**ARTICLE 3**

**DISTRICT REGULATIONS**

1. **APPLICATION OF DISTRICT REGULATIONS**

The regulations set forth in this Article for each district shall be minimum regulations and shall apply uniformly to each class or kind of structure or land, except as may be hereinafter provided.

* 1. No building, structure or land shall hereafter be used or occupied and no building or structure or part thereof shall hereafter be erected, constructed, reconstructed, moved, or structurally altered except in conformity with all of the regulations herein specified for the district in which it is located.
  2. No building or other structure shall hereafter be erected or altered to:
     1. exceed the height or bulk;
     2. accommodate or house a greater number of persons or families;
     3. occupy a greater percentage of lot area; or to
     4. have narrower or smaller rear yards, front yards, side yards or other open space;

than is required in this Article, or in any other manner be contrary to this Ordinance.

* 1. The commencement of any of the uses or activities listed in this Article (the District Regulations) shall require the issuance of a Building/Zoning Permit from the Township Zoning Officer, except as may be exempted by Section 1202 A. of this Ordinance.

1. **USE REGULATIONS AND DIMENSIONAL REQUIREMENTS**

The specific use regulations and dimensional requirements pertaining to each district are contained on the charts that follow, namely Sections 302-307.

**USES AND STRUCTURES**

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| Permitted Principal  Uses & Structures | Permitted Accessory  Uses & Structures | Conditional Uses  (See Section 1101) | Conditional Uses  (See Section 1101) |
| 1. Single family detached dwellings. | 1. Uses and structures customarily incidental to an approved, principal use. | 1. Multi-family dwelling structures, i.e. apartments. | 11. Government or community buildings; cultural facilities. |
| 1. Mobile homes on individual lots | 1. Essential utility distribution Services. | 1. Mobile home parks | 12. Fire Stations. |
| 1. Two-family dwellings, i.e. duplexes. | 1. Private swimming pools. | 1. Multi-family housing developments. | 13. Group day care homes or day care centers. |
| 1. Conversion apartments. | 1. Family day care homes. | 4. Public or private schools. | 14. Recreation or vacation homes. |
| 1. Churches and places of worship. | 1. Driveways. | 5. Home occupations. | 1. Clubs, or fraternal organization facilities. |
| 1. Public or semi-public parks or playgrounds. | 1. Private On-lot storage. | 6. Private stables. | 16. Bed and breakfast establishments. |
| 1. Land cultivation activities. | 1. Signs. (See Article 7) | 1. Commercial Timber harvesting. | 1. Commercial towers. |
| 1. Personal RV | 1. Off-street parking and loading areas. (See Article 8) | 1. Single family attached dwelling structures, i.e. townhouses. | 1. Uses not otherwise provided for. |
| 1. Private gardens |  | 1. Boarding or rooming homes. |  |
| 10. No Impact Home based Business  (See 512) (no permit required) |  | 10. Nursing or personal care homes. |  |

**LOT, YARD AND OPEN SPACE REQUIREMENT**

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| Minimum Lot Requirements  (See Section 501) | Minimum Yard Requirements  (See Section 502) | Maximum Height Regulations:  (See Section 503) |
| 1. Minimum Lot Area Per Principal Structure of Use:    1. Individual On-Lot Sewage & Water Systems       1. Single family detached dwellings & other principal uses – 1 acre (43,560 sq. ft.) per dwelling unit or use.       2. Two-family dwellings or conversion apartments – ½ acre + 1000 sq. ft. /dwelling unit       3. Boarding or rooming homes, or personal care homes – 1 acre + 1,000 sq. ft. / boarder, resident or client bed | 1. Front Yard:    1. Principal Structures:       1. Private Roads – 50 feet from the road centerline       2. Twp roads & SR’s – 60 ft. from road centerline       3. PA Route 287 – 80 ft. from road centerline       4. US Route 220 – 100 feet from road centerline. | 1. Principal Structures:   35 feet   1. Accessory Structures:   20 feet   1. Agricultural Structures:   No maximum (See also Section 503) |
| * 1. Community Sewage AND/OR Water Systems      1. Single family detached dwellings and other principal uses – 30,000 sq. ft. per dwelling unit or use.      2. Two-family dwellings or conversion apartments – 15,000 sq. ft. per dwelling unit.      3. Boarding or rooming homes, nursing or personal care homes – 30,000 sq. + 1,000 sq. ft. per boarder, resident or client bed.      4. Single family attached dwelling structures – 1 acre + 2,000 sw. ft. per dwelling unit.      5. Multi-family dwelling structures – 1 acre + 1,500 sq. ft. per dwelling unit.      6. Multi-family housing developments, or mobile home parks – 5 acres + 1,000 sq. ft. per dwelling unit.      7. Public or private school – 5 acres.      8. Animal husbandry, or private stables – 5 acres. | 1. Side Yards:    1. Principal Structures: - 15 ft. each side    2. Accessory Structures: - 10 ft. each side 2. Rear Yard:    1. Principal Structures: - 25 feet    2. Accessory Structures: - 10 feet |  |
| * 1. Irrespective of the minimum lot acres set forth above, all lots must meet the requirements of the PA Sewage facilities Act and all other applicable State and local sewage and water regulations. | | |

