

**ARTICLE III
DISTRICT REGULATIONS**

301 District Regulations

District regulations are of two types, Use Regulations and Development Standards, which shall apply to any proposed new use, expansion of an existing use or change of use of any land or structure.

301.1 Use Regulations

District Use Regulations are provided in the following Schedules.

- A. Zone Restrictiveness - Where a use is specifically enumerated in a less restrictive zone, such use shall not be permitted in a more restrictive zone unless it is specifically enumerated as a use permitted therein.
- B. Permits -Permits for principal permitted uses and accessory uses shall be issued by the Zoning Officer provided such uses comply with the standards in this Ordinance.
- C. Conditional Uses and Special Exceptions - Conditional uses and special exceptions shall be subject to the additional review procedures and criteria as specified in this Ordinance.
- D. Listed Uses -No land and no structure in a particular zoning district shall be used for any use which is not specifically listed on the Schedule for that particular district, and only in accord with all other requirements of this Ordinance. Larger lot sizes, greater setbacks, buffers and other more restrictive standards may be required by other provision of this Ordinance. In cases where this Ordinance provides different requirements for the same use, the most restrictive requirement shall apply.

301.2 Uses Not Specified in the Schedule

- A. Jurisdiction - Whenever a use is neither specifically permitted nor specifically denied in any zoning district established under this Ordinance and an application is made to the Zoning Officer for such use, the application shall be submitted to the Zoning Hearing Board which shall have the authority to permit the use or deny the use as a special exception.
- B. Findings - The use may be permitted only if the Zoning Hearing Board makes all of the following findings; and, the burden of proof shall be upon the applicant:
 - 1. The use is similar to and compatible with the uses listed for the subject zoning district by the Schedule Regulations.
 - 2. The use in no way conflicts with the intent of the zoning district and the general purpose and intent of this Zoning Ordinance.
 - 3. The use is not permitted in any other zoning district.
- C. Planning Commission Review - At the time the application is submitted to the Zoning Hearing Board, the Zoning Officer shall also provide a copy to the Township Planning Commission for its recommendation. The Zoning Hearing Board shall not conduct a public hearing on the application until the comments from the Planning Commission are received or thirty (30) days have passed from the time the application was referred to the Planning Commission.

- D. Conditions - The Zoning Hearing Board may attach reasonable conditions and safeguards to any special exception approval granted for a use not specified in the schedule of uses, incorporating standards in this Zoning Ordinance for similar uses in the district and such other conditions as the Zoning Hearing Board may deem necessary to protect and promote the public health, safety, morals and welfare and to implement the purposes of this Zoning Ordinance and the Pennsylvania Municipalities Planning Code.

301.3 Development Standards

The Development Standards in the Schedules which follow establish minimum standards for lot area; lot depth, average lot width and front, side and rear yards; and establishes maximum standards for building height and lot coverage. The standards also establish specific standards and criteria that apply to the use as may be appropriate to protect the public health, safety and welfare. Larger lot sizes, increased setbacks and other more restrictive standards may be required in accord with other Ordinance sections.

R-1A LOW DENSITY RESIDENTIAL	R-1B ONE-FAMILY RESIDENTIAL	R-2 MEDIUM DENSITY RESIDENTIAL
PRINCIPAL PERMITTED USES		
<ul style="list-style-type: none"> - Forestry - Single family detached dwellings 		<ul style="list-style-type: none"> - Forestry - Single family detached dwellings - Two-family dwellings
ACCESSORY USES		
<ul style="list-style-type: none"> - Accessory uses customary to approved uses - Essential services - Home gardens, home greenhouses and home nurseries 	<ul style="list-style-type: none"> - Home occupations* - Pets, keeping of - Private garages, carports, sheds - Private swimming pools - Required parking and loading areas 	<ul style="list-style-type: none"> - Signs accessory to approved uses - Satellite dish antennae - Stable, private and boarding - Yard sales <p>*NOTE: see §403.3 which classifies certain home occupations as conditional uses.</p>
CONDITIONAL USES		
<ul style="list-style-type: none"> - Day care, adult - Day care, child - Group homes - Land conservation residential development - Places of worship 	<ul style="list-style-type: none"> - Bed and breakfast establishments - Day care, adult - Day care, child - Group homes - Land conservation residential development - Multi-family dwellings - Places of worship 	
SPECIAL EXCEPTIONS		
<ul style="list-style-type: none"> - Public and semi-public buildings and uses -- Schools, public or private, primary or secondary - Recreational facilities, public 		
MINIMUM LOT SIZE (except as may be required for specific uses by other provisions of this Zoning Ordinance) (See §802 for two-family dwellings and §803 for multi-family dwellings)		
1 acre	15,000 sq. ft. (1)	10,000 sq. ft. (1)
MINIMUM YARDS (except as may be required for specific uses by other provisions of this Zoning Ordinance)		
40 feet front 15 feet one side 35 feet both sides 50 feet rear	25 feet front 8 feet one side 20 feet both sides 25 feet rear	
MINIMUM LOT FRONTAGE (except as may be required for specific uses by other provisions of this Zoning Ordinance)		
150 feet	100 feet	80 feet
MINIMUM LOT DEPTH (except as may be required for specific uses by other provisions of this Zoning Ordinance)		
200 feet	150 feet	100 feet
MAXIMUM LOT COVERAGE (except as may be required for specific uses by other provisions of this Zoning Ordinance)		
15%	20%	30%
MAXIMUM BUILDING HEIGHT (except as may be required for specific uses by other provisions of this Zoning Ordinance)		
2.5 stories up to 35 feet Multi-family Dwellings: 4 stories up to 50 feet		

