUR, RSFR
West Abington:	Conditional – RUR

Dwelling: Garden Apartments

Clarks Summit:	Permitted – TMR, TCSFR, TDMU, SCR
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CDMU – City Downtown Mixed Use
CI – Commercial- Industrial
CIV – Civic
CNMR – City Neighborhood Mixed Residential
CNMU – City Neighborhood Mixed Use
CONSV – Conservation
HC – Highway Commercial
HI – Heavy Indust.
INST – Institutional
Landfill Overlay
LI – Light Industrial
PC – Planned Commercial
REC – Planned Recreation
RSFR/R-1 – Rural Single-Family Residential
RSSF – Rural Suburban Single- Family Residential
RUR – Rural Resource
SC/SCR – Suburban Center
SSFR – Suburban Single-Family Res.
TCI – Town-City Institutional
TCSFR – Town-City Single-Family Residential
TDMU – Town Downtown Mixed Use
TMR – Town Mixed Residential
TSFR – Town Single- Family Residential
VMU/V – Village, Mixed Use
VSFR – Village Single- Family Residential

Dunmore: Conditional – SSFR, TCI
 South Abington: Permitted – TSFR

Dwelling: Seasonal Farm/Agricultural Worker

Dalton: Permitted – RUR
 Conditional – RSFR
 Newton: Conditional – RUR

Boarding or Lodging House

Clarks Summit: Permitted – TDMU, SCR
 Dalton: Permitted – VMU
 Newton: Conditional – RUR, V
 Scranton: Special Exception – TCI
 South Abington: Permitted – PC

Cluster Residential Development

Clarks Summit: Permitted – TSFR-A, TSFR-B, TMR, TCSFR
 Dunmore: Special Exception – CONSV
 Scranton: Special Exception – CONSV
 South Abington: Permitted – TSFR
 Waverly: Permitted – RUR, RSFR, RSSFR, SSFR
 West Abington: Conditional – RUR

Conservation Residential

Clarks Summit: Conditional – TMR
 Dunmore: Special Exception – CONSV
 Scranton: Special Exception – CONSV
 Waverly: Permitted – RUR, RSFR
 West Abington: Conditional – RUR

CDMU – City Downtown Mixed Use
CI – Commercial-Industrial
CIV – Civic
CNMR – City Neighborhood Mixed Residential
CNMU – City Neighborhood Mixed Use
CONSV – Conservation
HC – Highway Commercial
HI – Heavy Indust.
INST – Institutional
Landfill Overlay
LI – Light Industrial
PC – Planned Commercial
REC – Planned Recreation
RSFR/R-1 – Rural Single-Family Residential
RSSFR – Rural Suburban Single-Family Residential
RUR – Rural Resource
SC/SCR – Suburban Center
SSFR – Suburban Single-Family Res.
TCI – Town-City Institutional
TCSFR – Town-City Single-Family Residential
TDMU – Town Downtown Mixed Use
TMR – Town Mixed Residential
TSFR – Town Single-Family Residential
VMU/V – Village, Mixed Use
VSFR – Village Single-Family Residential

Dormitory

Newton:	Conditional – V
Scranton:	Permitted – TCI
West Abington:	Permitted – INST

Group Home

Clarks Green:	Permitted – All districts
Clarks Summit:	Permitted – SCR
Dalton:	Permitted – RUR, RSFR, VMU
Dunmore:	Permitted – CONSV, SSFR, TMR, TCSFR, CNMR
Newton:	Permitted – All districts
Scranton:	Permitted – CONSV, REC, SSFR, TSFR, CNMR, CNMU, CDMU, TMR, TCSFR Special Exception – HC
South Abington:	Permitted – TSFR, PC Special Exception – SSFR
Waverly:	Permitted – All districts
West Abington:	Permitted – RUR

Mixed Use Structure (Retail with Apartments)

Clarks Green:	Conditional – TDMU
Clarks Summit:	Permitted – TDMU
Dalton:	Permitted – VMU
Dunmore:	Permitted – CNMU, CDMU, HC, CI Conditional – CIV
Newton:	Conditional – V
Scranton:	Permitted – CNMR, CNMU, CIV, HC, TCI, CDMU
South Abington:	Permitted – PC
Waverly:	Special Exception – VMU

CDMU – City Downtown Mixed Use
CI – Commercial- Industrial
CIV – Civic
CNMR – City Neighborhood Mixed Residential
CNMU – City Neighborhood Mixed Use
CONSV – Conservation
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Landfill Overlay
LI – Light Industrial
PC – Planned Commercial
REC – Planned Recreation
RSFR/R-1 – Rural Single-Family Residential
RSSFR – Rural Suburban Single- Family Residential
RUR – Rural Resource
SC/SCR – Suburban Center
SSFR – Suburban Single-Family Res.
TCI – Town-City Institutional
TCSFR – Town-City Single-Family Residential
TDMU – Town Downtown Mixed Use
TMR – Town Mixed Residential
TSFR – Town Single- Family Residential
VMU/V – Village, Mixed Use
VSFR – Village Single- Family Residential

Mobile Home Park

Clarks Green: Conditional – TSFR
Newton: Conditional – RUR, V

Planned Residential Development

Dunmore: Special Exception – CONSV, SSFR
Scranton: Special Exception – CDMU

Seasonal Dwelling

Dalton: Permitted – RUR
Scranton: Permitted – REC

Short-Term Rental (Principal Use)

Clarks Green: Conditional – TDMU
Clarks Summit: Permitted – TDMU
Dunmore: Permitted – CDMU
Newton: Conditional – RUR, V
Scranton: Permitted – CNMR, CNMU, HC, CDMU
Special Exception – CONSV, REC
West Abington: Special Exception – RUR

Tiny Home

Waverly: Permitted – RUR

Traditional Neighborhood Development

Dalton: Conditional – RSFR, VMU
Scranton: Conditional – REC, SSFR, TSFR
Special Exception – TMR, TCSFR, CNMR, CNMU, CDMU

CDMU – City
Downtown Mixed Use

CI – Commercial-
Industrial

CIV – Civic

CNMR – City
Neighborhood Mixed
Residential

CNMU – City
Neighborhood Mixed
Use

CONSV – Conservation

HC – Highway
Commercial

HI – Heavy Indust.

INST – Institutional

Landfill Overlay

LI – Light Industrial

PC – Planned
Commercial

REC – Planned
Recreation

RSFR/R-1 – Rural
Single-Family
Residential

RSSF – Rural
Suburban Single-
Family Residential

RUR – Rural Resource

SC/SCR – Suburban
Center

SSFR – Suburban
Single-Family Res.