**LOT, YARD AND OPEN SPACE REQUIREMENT**

Minimum Lot Requirements (Continued)

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| 1. Minimum Lot Width:    1. On-Lot Sewage & Water Systems – 50 feet    2. Community Sewage AND/OR Water Systems       1. Single family detached dwellings & other principal uses – 125 ft.       2. Single family attached dwellings – 25 feet |  |  |
| 1. Maximum Building Coverage: 20% |  |  |

**USES AND STRUCTURES**

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| --- | --- | --- |
| Permitted Principal  Uses & Structures | Permitted Accessory  Uses & Structures | Conditional Uses  (See Section 1101) |
| 1. Personal service business establishments. | 1. Uses and structures customarily incidental to an approved, principal use. | 1. Clubs, lodges, and social halls |
| 1. Professional offices. | 1. Essential utility distribution services. | 1. Restaurants. |
| 1. Medical or dental clinics. | 1. Warehousing or storage associated with an approved, principal use. | 1. Single-family detached dwellings. |
| 1. Veterinary hospitals. | 1. Accessory residential uses. | 1. Public entertainment facilities. |
| 1. Antique, gift or craft shops. | 1. Roadside stands. | 1. Recycling drop-off centers. |
| 1. Government or municipal buildings. | 1. Public or private swimming pools. | 1. Transportation terminals. |
| 1. Motorized vehicle/equipment sales, rental or repair facility | 1. Home occupations. | 1. Multiple uses of a single lot. |
| 1. Nurseries or greenhouses | 1. Family day care homes | 1. Billboards. |
| 1. Car wash. | 1. On-lot storage. | 1. Amusement arcades. |
| 1. Public utility offices or service buildings. | 1. Signs. (See Article 7) | 1. Trade & vocational schools. |
| 1. Land cultivation activities. | 1. Off-street parking and loading areas. (See Article 8). | 1. Water & sewage treatment plants. |
| 1. Group homes. | 1. Private pools. | 1. Commercial communications/Transmitting & receiving equipment. |
| 1. Mobil Home parks. | 1. Driveways & access drives. | 1. Commercial Timber Harvesting Operations. |
| 1. No Impact Home Based Business (see 512) (no permit required) |  | 1. Personal storage/warehouse facilities. |
| 1. General stores or convenience markets |  | 1. Automotive service stations. |
| 1. Hotels, motels, and similar |  | 1. Fire Stations. |
| 1. Multi-family homes. |  | 1. Adult entertainment establishments (See Section 418). |
|  |  | 1. Taverns or establishments that serve alcoholic beverages. |
|  |  | 1. Other retail business not specified. |
|  |  | 1. Uses not otherwise provided. |
|  |  | 1. Commercial Towers. |