NOTES: (1) - A minimum lot area of one (1) acre shall be provided if either on-lot sewage disposal or on-lot water supply is used.

A-1 A-2 and A-3 AGRICULTURE		
PRINCIPAL PERMITTED USES		
<ul style="list-style-type: none"> - Commercial greenhouses and nurseries - Crop production - Forestry - Livestock operations - Retail sales of agricultural/forestry products produced and/or processed on 	<ul style="list-style-type: none"> the premises - Retail sales limited to 1,000 sq. ft. of agricultural / forestry related products produce with an active agriculture / forestry use 	<ul style="list-style-type: none"> - Single-family detached dwellings - Stables, commercial, and horses for hire - Stables, private and boarding, in association with a single-family detached dwelling - Storage yards for forest products or stone
ACCESSORY USES		
<ul style="list-style-type: none"> - Accessory uses customary to approved uses - Essential services - Home gardens, home greenhouses and home nurseries 	<ul style="list-style-type: none"> - Home occupations* - Pets, keeping of - Private garages, carports, sheds - Private swimming pools - Required parking and loading areas 	<ul style="list-style-type: none"> - Signs accessory to approved uses - Satellite dish antennae - Yard sales <p>*NOTE: see §403.3 which classifies certain home occupations as conditional uses.</p>
CONDITIONAL USES		
<ul style="list-style-type: none"> - All R-1 conditional uses - Agricultural products processing only for products raised on the premises - Airports, private and commercial - Amusement parks - Archery ranges, outdoor - Bed and breakfast establishments - Campgrounds and recreational vehicle parks in A-3 District only - Cemeteries 	<ul style="list-style-type: none"> - Commercial communication device sites - Country clubs - Crematoriums and mausoleums - Golf courses excluding miniature golf and driving ranges - Group homes - Health facilities - Heliports, accessory - Heliports, commercial - Kennels 	<ul style="list-style-type: none"> - Land conservation residential development - Mobile home parks in A-2 District only - Natural resource uses - Nursing homes - Race tracks - Recreational facilities, private outdoor - Sawmills - Shooting ranges, outdoor - Veterinary clinics
SPECIAL EXCEPTIONS		
<ul style="list-style-type: none"> - Public and semi-public buildings and uses - Recreational facilities, public - Schools, public or private, primary or secondary 		
MINIMUM LOT SIZE (except as may be required for specific uses by other provisions of this Zoning Ordinance) (See §807 for mobile home parks and §530 for campgrounds and recreational vehicle parks)		
1 acre for principal permitted residential uses // 5 acres all other uses		
MINIMUM YARDS (except as may be required for specific uses by other provisions of this Zoning Ordinance)		
35 feet front // 50 feet rear // 20 feet each side		
MINIMUM LOT FRONTAGE (except as may be required for specific uses by other provisions of this Zoning Ordinance)		
150 feet		
MINIMUM LOT DEPTH (except as may be required for specific uses by other provisions of this Zoning Ordinance)		
200 feet		
MAXIMUM LOT COVERAGE (except as may be required for specific uses by other provisions of this Zoning Ordinance)		
15%		
MAXIMUM BUILDING HEIGHT (except as may be required for specific uses by other provisions of this Zoning Ordinance)		
2.5 stories up to 35 feet		