TCI – Town-City
Institutional

TCSFR – Town-City
Single-Family
Residential

TDMU – Town
Downtown Mixed Use

TMR – Town Mixed
Residential

TSFR – Town Single-
Family Residential

VMU/V – Village,
Mixed Use

VSFR – Village Single-
Family Residential

Commercial/Public/Service Uses

Abused Person Shelter

Clarks Summit:	Conditional – TCSFR, TDMU, SCR
Dalton:	Permitted – RUR, RSFR, VMU
Newton:	Permitted – RUR, V
Scranton:	Permitted – SSFR, TSFR, TMR
South Abington:	Special Exception – PC

Adult Business

Dunmore:	Conditional – HI
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Airport

Scranton:	Permitted – CONSV Special Exception – CI
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Amusement Park

Newton:	Conditional – RUR
Scranton:	Special Exception – REC
South Abington:	Special Exception – CONSV

Animal Hospital/Veterinary Clinic

Clarks Green:	Conditional – TDMU
Clarks Summit:	Permitted – SCR, CI Conditional – TDMU
Dalton:	Permitted – VMU, CI Conditional – RUR
Dunmore:	Special Exception – TCI, HC, CI
Newton:	Permitted – RUR Conditional – V
Scranton:	Permitted – CNMU, HC, CI, LI, CDMU

CDMU – City Downtown Mixed Use
CI – Commercial- Industrial
CIV – Civic
CNMR – City Neighborhood Mixed Residential
CNMU – City Neighborhood Mixed Use
CONSV – Conservation
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RSFR/R-1 – Rural Single-Family Residential
RSSF – Rural Suburban Single- Family Residential
RUR – Rural Resource
SC/SCR – Suburban Center
SSFR – Suburban Single-Family Res.
TCI – Town-City Institutional
TCSFR – Town-City Single-Family Residential
TDMU – Town Downtown Mixed Use
TMR – Town Mixed Residential
TSFR – Town Single- Family Residential
VMU/V – Village, Mixed Use
VSFR – Village Single- Family Residential

South Abington: Permitted – SC, PC

Waverly: Permitted – CI

Assisted Living Facility

Clarks Summit: Permitted – CI

Dunmore: Permitted – CIV
Special Exception – CNMU

Scranton: Permitted – CIV, HC

South Abington: Special Exception – SSFR

Waverly: Permitted – CI

Bakery

Clarks Green: Conditional – TDMU

Clarks Summit: Conditional – TDMU

Dalton: Permitted – VMU

Dunmore: Permitted – CDMU, HC
Special Exception – CNMU

Newton: Permitted – V

Scranton: Permitted – CNMR, CNMU, HC, LI, CDMU

South Abington: Permitted – SC, PC

Waverly: Permitted – CI
Special Exception – VMU

Bank or Financial Institution

Clarks Green: Permitted – TDMU

Clarks Summit: Permitted – CI
Conditional – TDMU, SCR

Dalton: Conditional – VMU, CI

Dunmore: Permitted – CDMU, TCI, HC, CI

Newton: Conditional – V

- CDMU – City Downtown Mixed Use
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- TCI – Town-City Institutional
- TCSFR – Town-City Single-Family Residential
- TDMU – Town Downtown Mixed Use
- TMR – Town Mixed Residential
- TSFR – Town Single-Family Residential
- VMU/V – Village, Mixed Use
- VSFR – Village Single-Family Residential

Scranton: Permitted – CNMU, HC, CI, CDMU
Special Exception – CNMR

South Abington: Permitted – SC

Waverly: Permitted – CI

Bar or Tavern

Clarks Summit: Permitted – TDMU, SCR

Dalton: Permitted – VMU, CI

Dunmore: Permitted – CDMU, HC, CI
Special Exception – CNMU

Newton: Conditional – V

Scranton: Permitted – CNMR, CNMU, HC, CI, CDMU

South Abington: Permitted – SC, PC

Waverly: Permitted – CI
Special Exception – VMU

Bed & Breakfast

Clarks Green: Conditional – TDMU

Clarks Summit: Permitted – TCSFR, TDMU, SCR
Conditional – TSFR-B, TMR

Dalton: Permitted – VMU
Conditional – RUR, RSFR

Dunmore: Permitted – CNMR, CDMU

Newton: Permitted – RUR
Conditional – V

Scranton: Permitted – CONSV, REC, CNMR, CNMU, HC, CDMU

Waverly: Permitted – RUR, RSFR
Special Exception – VMU

West Abington: Special Exception – RUR, INST (Rural)

- CDMU – City Downtown Mixed Use
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- TMR – Town Mixed Residential
- TSFR – Town Single-Family Residential
- VMU/V – Village, Mixed Use
- VSFR – Village Single-Family Residential

Betting Use

Dunmore:	Permitted – HC, CI
Scranton:	Permitted – HC, CI Special Exception – CDMU
South Abington:	Special Exception – PC

Billboard: Own Lot

Scranton:	Special Exception – CI, LI
South Abington:	Special Exception – LI

Brew Pub

Clarks Summit:	Permitted – TDMU
Dalton:	Permitted – VMU, CI
Dunmore:	Permitted – CDMU, HC Special Exception – CNMU
Newton:	Permitted – RUR Conditional – V
Scranton:	Permitted – CNMU, HC, CDMU
South Abington:	Permitted – SC, PC
Waverly:	Permitted – CI Special Exception – VMU

Brewery

Dunmore:	Permitted – HI
Newton:	Conditional – RUR, V
Scranton:	Permitted – LI
South Abington:	Permitted – LI

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TCSFR – Town-City Single-Family Residential
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TMR – Town Mixed Residential
TSFR – Town Single- Family Residential
VMU/V – Village, Mixed Use
VSFR – Village Single- Family Residential

Building/Contracting or Related Business

Clarks Summit:	Permitted - CI
Dalton:	Permitted – CI Conditional – VMU
Dunmore:	Permitted – HI, CI
Newton:	Conditional – V
Scranton:	Permitted – HC, CI, LI
South Abington:	Permitted – PC, LI
West Abington:	Conditional – RUR

Bulk Fuel Storage Facility

Dunmore:	Conditional – HI
Scranton:	Special Exception – CI

Bus Terminal

Scranton:	Permitted – LI, CDMU
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Business Service Establishment

Clarks Green:	Conditional – TDMU
Clarks Summit:	Permitted – TDMU, CI
Dalton:	Permitted – VMU, CI
Dunmore:	Permitted – CDMU, HC, CI, TCI
Newton:	Permitted – V
Scranton:	Permitted – REC, CNMU, HC, PC, CI, LI, TCI, CDMU
South Abington:	Permitted – SC, PC
Waverly:	Permitted – CI Special Exception – VMU

BYOB Club

Dalton:	Permitted – VMU, CI
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TCSFR – Town-City Single-Family Residential
TDMU – Town Downtown Mixed Use
TMR – Town Mixed Residential
TSFR – Town Single- Family Residential
VMU/V – Village, Mixed Use
VSFR – Village Single- Family Residential

Dunmore:	Permitted – CDMU, HC Special Exception – CI
Newton:	Conditional – V
Scranton:	Permitted – HC, CI Special Exception – CDMU
South Abington:	Special Exception – SC, PC
Waverly:	Permitted – CI

Car or Truck Wash

Clarks Summit:	Permitted – CI Conditional – SCR
Dalton:	Conditional – CI
Dunmore:	Permitted – HI, CI Special Exception – HC
Newton:	Conditional – V
Scranton:	Permitted – HC, CI, LI
South Abington:	Permitted – SC

Cemetery

Clarks Green:	Conditional – TSFR
Dalton:	Conditional – RUR, RSFR, VMU, CI
Dunmore:	Special Exception – CONSV, TCI, CIV
Newton:	Conditional – RUR
Scranton:	Special Exception – TCSFR
South Abington:	Permitted – CONSV Special Exception – SSFR
Waverly:	Permitted – RUR
West Abington:	Permitted – RUR