**LOT, YARD AND OPEN SPACE REQUIREMENT**

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| Minimum Lot Requirements  (See Section 501) | Minimum Yard Requirements  (See Section 502) | Maximum Height Regulations:  (See Section 503) |
| 1. Minimum Lot Area Per Principal Structure of Use:    1. Commercial Uses       1. Principal commercial uses – 1 acre per use       2. Transportation terminals – 3 acres    2. Residential Uses – 1 acre per dwelling unit    3. Irrespective of the minimum lot acres set forth above, all lots must meet the requirements of the PA Sewage Facilities Act and all other applicable State and local sewage and water regulations. In addition, each lot shall be of sufficient size to provide for all proposed structures, as well as all required service, access, parking, loading, and open space areas. (See also Article 8.) | 1. Front Yard:    1. Structures:       1. Twp roads & SR’s – 60 ft. from road centerline       2. PA Route 287 – 80 ft. from road centerline       3. US Route 220 – 100 feet from road centerline. 2. Side Yards:    1. Principal Structures: - 15 ft. each side    2. Accessory Structures: - 10 ft. each side    3. Parking and Loading Areas – 5 feet when abutting another lot in the Commercial District; 10 feet when abutting any other district. 3. Rear Yard:    1. Principal Structures: - 15 feet    2. Accessory Structures: - 10 feet    3. Parking and Loading Areas – 5 feet when abutting another lot in the Commercial District; 10 feet when abutting any other district. | 1. Principal Structures:   40 feet   1. Accessory Structures:   35 feet   1. Agricultural Structures:   80 feet maximum (See also Section 503) |
| 1. Community Sewage AND/OR Water Systems    1. Commercial Uses – 100 feet    2. Residential Uses – 150 feet 2. Maximum Building Coverage: 30% |

**USES AND STRUCTURES**

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| --- | --- | --- | --- |
| Permitted Principal  Uses & Structures | Permitted Accessory  Uses & Structures | Special Exception  Uses  (See Section 1001D) | Conditional Uses  (See Section 1101) |
| 1. Enclosed manufacturing, processing or assembly operations. | 1. Uses and structures customarily incidental to an approved, principal use. | 12. Personal storage/warehouse facilities. | 1. Unenclosed manufacturing or industrial operations. |
| 1. Enclosed warehousing or storage facilities. | 1. Essential utility distribution services. | 13. Multifamily housing. | 1. Research and development facilities. |
| 1. Machinery repair or service shops. | 1. Administrative offices associated with an approved, principal use. | 1. Single family housing. | 1. Transportation terminals. |
| 1. Contractor’s shops and yards. | 1. Warehousing or storage facilities associated with an approved, principal use. | 1. Junk yards or auto salvage operations. | 1. Industrial parks. |
| 1. Public utility services buildings and/or storage yards. | 1. Retail activities associated with an approved, principal use. | 1. Group Homes or Group Institutions. | 1. Billboards. |
| 1. Land cultivation activities. | 1. On-Lot storage. | 1. Uses not otherwise provided for. | 1. Extraction operations. |
| 1. No Impact Home Based Business (See 512)(no permit required) | 1. Signs. (See Article 7). |  | 1. Fire stations. |
|  | 1. Off-street parking and loading areas. (See Article 8). |  | 1. Recycling drop-off centers and Processing Centers. |
|  | 1. Access drives. |  | 1. Clubs, lodges and social halls. |
|  | 1. Home occupations. |  | 1. Restaurants. |
|  | 1. Private Roads. |  | 1. Commercial timber harvesting. |

