

County Commissioners  
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# County of Warren, Pennsylvania



**Planning and Zoning Commission**  
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19 September 2005

SEP 27 2005  
CC: JK

Warren County School District  
185 Hospital Drive  
Warren, PA 16365

To Whom It May Concern:

The following is a list of possible uses for the North Warren Elementary School property now that it has been rezoned to Business Transitional "BT" from residential. Some of these are use by right and others have conditions attached. Prospective buyers should be advised to contact our office for conditions that may be attached to these uses.

## Business Transitional "BT" District Uses

### Permitted Structures

Single family dwellings, mobile homes, and their accessory uses and structures.  
Home occupations.  
Farms and their accessory uses and structures.  
Hobby farms and their accessory uses and structures.  
Two family dwellings and their accessory uses and structures.  
Multiple family dwellings.

### Conditional Uses

Public, parochial, and private schools.  
Churches and their related uses.  
Libraries, fire stations, municipal buildings and public parks or playgrounds.  
Utility sub-stations and communication towers.  
Outdoor theaters, drive-in restaurants, and outdoor commercial amusements.  
Outdoor automobile sales areas, car washing establishments, and outdoor facilities for the sale of boats, trailers, outdoor furniture and other consumer products at retail.  
Gasoline service stations and commercial garages.  
Public utility and municipal storage yards and repair shops.

### Special Exception Uses

Private clubs, golf courses, and private or commercial parks, playgrounds, and other recreational facilities.

Hospital and nursing homes.

Helipads.

Cemeteries.

Charitable, educational, and governmental services.

Tourist home, boarding, and/or rooming house.

Air landing field and its necessary appurtenances.

Oil and gas drilling.

Extraction of coal and other minerals.

Directional signs.

Day care homes.

Radio, TV and/or broadcasting facilities.

Any non-residential structure or use permitted in "B" Business Districts.

### Business District Uses

Retail stores, banks, business offices, personal service establishments.

Restaurants, hotels, motels, indoor theaters, and recreational establishments.

Kennels, pet shops, and veterinary establishments.

Automobile sales establishment, including the sales of used cars only if such cars have been inspected, approved and provided with the current state inspection tag.

Auto body, automobile and light truck repair.

Lumber storage, assembly and sales; woodworking establishments and sawmills.

Mini-storage warehouses and storage facilities.

Sincerely,

  
Gary D. Sneek  
Warren County Zoning Officer

Cc: Warren County School Board Members  
Conewango Township