CDMU – City Downtown Mixed Use
CI – Commercial- Industrial
CIV – Civic
CNMR – City Neighborhood Mixed Residential
CNMU – City Neighborhood Mixed Use
CONSV – Conservation
HC – Highway Commercial
HI – Heavy Indust.
INST – Institutional
Landfill Overlay
LI – Light Industrial
PC – Planned Commercial
REC – Planned Recreation
RSFR/R-1 – Rural Single-Family Residential
RSSFR – Rural Suburban Single- Family Residential
RUR – Rural Resource
SC/SCR – Suburban Center
SSFR – Suburban Single-Family Res.
TCI – Town-City Institutional
TCSFR – Town-City Single-Family Residential
TDMU – Town Downtown Mixed Use
TMR – Town Mixed Residential
TSFR – Town Single- Family Residential
VMU/V – Village, Mixed Use
VSFR – Village Single- Family Residential

College or University

Clarks Summit:	Conditional – TDMU, SCR
Newton:	Conditional – V
Scranton:	Permitted – REC, CNMU, CI, TCI, CDMU Special Exception – HC
South Abington:	Special Exception – SSFR
West Abington:	Permitted – INST (Rural)

Community Center or Library

Clarks Summit:	Conditional – TDMU
Dalton:	Permitted – VMU
Dunmore:	Permitted – CDMU, CIV, TCI Special Exception – CONSV
Newton:	Conditional – RUR, V
Scranton:	Permitted – CONSV, REC, SSFR, TSFR, CNMR, CNMU, HC, PC, CI, TCI, CDMU, TMR, TCSFR
South Abington:	Special Exception – SC
Waverly:	Permitted – VMU
West Abington:	Special Exception – INST (Rural)

Conference Center

Scranton:	Permitted – REC, HC, CI, CDMU
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Convenience Store

Clarks Summit:	Conditional – SCR
Dalton:	Permitted – CI Conditional – VMU
Dunmore:	Permitted – HC, CI
Newton:	Conditional – V

CDMU – City Downtown Mixed Use
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CNMR – City Neighborhood Mixed Residential
CNMU – City Neighborhood Mixed Use
CONSV – Conservation
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TCSFR – Town-City Single-Family Residential
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TMR – Town Mixed Residential
TSFR – Town Single- Family Residential
VMU/V – Village, Mixed Use
VSFR – Village Single- Family Residential

Scranton: Permitted – HC, LI
 Special Exception – CNMR, CNMU, CDMU

South Abington: Permitted – SC, PC

Waverly: Special Exception – VMU

Craftsman/Artisan Manufacturing

Dalton: Permitted – CI

Newton: Conditional – V

South Abington: Permitted – LI

Craftsman/Artisan Workshop

Dalton: Conditional – RUR, VMU

Dunmore: Permitted – HC, HI, CI
 Special Exception – SSFR

Newton: Permitted – V

Scranton: Permitted – REC, CNMU, HC, CI, LI, CDMU
 Special Exception – SSFR

South Abington: Permitted – LI

Waverly: Permitted – CI
 Special Exception – RUR

Cultural Center or Museum

Clarks Summit: Conditional – TDMU

Dalton: Permitted – VMU

Dunmore: Permitted – CDMU, CIV, TCI

Newton: Conditional – RUR

Scranton: Permitted – CONSV, REC, CNMU, CIV, HC, CI, TCI, CDMU
 Conditional – CNMR

- CDMU – City Downtown Mixed Use
- CI – Commercial-Industrial
- CIV – Civic
- CNMR – City Neighborhood Mixed Residential
- CNMU – City Neighborhood Mixed Use
- CONSV – Conservation
- HC – Highway Commercial
- HI – Heavy Indust.
- INST – Institutional
- Landfill Overlay
- LI – Light Industrial
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- RSFR/R-1 – Rural Single-Family Residential
- RSSF – Rural Suburban Single-Family Residential
- RUR – Rural Resource
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- SSFR – Suburban Single-Family Res.
- TCI – Town-City Institutional
- TCSFR – Town-City Single-Family Residential
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- TMR – Town Mixed Residential
- TSFR – Town Single-Family Residential
- VMU/V – Village, Mixed Use
- VSFR – Village Single-Family Residential

Day Care Center: Adult

Clarks Green:	Conditional – TDMU
Clarks Summit:	Permitted – SCR, CI
Dalton:	Permitted – RUR, RSFR Conditional – VMU
Dunmore:	Permitted – CNMU, CIV, TCI Special Exception – TMR
Newton:	Conditional – V
Scranton:	Permitted – CNMU, CIV, HC, CI, TCI, CDMU
South Abington:	Special Exception – SSFR
Waverly:	Permitted – CI

Day Care Center: Child

Clarks Green:	Conditional – TDMU
Clarks Summit:	Permitted – SCR, CI
Dalton:	Permitted –RUR, RSFR Conditional – VMU
Dunmore:	Permitted – CNMU, CDMU, CIV, TCI Special Exception – TMR
Newton:	Conditional – V
Scranton:	Permitted – CNMU, CIV, HC, PC, TCI, CDMU Special Exception – TCSFR
South Abington:	Special Exception – SSFR, SC, PC
Waverly:	Permitted – VMU, CI

Drug Store/Pharmacy

Dalton:	Conditional – VMU
Dunmore:	Permitted – HC
Newton:	Permitted – V
Scranton:	Permitted – HC, CI

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CNMU – City Neighborhood Mixed Use
CONSV – Conservation
HC – Highway Commercial
HI – Heavy Indust.
INST – Institutional
Landfill Overlay
LI – Light Industrial
PC – Planned Commercial
REC – Planned Recreation
RSFR/R-1 – Rural Single-Family Residential
RSSFR – Rural Suburban Single- Family Residential
RUR – Rural Resource
SC/SCR – Suburban Center
SSFR – Suburban Single-Family Res.
TCI – Town-City Institutional
TCSFR – Town-City Single-Family Residential
TDMU – Town Downtown Mixed Use
TMR – Town Mixed Residential
TSFR – Town Single- Family Residential
VMU/V – Village, Mixed Use
VSFR – Village Single- Family Residential

Special Exception – CNMR, CNMU, CDMU
 South Abington: Special Exception – SC, PC

Emergency Services

Clarks Summit: Permitted – CI
 Conditional – TDMU
 Dalton: Permitted – VMU
 Dunmore: Permitted – SSFR, CNMR, TCI
 Newton: Permitted – V
 Conditional – RUR
 Scranton: Permitted – REC, SSFR, TSFR, CNMU, CDMU, CIV, HC, PC, CI, LI
 South Abington: Special Exception – SSFR, PC

Essential Services

Clarks Green: Permitted – All districts
 Clarks Summit: Permitted – All districts (as accessory use)
 Dalton: Permitted – All districts
 Dunmore: Permitted – All districts
 Newton: Permitted – All districts (as accessory use)
 Scranton: Permitted – All districts
 South Abington: Permitted – All districts
 Waverly: Permitted – All districts
 West Abington: Permitted – All districts

Event Barn/Facility

Dalton: Conditional – RUR
 Newton: Conditional – RUR
 South Abington: Special Exception – CONSV
 West Abington: Conditional – RUR