**LOT, YARD AND OPEN SPACE REQUIREMENT**

|  |  |  |
| --- | --- | --- |
| Minimum Lot Requirements  (See Section 501) | Minimum Yard Requirements  (See Section 502) | Maximum Height Regulations:  (See Section 503) |
| 1. Minimum Lot Area Per Principal Structure of Use:    1. Industrial Uses       1. Principal Industrial uses – 2 acres per use       2. Transportation terminals – 3 acres       3. Industrial parks – 5 acres       4. Junk yards or auto salvage operations – 5 acres    2. Irrespective of the minimum lot acres set forth above, all lots must meet the requirements of the PA Sewage Facilities Act and all other applicable State and local sewage and water regulations. In addition, each lot shall be of sufficient size to provide for all proposed structures, as well as all required service, access, parking, loading, and open space areas. (See also Article 8.) | 1. Front Yard:    1. Structures:       1. Twp roads & SR’s – 60 ft. from road centerline       2. PA Route 287 – 80 ft. from road centerline       3. US Route 220 – 100 feet from road centerline. 2. Side Yards:    1. Principal Structures: - 20 ft. each side    2. Accessory Structures: - 15 ft. each side    3. Parking and Loading Areas – 5 feet when abutting another lot in the Industrial District; 15 feet when abutting any other district. 3. Rear Yard:    1. Principal Structures: - 15 feet    2. Accessory Structures: - 10 feet    3. Parking and Loading Areas – 5 feet when abutting another lot in the Commercial District; 15 feet when abutting any other district. | 1. Principal and Accessory Structures:   45 feet   1. Agricultural Structures:   80 feet maximum (See also Section 503) |
| 1. Minimum Lot Width: 100 feet 2. Maximum Building Coverage: 50% |

**USES AND STRUCTURES**

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| --- | --- | --- | --- |
| Permitted Principal  Uses & Structures | Permitted Accessory  Uses & Structures | Conditional Uses  (See Section 1101) | Conditional Uses  (See Section 1101) |
| 1. Land cultivation activities, i.e. crop or tree farming. | 1. Uses and structures customarily incidental to an approved, principal use. | 1. Agribusinesses. | 1. Personal care home. |
| 1. Raising of poultry or livestock, incl. animal husbandry. | 1. Cemeteries. | 1. Feed & grain mills. | 1. High Density Farming. |
| 1. Horticultural activities, inc. nurseries, greenhouses, or orchards. | 1. Private swimming pools. | 1. Sawmills &/or lumber yards. | 1. Essential utility distribution services. |
| 1. Roadside stands | 1. Home occupations. | 1. Bed and Breakfasts. | 1. Campgrounds. |
| 1. Single family detached dwellings. | 1. Family day care homes. | 1. Public or private schools. | 1. Oil & Gas well development (see 513). |
| 1. Mobile homes on individual lots. | 1. On-lot storage. | 1. Resource extraction operations or borrow pits. | 1. Wind Energy Facility/Solar Energy Form. (see 515) |
| 1. Conversion apartments. | 1. Signs. (See Article 7) | 1. Seasonal dwellings, hunting camps and lodges. | 1. Natural Gas, Compression Stations, Processing Plants, Inspection Stations, Storage Facilities, Water Withdrawal Facilities, Oil & Gas (see 513). |
| 1. Land conservation uses, i.e. wildlife and game preserves, arboretum, and similar uses. | 1. Off-street parking and loading areas. (See Article 8). | 1. Kennels. | 1. Uses not otherwise provided for. |
| 1. Churches or places of worship. | 1. Driveways and access drives. | 1. Grange hall or community building. |  |
| 1. Public or private stables or riding academies. |  | 1. Veterinary hospitals. |  |
| 1. Veterinary clinics. |  | 1. Fire Stations. |  |
| 1. Commercial Timber Harvesting. |  | 12. |  |
| 1. Low Impact Home Based Business (See 512) (no permit required). |  |  |  |

**LOT, YARD AND OPEN SPACE REQUIREMENT**

|  |  |  |
| --- | --- | --- |
| Minimum Lot Requirements  (See Section 501) | Minimum Yard Requirements  (See Section 502) | Maximum Height Regulations:  (See Section 503) |
| 1. Minimum Lot Area:    1. Residential Uses – 2 acres; however all lots must meet the requirements of the PA Sewage Facilities Act and all other applicable State and local sewage and water regulations.    2. Animal husbandry / Stables / Mobile Home Park – 5 acres    3. Conversion Apartments – 1 acre per dwelling | 1. Front Yard:    1. Structures:       1. Private Roads – 50 feet from the centerline       2. Twp roads & SR’s – 60 ft. from road centerline       3. PA Route 287 – 80 ft. from road centerline       4. US Route 220 – 100 feet from road centerline. 2. Side Yards:    1. Principal Structures: - 20 ft. each side    2. Accessory Structures: - 15 ft. each side 3. Rear Yard:    1. Principal Structures: - 25 feet    2. Accessory Structures: - 15 feet | 1. Principal Structures:   40 feet   1. Accessory Structures:   35 feet   1. Agricultural Structures:   80 feet maximum (See also Section 503) |
| 1. Maximum Lot Width:    1. Residential Uses – 2 acres    2. Agricultural Uses – No maximum 2. Minimum Lot Width: 200 feet 3. Maximum Building Coverage:    1. Residential Uses - 20% |