<p style="text-align: center;">C-1 LOCAL COMMERCIAL</p>	<p style="text-align: center;">C-2 HIGHWAY COMMERCIAL</p>	<p style="text-align: center;">M-1 LIGHT MANUFACTURING</p>
<p>PRINCIPAL PERMITTED USES</p>		
<ul style="list-style-type: none"> - Auto repair operation, minor - Bakeries, retail - Banks - Bed and breakfast establishments - Convenience stores - Day care, adult - Day care, child - Exercise clubs - Forestry - Medical clinics - Office buildings - Places of worship - Professional offices - Recycling units, mobile - Restaurants, traditional - Retail businesses - Service establishments - Taverns 	<ul style="list-style-type: none"> - All C-1 principal permitted uses - Amusement arcade - Betting uses - Boarding and lodging houses - Car and truck washes - Clubs/lodges, private - Health facilities - Hotels - Motels - Nursing homes - Personal care homes or centers - Recreational facilities, private - Recycling collection facilities, small - Self-storage facilities - Shopping centers and malls - Storage yards for forest products or stone - Theaters, standard and drive-in - Trade schools - Vehicle or equipment repair operations, minor - Vehicle or equipment sales operation - Wholesale businesses 	<ul style="list-style-type: none"> - Forestry
<p>ACCESSORY USES</p>		
<ul style="list-style-type: none"> - Accessory uses customary to approved uses - Essential services - Home gardens, home greenhouses and home nurseries 	<ul style="list-style-type: none"> - Home occupations* - Pets, keeping of - Private garages, carports, sheds - Private swimming pools - Required parking and loading areas 	<ul style="list-style-type: none"> - Signs accessory to approved uses - Satellite dish antennae - Yard sales <p>*NOTE: see §403.3 which classifies certain home occupations as conditional uses.</p>
<p>CONDITIONAL USES</p>		
<ul style="list-style-type: none"> - Adult businesses - Funeral parlors - Veterinary clinics 	<ul style="list-style-type: none"> - Abused person shelter - Flea markets, outdoor - Funeral parlors - Restaurants, fast-food - Treatment centers/clinics - Vehicle or equipment repair operations, major - Veterinary clinics 	<ul style="list-style-type: none"> - Agricultural and food products processing - Bulk fuel storage facilities - Bus terminals - Construction contractors, including storage of heavy equipment - Crematoriums - Detention facilities - Junk yards - Manufacturing, light - Manufacturing and industry - Natural resources processing - Recyclable processing facilities - Recycling collection facilities, large - Slaughter houses - Solid waste facilities, commercial - Solid waste facilities, public - Solid waste staging areas - Truck terminals - Warehouses

C-1 LOCAL COMMERCIAL	C-2 HIGHWAY COMMERCIAL	M-1 LIGHT MANUFACTURING
SPECIAL EXCEPTIONS		
<ul style="list-style-type: none"> - Public and semi-public buildings and uses - Recreational facilities, public - Schools, public or private, primary or secondary 		none
MINIMUM LOT SIZE (except as may be required for specific uses by other provisions of this Zoning Ordinance)		
10,000 sq. ft. // A minimum lot area of one (1) acre shall be provided if either on-lot sewage disposal or on-lot water supply is used.		1 acre
MINIMUM YARDS (except as may be required for specific uses by other provisions of this Zoning Ordinance)		
25 feet front 20 feet rear 20 feet each side		50 feet front 50 feet rear 20 feet each side
MINIMUM LOT FRONTAGE (except as may be required for specific uses by other provisions of this Zoning Ordinance)		
100 feet		
MINIMUM LOT DEPTH (except as may be required for specific uses by other provisions of this Zoning Ordinance)		
100 feet		
MAXIMUM LOT COVERAGE (except as may be required for specific uses by other provisions of this Zoning Ordinance)		
40%	25%	40%
MAXIMUM BUILDING HEIGHT (except as may be required for specific uses by other provisions of this Zoning Ordinance)		
2.5 stories up to 35 feet		

S-P SPECIAL PURPOSE	
PRINCIPAL PERMITTED USES	ACCESSORY USES
<ul style="list-style-type: none"> - Customary uses of public land - Forestry 	- Accessory uses customary to approved uses
CONDITIONAL USES / SPECIAL EXCEPTIONS	
none	
MINIMUM LOT SIZE / MINIMUM LOT FRONTAGE / MINIMUM LOT DEPTH	
none	
MINIMUM YARDS	MAXIMUM LOT COVERAGE
35 ft front // 50 ft rear // 20 ft each side	15%
MAXIMUM BUILDING HEIGHT (except as may be required for specific uses by other provisions of this Zoning Ordinance)	
2.5 stories up to 35 feet	