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CNMU – City Neighborhood Mixed Use
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SSFR – Suburban Single-Family Res.
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TCSFR – Town-City Single-Family Residential
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TMR – Town Mixed Residential
TSFR – Town Single- Family Residential
VMU/V – Village, Mixed Use
VSFR – Village Single- Family Residential

Fairgrounds/Carnival/Event Grounds

Dalton: Permitted – RUR
Newton: Conditional – RUR, V

Farmers Market

Dalton: Conditional – RUR, VMU
Newton: Conditional – RUR, V
Scranton: Permitted – LI
South Abington: Special Exception – CONSV
Waverly: Special Exception – RUR
West Abington: Special Exception – RUR

Flea Market

Newton: Conditional – RSFR
Scranton: Permitted – HC, CI, LI
South Abington: Special Exception – CONSV

Funeral Home

Clarks Green: Conditional – TDMU
Clarks Summit: Permitted – SCR, CI
Dalton: Conditional – VMU
Newton: Conditional – V
Scranton: Permitted – CNMR, CNMU, HC, CI, LI
South Abington: Permitted – SC, PC

Galleries

Clarks Green: Permitted – TDMU
Dalton: Permitted – VMU
Dunmore: Permitted – CDMU
Special Exception – CNMU

CDMU – City
Downtown Mixed Use

CI – Commercial-
Industrial

CIV – Civic

CNMR – City
Neighborhood Mixed
Residential

CNMU – City
Neighborhood Mixed
Use

CONSV – Conservation

HC – Highway
Commercial

HI – Heavy Indust.

INST – Institutional

Landfill Overlay

LI – Light Industrial

PC – Planned
Commercial

REC – Planned
Recreation

RSFR/R-1 – Rural
Single-Family
Residential

RSSFR – Rural
Suburban Single-
Family Residential

RUR – Rural Resource

SC/SCR – Suburban
Center

SSFR – Suburban
Single-Family Res.

TCI – Town-City
Institutional

TCSFR – Town-City
Single-Family
Residential

TDMU – Town
Downtown Mixed Use

TMR – Town Mixed
Residential

TSFR – Town Single-
Family Residential

VMU/V – Village,
Mixed Use

VSFR – Village Single-
Family Residential

Newton:	Conditional – V
Scranton:	Permitted – CNMR, CNMU, HC, CDMU
South Abington:	Permitted – SC, PC
Waverly:	Permitted – VMU

Gasoline Service Station

Clarks Summit:	Permitted – CI
	Conditional – SCR
Dalton:	Conditional – CI
Dunmore:	Permitted – HC, CI
Newton:	Conditional – V
Scranton:	Permitted – HC, CI, LI
	Special Exception – CNMR, CNMU
South Abington:	Permitted – SC, PC

Grocery Store

Clarks Summit:	Permitted – TDMU
Dunmore:	Permitted – CDMU, HC, CI
Newton:	Conditional – V
Scranton:	Permitted – HC
South Abington:	Special Exception – SC

Group Care Facility

Dalton:	Permitted – RUR, RSFR, VMU
Scranton:	Permitted – HC, LI
Waverly:	Permitted – CI

Hardware Store

Clarks Summit:	Permitted – TDMU, CI
Dalton:	Permitted – CI

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CNMU – City Neighborhood Mixed Use
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Landfill Overlay
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TCSFR – Town-City Single-Family Residential
TDMU – Town Downtown Mixed Use
TMR – Town Mixed Residential
TSFR – Town Single- Family Residential
VMU/V – Village, Mixed Use
VSFR – Village Single- Family Residential

Dunmore: Permitted – HC, CI
 Scranton: Permitted – HC
 South Abington: Special Exception – SC

Health/Fitness Club

Clarks Green: Conditional – TDMU
 Clarks Summit: Permitted – TDMU, SCR, CI
 Dunmore: Permitted – CDMU, HC, CI
 Scranton: Permitted – CNMU, HC, CDMU
 Special Exception – CNMR
 South Abington: Permitted – SC
 Special Exception – PC

Heliport

Scranton: Permitted – CONSV
 Special Exception – CIV

Hospital

Newton: Conditional – V
 Scranton: Permitted – REC, CIV
 Special Exception – TCI
 South Abington: Special Exception – PC

Hotel

Clarks Summit: Conditional – SCR
 Dunmore: Permitted – HC, CI
 Special Exception – CDMU
 Newton: Conditional – V
 Scranton: Permitted – REC, CNMU, HC, PC, CI, CDMU
 South Abington: Permitted – SC

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- CNMU – City Neighborhood Mixed Use
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- SSFR – Suburban Single-Family Res.
- TCI – Town-City Institutional
- TCSFR – Town-City Single-Family Residential
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- TMR – Town Mixed Residential
- TSFR – Town Single-Family Residential
- VMU/V – Village, Mixed Use
- VSFR – Village Single-Family Residential

Kennel

Clarks Summit:	Permitted – CI
Dalton:	Conditional – RUR
Dunmore:	Special Exception – HC, CI
Newton:	Permitted – RUR Conditional – RSFR, V
Scranton:	Permitted – CI, LI Special Exception – HC
South Abington:	Permitted – PC
Waverly:	Special Exception – RUR
West Abington:	Conditional – RUR

Landscape/Nursery Retail

Clarks Summit:	Conditional – SCR
Dalton:	Permitted – RUR, CI
Dunmore:	Permitted – HC, CI
Newton:	Conditional – V
Scranton:	Permitted – HC, LI
South Abington:	Permitted – PC
Waverly:	Special Exception – CI

Laundromat/Dry Cleaners

Clarks Summit:	Permitted – CI
Dalton:	Conditional – VMU
Dunmore:	Special Exception – HC, CI
Newton:	Conditional – V
Scranton:	Permitted – HC, LI
South Abington:	Permitted – SC, PC

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TCSFR – Town-City Single-Family Residential
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TMR – Town Mixed Residential
TSFR – Town Single- Family Residential
VMU/V – Village, Mixed Use
VSFR – Village Single- Family Residential

Lumberyard

Dalton:	Permitted – CI
Dunmore:	Permitted – HC, HI, CI
Newton:	Conditional – RUR, V
Scranton:	Permitted – CI, LI

Medical Marijuana Dispensary

Dunmore:	Permitted – HC, CI
Scranton:	Permitted – CNMU, CDMU, HC, CI
South Abington:	Special Exception – SC, PC

Membership Club, Fraternity or Sorority

Clarks Summit:	Permitted – SCR
Dalton:	Permitted – VMU
Dunmore:	Permitted – CDMU, TCI
Newton:	Conditional – V
Scranton:	Permitted – CI, HC, TCI, CDMU, REC
South Abington:	Special Exception – SC

Mobile Storage Units

Dalton:	Conditional – CI
Dunmore:	Permitted – HI
South Abington:	Special Exception – LI

Motel

Clarks Summit:	Conditional – SCR
Dunmore:	Permitted – HC, CI
Newton:	Conditional – V
Scranton:	Permitted – REC, CNMU, HC, CI, CDMU
South Abington:	Permitted – SC

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CNMU – City Neighborhood Mixed Use
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SSFR – Suburban Single-Family Res.
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TCSFR – Town-City Single-Family Residential
TDMU – Town Downtown Mixed Use
TMR – Town Mixed Residential
TSFR – Town Single- Family Residential
VMU/V – Village, Mixed Use
VSFR – Village Single- Family Residential