**USES AND STRUCTURES\*-See Stand Alone Ordinance**

|  |  |  |  |
| --- | --- | --- | --- |
| Permitted Principal  Uses & Structures | Permitted Accessory  Uses & Structures | Special Exception  Uses  (See Section 1001D) | Conditional Uses  (See Section 1101) |
| Same as the underlying district, and in addition: | Same as the underlying district, and in addition: | Same as the underlying district | Same as the underlying district, and in addition: |
| 1. Land cultivation activities, i.e. crop or tree farming. | 1. Uses and structures customarily incidental to an approved principal use. |  | 1. Campgrounds or RV parks. |
| 1. Raising of poultry or livestock, including animal husbandry. |  |  | 1. Water & sewage treatment plants. |
| 1. Horticultural activities, inc. nurseries and orchards. |  |  |  |
| 1. Public, semi-public or private recreation facilities, including parks, playgrounds, picnic areas, hunting & fishing areas, etc. |  |  |  |
| 1. Temporary uses, such as carnivals and circuses. |  |  |  |
|  |  |  |  |

-------------------------------------SAME AS THE UNDERLYING DISTRICT---------------------------------------

\*NOTE: All uses, structures, and/or development in the district shall be undertaken in strict compliance with the floodproofing

requirements contained in Article 6 of this Ordinance.

**LOT, YARD AND OPEN SPACE REQUIREMENT**

|  |  |  |
| --- | --- | --- |
| Minimum Lot Requirements  (See Section 501) | Minimum Yard Requirements  (See Section 502) | Maximum Height Regulations:  (See Section 503) |
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-------------------------------------SAME AS THE UNDERLYING DISTRICT---------------------------------------

**USES AND STRUCTURES\* - See Stand Alone Ordinance**

|  |  |  |  |
| --- | --- | --- | --- |
| Permitted Principal  Uses & Structures | Permitted Accessory  Uses & Structures | Special Exception  Uses  (See Section 1001D) | Conditional Uses  (See Section 1101) |
| 1. Land cultivation activities, limited to crop or tree farming | 1. Non-structural uses customarily incidental to an approved, principal use. |  | 1. Structures accessory to an approved, principal use. |
| 1. Grazing or feeding of poultry or livestock. | 1. Residential yard areas, gardens, play areas, and pervious parking areas. |  | 1. Campground or RV parks. |
| 1. Horticultural activities, limited to outdoor nurseries and orchards. |  |  |  |
| 1. Undeveloped public, semi-public or private recreation facilities, inc. parks, playgrounds, picnic areas, hunting & fishing areas, trails, boat launching & swimming areas, wildlife & nature preserves, and similar activities. |  |  |  |
| 1. Water-related uses, inc. docks piers, marinas, wharves, etc. |  |  |  |
| 1. Temporary uses, such as carnivals or circuses. |  |  |  |

\*NOTE: No development shall be permitted which will increase the 100-year flood elevation. (See also Floodplain Management Regulations

in Article 6 of this Ordinance.)

**LOT, YARD AND OPEN SPACE REQUIREMENT**

|  |  |  |
| --- | --- | --- |
| Minimum Lot Requirements  (See Section 501) | Minimum Yard Requirements  (See Section 502) | Maximum Height Regulations:  (See Section 503) |
| 1. Minimum Lot Area Per Principal Use: 1 acre 2. Minimum Lot Width: 100 feet 3. All lots shall meet the requirements of the PA Sewage Facilities Act and all other applicable State and Township sewage regulations. | 1. Front Yard: 60 fee from road centerline, where applicable. 2. Side Yards: 10 fee each side, where applicable 3. Rear Yard: 10 feet, where applicable 4. Agricultural Storage: See 428, 602 C.14, and 606. | 1. Not applicable. |
|  |