Municipal/Government Facilities

Clarks Green:	Special Exception – All districts
Clarks Summit:	Permitted – CI Special Exception – TSFR-A, TSFR-B, TMR, TCSFR, TDMU
Dalton:	Permitted – All districts
Dunmore:	Permitted – CIV
Newton:	Permitted – V Conditional – RUR
Scranton:	Permitted – All districts
South Abington:	Permitted – SC
Waverly:	Permitted – RSFR
West Abington:	Permitted – RUR

Nightclub

Dunmore:	Special Exception – CDMU, HC, CI
Scranton:	Permitted – CI, CDMU Special Exception – REC, HC
South Abington:	Permitted – SC

Nursing Home

Clarks Summit:	Conditional – SCR
Dalton:	Permitted – RUR
Dunmore:	Special Exception – CNMU, TCI
Scranton:	Permitted – CNMU, CIV, HC, CI, TCI, CDMU
South Abington:	Special Exception – SSFR
Waverly:	Permitted – CI

Office: Business or Professional

Clarks Green:	Permitted – TDMU
Clarks Summit:	Permitted – TDMU, SCR, CI

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CNMU – City Neighborhood Mixed Use
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TMR – Town Mixed Residential
TSFR – Town Single- Family Residential
VMU/V – Village, Mixed Use
VSFR – Village Single- Family Residential

	Conditional – TCSFR
Dalton:	Permitted – VMU, CI
Dunmore:	Permitted – HC, CI
	Special Exception – CNMU, CDMU
Newton:	Conditional – V
Scranton:	Permitted – CNMR, CNMU, HC, PC, CI, LI, TCI, CDMU
	Special Exception – TCSFR
South Abington:	Permitted – SC, PC, LI
Waverly:	Special Exception – VMU

Office: Medical or Dental

Clarks Green:	Conditional – TDMU
Clarks Summit:	Permitted – TDMU, SCR, CI
	Conditional – TCSFR
Dalton:	Permitted – VMU, CI
Dunmore:	Permitted – HC, CI, TCI
	Special Exception – CDMU
Scranton:	Permitted – CNMR, CNMU, CIV, HC, PC, CI, LI, TCI, CDMU
South Abington:	Permitted – SC, PC
Waverly:	Special Exception – VMU

Outdoor Storage of Goods

Dalton:	Conditional – CI
Dunmore:	Conditional – CI, HI
South Abington:	Special Exception – LI

Personal Care Home

Clarks Summit:	Conditional – SCR
Dalton:	Permitted – RUR, RSFR, VMU
Dunmore:	Special Exception – CNMU, TCI

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CNMU – City Neighborhood Mixed Use
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INST – Institutional
Landfill Overlay
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RUR – Rural Resource
SC/SCR – Suburban Center
SSFR – Suburban Single-Family Res.
TCI – Town-City Institutional
TCSFR – Town-City Single-Family Residential
TDMU – Town Downtown Mixed Use
TMR – Town Mixed Residential
TSFR – Town Single- Family Residential
VMU/V – Village, Mixed Use
VSFR – Village Single- Family Residential

Newton: Conditional – RSFR
 Scranton: Permitted – CIV, HC
 Waverly: Permitted – CI

Personal Service Establishment

Clarks Green: Permitted – TDMU
 Clarks Summit: Permitted – TDMU, SCR
 Dalton: Permitted – VMU, CI
 Dunmore: Permitted – CDMU, HC, CI
 Special Exception – CNMU
 Newton: Conditional – RUR, V
 Scranton: Permitted – CNMR, CNMU, HC, PC, CI, LI, CDMU
 Special Exception – TCSFR
 South Abington: Permitted – SC, PC
 Waverly: Permitted – CI

Place of Worship/Assembly

Clarks Green: Conditional – All districts
 Clarks Summit: Permitted – TDMU, SCR
 Dalton: Permitted – VMU
 Conditional – RUR, RSFR
 Dunmore: Permitted – TCI
 Special Exception – CIV, HC
 Newton: Conditional – RUR, V
 Scranton: Permitted – All districts
 South Abington: Special Exception – SSFR, SC
 Waverly: Special Exception – RUR, RSFR, SSFR, VSFR
 West Abington: Permitted – All districts

CDMU – City Downtown Mixed Use
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CIV – Civic
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CNMU – City Neighborhood Mixed Use
CONSV – Conservation
HC – Highway Commercial
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Landfill Overlay
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TMR – Town Mixed Residential
TSFR – Town Single-Family Residential
VMU/V – Village, Mixed Use
VSFR – Village Single-Family Residential

Professional Uses

Waverly: Permitted – VMU

Public Parking

Clarks Summit: Conditional – TDMU, CI

Dalton: Conditional – VMU

South Abington: Conditional – SC, PC

Radio/Television Studio

Clarks Summit: Permitted – CI

Dunmore: Permitted – HC, CI

Special Exception – CDMU

Newton: Conditional – RUR

Scranton: Permitted – CNMU, HC, PC, CI, LI, CDMU

Resort

Newton: Permitted – RUR

Scranton: Special Exception – REC

Restaurant

Clarks Green: Conditional – TDMU

Clarks Summit: Permitted – TDMU, SCR

Dalton: Permitted – VMU, CI

Conditional – RUR

Dunmore: Permitted – CNMU, CDMU, HC, CI

Newton: Conditional – V

South Abington: Permitted – SC, PC

Waverly: Permitted – CI

CDMU – City
Downtown Mixed Use

CI – Commercial-
Industrial

CIV – Civic

CNMR – City
Neighborhood Mixed
Residential

CNMU – City
Neighborhood Mixed
Use

CONSV – Conservation

HC – Highway
Commercial

HI – Heavy Indust.

INST – Institutional

Landfill Overlay

LI – Light Industrial

PC – Planned
Commercial

REC – Planned
Recreation

RSFR/R-1 – Rural
Single-Family
Residential

RSSF – Rural
Suburban Single-
Family Residential

RUR – Rural Resource

SC/SCR – Suburban
Center

SSFR – Suburban
Single-Family Res.

TCI – Town-City
Institutional

TCSFR – Town-City
Single-Family
Residential

TDMU – Town
Downtown Mixed Use

TMR – Town Mixed
Residential

TSFR – Town Single-
Family Residential

VMU/V – Village,
Mixed Use

VSFR – Village Single-
Family Residential

Restaurant, Café

Clarks Green:	Conditional – TDMU
Clarks Summit:	Permitted – TDMU
Dalton:	Permitted – VMU, CI Conditional – RUR
Dunmore:	Permitted – CDMU, HC, CI
Newton:	Permitted – RUR
Scranton:	Permitted – CNMR, CNMU, HC, CI, CDMU
South Abington:	Permitted – SC, PC
Waverly:	Permitted – VMU, CI

Restaurant, Carry-Out

Clarks Green:	Conditional – TDMU
Clarks Summit:	Permitted – TDMU
Dalton:	Permitted – VMU, CI
Dunmore:	Permitted – CNMU, CDMU, HC, CI
Scranton:	Permitted – CNMR, CNMU, HC, CI, CDMU
South Abington:	Permitted – SC, PC
Waverly:	Permitted – VMU

Restaurant, Drive Through/Drive-In

Clarks Summit:	Conditional – SCR
Dunmore:	Permitted – CI Special Exception – HC
Newton:	Conditional – V
Scranton:	Permitted – REC, HC, PC
South Abington:	Permitted – SC

Retail Establishment

Clarks Summit:	Permitted – TDMU, SCR
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Landfill Overlay
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SSFR – Suburban Single-Family Res.
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TMR – Town Mixed Residential
TSFR – Town Single- Family Residential
VMU/V – Village, Mixed Use
VSFR – Village Single- Family Residential

Dalton:	Permitted – CI
Dunmore:	Permitted – CDMU, HC, CI
Newton:	Conditional – V
Scranton:	Permitted – REC, CNMR, CNMU, HC, CDMU
South Abington:	Permitted – SC, PC

Riding Academy & Stables

Dalton:	Permitted – RUR
Dunmore:	Permitted – CONSV
Newton:	Conditional – RUR
Scranton:	Permitted – CONSV, CI Special Exception – REC
South Abington:	Permitted – CONSV
Waverly:	Special Exception – RUR
West Abington:	Conditional – RUR

School: Commercial

Clarks Summit:	Permitted – CI Conditional – SCR
Dalton:	Permitted – CI
Dunmore:	Permitted – CIV, HC, CI
Scranton:	Permitted – HC, LI
South Abington:	Permitted – SC, PC
Waverly:	Permitted – CI

School: Private

Clarks Summit:	Special Exception – TDMU, CI
Dalton:	Conditional – RUR, VMU
Dunmore:	Permitted – TCI Special Exception – TCSFR, CNMR, HC

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CNMU – City Neighborhood Mixed Use
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HC – Highway Commercial
HI – Heavy Indust.
INST – Institutional
Landfill Overlay
LI – Light Industrial
PC – Planned Commercial
REC – Planned Recreation
RSFR/R-1 – Rural Single-Family Residential
RSSF – Rural Suburban Single- Family Residential
RUR – Rural Resource
SC/SCR – Suburban Center
SSFR – Suburban Single-Family Res.
TCI – Town-City Institutional
TCSFR – Town-City Single-Family Residential
TDMU – Town Downtown Mixed Use
TMR – Town Mixed Residential
TSFR – Town Single- Family Residential
VMU/V – Village, Mixed Use
VSFR – Village Single- Family Residential

Newton:	Conditional – RUR, V
Scranton:	Permitted – All districts except LI
South Abington:	Special Exception – SSFR, SC
Waverly:	Permitted – VMU
West Abington:	Permitted – INST

School: Public

Clarks Summit:	Special Exception – CI
Newton:	Conditional – RUR, V
Scranton:	Permitted – All districts except LI
South Abington:	Special Exceptions – SSFR, SC
Waverly:	Permitted – VSFR
West Abington:	Permitted – INST

Self-Storage Facility

Clarks Summit:	Permitted – CI
Dalton:	Conditional – CI
Scranton:	Permitted – REC, CI, LI
South Abington:	Permitted – LI
Waverly:	Special Exception – CI

Shopping Center or Mall

Clarks Summit:	Conditional – SCR
Dalton:	Conditional – CI
Dunmore:	Permitted – CI
	Special Exception – HC
Scranton:	Permitted – HC
South Abington:	Permitted – SC

CDMU – City Downtown Mixed Use
CI – Commercial- Industrial
CIV – Civic
CNMR – City Neighborhood Mixed Residential
CNMU – City Neighborhood Mixed Use
CONSV – Conservation
HC – Highway Commercial
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VSFR – Village Single- Family Residential

Small-Scale Grocery

Clarks Green:	Conditional – TDMU
Clarks Summit:	Permitted – TDMU
Dalton:	Permitted – VMU, CI
Dunmore:	Permitted – CDMU, HC, CI Special Exception – CNMU
Scranton:	Permitted – CNMR, CNMU, HC, CDMU
South Abington:	Permitted – SC
Waverly:	Permitted – VMU

Small-Scale Retail

Clarks Green:	Conditional – TDMU
Clarks Summit:	Permitted – TDMU
Dalton:	Permitted – VMU
Dunmore:	Permitted – CDMU, HC, CI Special Exception – CNMU
Scranton:	Permitted – REC, CNMR, CNMU, HC, CDMU
South Abington:	Permitted – SC, PC
Waverly:	Permitted – VMU

Spa

Clarks Summit:	Permitted – TDMU
Dalton:	Permitted – VMU, CI
Dunmore:	Permitted – CDMU, HC, CI Special Exception – CNMU
Scranton:	Permitted – CNMR, CNMU, HC, CDMU
South Abington:	Special Exception – SC, PC
Waverly:	Special Exception – RUR, VMU

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VMU/V – Village, Mixed Use
VSFR – Village Single- Family Residential

Studio or School for Special Training

Clarks Green:	Conditional – TDMU
Clarks Summit:	Permitted – TDMU, CI
Dalton:	Permitted – VMU, CI
Dunmore:	Permitted – HC, CI Special Exception – CNMU, CDMU
Newton:	Conditional – RUR, V
Scranton:	Permitted – CNMR, CNMU, HC, CDMU
South Abington:	Permitted – SC, PC
Waverly:	Permitted – VMU, CI

Tasting Rooms

Clarks Summit:	Permitted – TDMU
Dalton:	Permitted – VMU, CI
Dunmore:	Permitted – CDMU, HC, CI Special Exception – CNMU
Scranton:	Permitted – CNMR, CNMU, HC, CDMU
South Abington:	Permitted – SC, PC
Waverly:	Permitted – CI Special Exception – VMU

Tattoo Parlor

Clarks Summit:	Permitted – TDMU
Dalton:	Permitted – VMU, CI
Dunmore:	Permitted – HC, CI
Scranton:	Permitted – CNMU, HC, CI, CDMU
South Abington:	Permitted – SC, PC

Theater

Dunmore:	Permitted – CI
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VSFR – Village Single- Family Residential

Special Exception – CNMU, HC
 Scranton: Permitted – REC, CNMU, HC, CDMU

Treatment Center

Dalton: Permitted – RUR
 Scranton: Special Exception – CIV, CI

Truck Stop

Dunmore: Conditional – CI, HI

Truck/Freight Terminal

Dunmore: Permitted – HI, CI
 Scranton: Permitted – LI
 Special Exception – CI
 South Abington: Permitted – LI

Vehicle or Equipment Sales

Clarks Summit: Conditional – SCR
 Dalton: Permitted – CI
 Conditional – VMU
 Dunmore: Permitted – HC, HI, CI
 Newton: Conditional – V
 Scranton: Permitted – CI, LI
 Special Exception – HC
 South Abington: Permitted – LI

Vehicle Repair Garage

Clarks Summit: Permitted – CI
 Conditional – SCR
 Dalton: Permitted – RUR, CI

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VSFR – Village Single-Family Residential

	Conditional – VMU
Dunmore:	Permitted – HI, CI
Newton:	Conditional – V
Scranton:	Permitted – CI, LI
	Special Exception – HC
South Abington:	Permitted – SC, PC
Waverly:	Special Exception – CI

Wholesale Establishment

Clarks Summit:	Permitted – SCR
	Conditional – CI
Dalton:	Conditional – CI
Dunmore:	Permitted – HI, CI
Newton:	Conditional – V
Scranton:	Permitted – HC, CI, LI
South Abington:	Permitted – LI
Waverly:	Special Exception – CI

Agriculture

Agricultural Processing Artisan

Dalton:	Conditional – CI
Scranton:	Permitted – CONSV
South Abington:	Permitted – CONSV, LI
Waverly:	Permitted – RUR

Agricultural Products Processing

Dunmore:	Permitted – HI
Newton:	Conditional – RUR, V

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VSFR – Village Single- Family Residential

South Abington: Special Exception – CONSV, LI

Agriculture

Newton: Permitted – V

Crop Farming

Dalton: Permitted – RUR

Newton: Permitted – RUR, V

Scranton: Permitted – CONSV, CI

South Abington: Permitted – CONSV

Waverly: Permitted – RUR

West Abington: Permitted – RUR, INST

Equestrian Farm

Dalton: Permitted – RUR

Newton: Permitted – RUR

Scranton: Permitted – CONSV
Special Exception – REC

South Abington: Permitted – CONSV

Waverly: Permitted – RUR

West Abington: Conditional – RUR

Farm Café

Dalton: Permitted – VMU, CI
Conditional – RUR

Newton: Permitted – V

Waverly: Special Exception – RUR

Farm Stand

Dalton: Conditional – RUR

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VSFR – Village Single- Family Residential

Newton:	Permitted – RUR, V
South Abington:	Permitted – CONSV
Waverly:	Permitted – RUR
West Abington:	Special Exception – RUR

Forestry

Permitted in all Districts in all Municipalities (MPC preemption)

Gentleman’s Farm (Hobby Farm)

Dalton:	Permitted – RUR
Newton:	Permitted – RUR
Scranton:	Permitted – CONSV
South Abington:	Permitted – CONSV
Waverly:	Permitted – RUR
West Abington:	Permitted – RUR

Greenhouse/Landscape Nursery Wholesale

Dalton:	Permitted – RUR
South Abington:	Permitted – CONSV
	Special Exception – SSFR
West Abington:	Permitted – RUR

Raising Livestock/Large-Scale Intensive

Dalton:	Permitted – RUR
Newton:	Conditional – RUR
West Abington:	Conditional – RUR

Raising Livestock/Small-Scale

Dalton:	Permitted – RUR
Newton:	Permitted – RUR, V

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VSFR – Village Single- Family Residential

Scranton:	Permitted – CONSV Special Exception – CI
South Abington:	Permitted – CONSV
Waverly:	Permitted – RUR
West Abington:	Permitted – RUR

Urban Agriculture

Dalton:	Conditional – RSFR
Scranton:	Permitted – CONSV, TCI
Waverly:	Permitted – RUR Special Exception – RSFR

Industrial

Crematorium

Scranton:	Permitted – HC, CI, LI
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Distribution Center

Dunmore:	Special Exception – HI
Scranton:	Permitted – CI, LI
South Abington:	Permitted – LI

Industrial Park

Dunmore:	Special Exception – HI, CI
Scranton:	Permitted – LI
South Abington:	Permitted – LI

Junkyard

Scranton:	Special Exception – LI
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VSFR – Village Single- Family Residential

Landfill

Dunmore: Conditional – Landfill Overlay Zone

Manufacturing, Heavy

Dunmore: Special Exception – HI

Manufacturing, Light

Clarks Summit: Permitted – CI

Dalton: Conditional – CI

Dunmore: Permitted – HI, CI

Scranton: Permitted – CI, LI
Special Exception – HC

South Abington: Permitted – LI

Waverly: Special Exception – CI

Medical Marijuana Grower

Scranton: Permitted – LI

Mineral Extraction & Quarrying

Dalton: Conditional – RUR

Dunmore: Conditional – HI

Newton: Conditional – RUR

South Abington: Special Exception – CONSV

Oil and Gas Extraction

Clarks Green: Permitted – All districts

Dalton: Permitted – All districts

Dunmore: Permitted – All districts

South Abington: Permitted – CONSV, SC, PC, LI

Special Exception – REC

CDMU – City
Downtown Mixed Use

CI – Commercial-
Industrial

CIV – Civic

CNMR – City
Neighborhood Mixed
Residential

CNMU – City
Neighborhood Mixed
Use

CONSV – Conservation

HC – Highway
Commercial

HI – Heavy Indust.

INST – Institutional

Landfill Overlay

LI – Light Industrial

PC – Planned
Commercial

REC – Planned
Recreation

RSFR/R-1 – Rural
Single-Family
Residential

RSSFR – Rural
Suburban Single-
Family Residential

RUR – Rural Resource

SC/SCR – Suburban
Center

SSFR – Suburban
Single-Family Res.

TCI – Town-City
Institutional

TCSFR – Town-City
Single-Family
Residential

TDMU – Town
Downtown Mixed Use

TMR – Town Mixed
Residential

TSFR – Town Single-
Family Residential

VMU/V – Village,
Mixed Use

VSFR – Village Single-
Family Residential

Waverly: Permitted – All districts
 West Abington: Permitted – All districts

Recycling/Large Scale

Clarks Summit: Permitted – CI
 Dunmore: Permitted – HI
 Conditional – CI

Recycling/Small Scale

Clarks Summit: Permitted – CI
 Conditional – SCR
 Dunmore: Permitted – HI
 Conditional – CI
 Newton: Conditional – V
 Scranton: Permitted – CI, LI
 Special Exception – HC
 South Abington: Special Exception – LI
 Waverly: Special Exception – RUR, CI

Research & Development Facility

Clarks Summit: Conditional – CI
 Dalton: Permitted – CI
 Dunmore: Permitted – HI
 Special Exception – CI
 Scranton: Permitted – HC, PC, CI, LI
 South Abington: Permitted – LI
 Conditional – PC
 Waverly: Special Exception – CI

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VMU/V – Village, Mixed Use
VSFR – Village Single- Family Residential

Warehouse

Clarks Summit:	Conditional – CI
Dunmore:	Permitted – HI, CI
Newton:	Conditional – V
Scranton:	Permitted – HC, CI, LI
South Abington:	Permitted – LI
Waverly:	Special Exception – CI

Utilities/Energy Uses

Solar Energy Farm

Dalton:	Conditional – RUR
Dunmore:	Conditional – Landfill Overlay
Newton:	Conditional – RUR
Waverly:	Permitted – CI
West Abington:	Conditional – RUR

Wastewater Treatment Plant

Scranton:	Special Exception – CI
South Abington:	Special Exception – PC

Wind Farm

Dunmore:	Landfill Overlay
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Wind Turbine

Dalton:	Permitted – RUR
	Conditional – RSFR
Dunmore:	Conditional – HI
Newton:	Conditional – All districts
Waverly:	Permitted – CI

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VSFR – Village Single- Family Residential

Wireless Communications Tower

Clarks Summit:	Conditional – CI
Dalton:	Conditional – RUR, RSFR, CI
Dunmore:	Special Exception –CI, Landfill Overlay
Newton:	Conditional – RUR
Scranton:	Special Exception – CONSV, REC, HC, PC, CI, LI
South Abington:	Special Exception – SC, LI
Waverly:	Permitted – CI

Recreation/Open Space

Camp or Retreat

Dalton:	Conditional – RUR
Newton:	Conditional – RUR
Scranton:	Permitted – CONSV, REC
West Abington:	Permitted – INST

Campground/Recreational Vehicle Park

Dunmore:	Special Exception – CONSV
Scranton:	Permitted – CONSV, REC, CI

Commercial Recreation Facility/Indoor

Dalton:	Permitted – CI
	Conditional – VMU
Dunmore:	Permitted – CDMU, HC, CI, TCI
	Special Exception – CNMU
Newton:	Conditional – V
Scranton:	Permitted – REC, CNMR, CNMU, HC, CI, LI, TCI, CDMU
	Special Exception -- CONSV
South Abington:	Permitted – SC

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VMU/V – Village, Mixed Use
VSFR – Village Single- Family Residential

Waverly: Special Exception – LI
 Permitted – CI
 Special Exception – SSFR

Commercial Recreation Facility/Large Scale

Dunmore: Special Exception – HC, CI
 Scranton: Permitted – HC, CI, LI
 Special Exception – REC
 South Abington: Special Exception – LI

Commercial Recreation Facility/Outdoor

Newton: Conditional – RUR
 Scranton: Permitted – CONSV, REC, HC, CI, LI, CDMU

Community Garden

Dalton: Permitted – VMU
 Newton: Permitted – RUR
 Scranton: Permitted – All districts
 South Abington: Permitted – CONSV, REC
 Waverly: Permitted – VMU

Conservation

Clarks Summit: Permitted – TSFR-A, TSFR-B, TMR, TCSFR, TDMU, CI
 Dalton: Permitted – RUR, RSFR
 Newton: Permitted – RUR
 Scranton: Permitted – CONSV, REC
 South Abington: Permitted – CONSV, REC, SSFR, TSFR
 Waverly: Permitted – All districts

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VSFR – Village Single-Family Residential

Gameland or Preserve

Dalton:	Permitted – RUR
Newton:	Conditional – RUR
Scranton:	Permitted – CONSV
South Abington:	Permitted – CONSV
West Abington:	Conditional – RUR

Golf Course or Country Club

Dalton:	Conditional – RUR, RSFR
Dunmore:	Special Exception – CONSV, SSFR, TCI
Newton:	Conditional – RUR
Scranton:	Permitted – CONSV, REC
South Abington:	Special Exception – REC
Waverly:	Permitted – SSFR
West Abington:	Conditional – RUR

Golf Driving Range

Dalton:	Conditional – RUR, RSFR
Dunmore:	Special Exception – CONSV, SSFR
Newton:	Conditional – RUR
Scranton:	Permitted – CONSV, REC
South Abington:	Special Exception – REC
Waverly:	Permitted – SSFR
West Abington:	Conditional – RUR

Golf, Miniature

Dalton:	Conditional – RUR, RSFR, VMU
Newton:	Permitted – V Conditional – RUR
Scranton:	Permitted – REC, HC, CI

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VSFR – Village Single- Family Residential

Nature Preserve

Dalton:	Permitted – RUR, RSFR
Dunmore:	Permitted – CONSV
Newton:	Permitted – RUR
Scranton:	Permitted – All districts except CDMU
South Abington:	Permitted – CONSV
Waverly:	Permitted – RUR, RSFR
West Abington:	Permitted – RUR

Park, Private

Clarks Green:	Permitted – TSFR
Dalton:	Conditional – All districts
Dunmore:	Permitted – CONSV, SSFR, TMR, TCSFR, TCI
Newton:	Conditional – RUR
Scranton:	Permitted – All districts
South Abington:	Special Exception – CONSV, REC, SC
West Abington:	Permitted – RUR

Park, Public

Clarks Green:	Permitted – TSFR
Clarks Summit:	Permitted – TCSFR, TDMU, SCR Conditional – TSFR-B
Dalton:	Permitted – All districts
Dunmore:	Permitted – CONSV, SSFR, TMR, TCSFR, CNMR, TCI, CIV
Newton:	Conditional – RUR
Scranton:	Permitted – All districts
South Abington:	Permitted – CONSV, REC, SC
Waverly:	Permitted – RUR, RSFR
West Abington:	Permitted – RUR

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VSFR – Village Single- Family Residential

Recreation Facility, Private

Clarks Green:	Conditional – TDMU
Clarks Summit:	Conditional – SCR
Dalton:	Permitted – CI
Dunmore:	Conditional – Landfill Overlay
Newton:	Conditional – RUR
Scranton:	Permitted – REC, CNMU, HC, CI, TCI, CDMU Special Exception – SSFR, TSFR, CNMR, TMR, TCSFR
South Abington:	Special Exception – CONSV, REC, SC

Recreation Facility, Public

Clarks Green:	Conditional – TSFR
Clarks Summit:	Special Exception – SCR
Dalton:	Conditional – VMU
Dunmore:	Permitted – TCI Conditional – Landfill Overlay
Newton:	Conditional – RUR
Scranton:	Permitted – CONSV, REC, CNMU, HC, CI, TCI, CDMU Special Exception – SSFR, TSFR, TMR, TCSFR, CNMR
South Abington:	Special Exception – CONSV, REC, SC

Shooting/Archery Range Indoor

Dalton:	Permitted – RUR, CI
Dunmore:	Permitted – HC, CI
Scranton:	Permitted – REC, HC, CI, LI
South Abington:	Special Exception – CONSV
Waverly:	Permitted – CI

Shooting/Archery Range Outdoor

Dalton:	Conditional – RUR
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HC – Highway Commercial
HI – Heavy Indust.
INST – Institutional
Landfill Overlay
LI – Light Industrial
PC – Planned Commercial
REC – Planned Recreation
RSFR/R-1 – Rural Single-Family Residential
RSSF – Rural Suburban Single- Family Residential
RUR – Rural Resource
SC/SCR – Suburban Center
SSFR – Suburban Single-Family Res.
TCI – Town-City Institutional
TCSFR – Town-City Single-Family Residential
TDMU – Town Downtown Mixed Use
TMR – Town Mixed Residential
TSFR – Town Single- Family Residential
VMU/V – Village, Mixed Use
VSFR – Village Single- Family Residential

Scranton: Permitted – REC, CI
 South Abington: Special Exception – CONSV

Trails

Clarks Summit: Permitted – CI
 Dalton: Permitted – All districts
 Newton: Conditional – RUR
 Scranton: Permitted – All districts
 South Abington: Permitted – CONSV
 Waverly: Permitted – All districts
 West Abington: Permitted – RUR

- CDMU – City Downtown Mixed Use
- CI – Commercial-Industrial
- CIV – Civic
- CNMR – City Neighborhood Mixed Residential
- CNMU – City Neighborhood Mixed Use
- CONSV – Conservation
- HC – Highway Commercial
- HI – Heavy Indust.
- INST – Institutional
- Landfill Overlay
- LI – Light Industrial
- PC – Planned Commercial
- REC – Planned Recreation
- RSFR/R-1 – Rural Single-Family Residential
- RSSFR – Rural Suburban Single-Family Residential
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- SC/SCR – Suburban Center
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- TCI – Town-City Institutional
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- TDMU – Town Downtown Mixed Use
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- VMU/V – Village, Mixed Use
- VSFR – Village Single-Family Residential