

ARTICLE 4: LOT, YARD & HEIGHT REQUIREMENTS

ZONING DISTRICT	A1	A2	R1	R2	BR1	C2	I-0
MINIMUM LOT AREA #	2 AC	5 AC	1 AC	24,000 SF	1 AC	24,000 SF	NA
MINIMUM LOT WIDTH	120' $\overline{\text{---}}$ 170' $\overline{\text{---}}$	120' $\overline{\text{---}}$ 170' $\overline{\text{---}}$	120' $\overline{\text{---}}$ 170' $\overline{\text{---}}$	120' $\overline{\text{---}}$ 170' $\overline{\text{---}}$	120' $\overline{\text{---}}$ 170' $\overline{\text{---}}$	120' $\overline{\text{---}}$ 170' $\overline{\text{---}}$	120' $\overline{\text{---}}$
MAXIMUM LOT COVERAGE	35%	20%	35%	35%	50%	70%**	80%**
SETBACK from CENTERLINE+	100' STATE 85' TWP	100' STATE 85' TWP	100' STATE 85' TWP	100' STATE 85' TWP	125'	125'	125'
SIDE YARD	*	*	15'	15'	* or 25'	* or 15'	
REAR YARD	* or 25' accessory 35' principal						
DRIVEWAYS	MINIMUM 10' FROM ANY PROPERTY LINE, 75' FROM ROAD INTERSECTIONS OR MEETING PENNDOT REQUIREMENTS						
	1 driveway per 120' frontage, 2 driveways maximum per property						
STRUCTURES	MAXIMUM HEIGHT OF ALL ENCLOSED STRUCTURES WITHIN THE TOWNSHIP SHALL BE 35'						
	MAXIMUM HEIGHT OF ACCESSORY STRUCTURES (EXCEPT FOR AGRICULTURAL BUILDINGS) SHALL NOT EXCEED THE HEIGHT OF THE PRIMARY STRUCTURE						
FENCE	Maximum Height for Solid Wall or Fence - Four (4) feet or six (6) feet along rear lot line.						
	Maximum Height for Open Fence - Eight (8) feet.						
# Street right-of-way shall not be included in determining minimum lot area.							
+ 125' Setback on State Routes 62 and 58, 100' on all other State Roads							
* EQUAL to HEIGHT of STRUCTURE							
** PROVIDED STORMWATER PROVISIONS ARE MET ON THE LOT.							

ARTICLE 5: PERMITTED USES

SECTION 500: Permitted Principal Uses Table

PERMITTED USES BY ZONING DISTRICT	A1 2ac	A2 5ac	R1	R2	BR1	C2	I-0
SINGLE FAMILY DWELLING	X	X	X	X	X	X	
MULTI-FAMILY UNITS 2+ MORE				X	X	X	
BED & BREAKFAST					X		
ACCESSORY APARTMENT					X	X	
PRD - PLANNED RESIDENTIAL DEVELOPMENT				X*	X		
FARM, FARMLAND	X	X	X			X	X
AG BUSINESS - AG SERVICES, AG PROCESSING, STABLES, NURSERY, GREENHOUSE	X	X	X			X	X
CONCENTRATED ANIMAL OPERATION		X					
MOBILE HOME PARK [MHP]			X	X	X		
RECREATIONAL VEHICLE PARK			X	X	X		
CAMPGROUND [NOT RV OR MHP]				X	X		
LIMITED USE STRUCTURES - CHURCH SCHOOL GRANGE HALL COMMUNITY FACILITY	X	X	X	X	X	X	
HOSPITAL, HEALTH CARE FACILITY					X	X	
VETERINARY, ANIMAL HOSPITAL WITH ACCESSORY KENNEL	X			X	X	X	
LODGING, HOTEL, MOTEL, MOTEL COURT					X	X	
PARKING LOT/STRUCTURE					X	X	X
PROFESSIONAL OFFICES					X	X	X
GOVERNMENT FACILITY COORDINATE W/ESSENTIAL & PUBLIC UTILITY				X	X	X	X
CARE CENTER, GROUP CARE HOME, NURSING HOME - DAILY USE					X	X	
EDUCATION FACILITIES - SCHOOL, COLLEGE, CHURCH				X	X	X	

PERMITTED USES BY ZONING DISTRICT	A1 2ac	A2 5ac	R1	R2	BR1	C2	I-0
GROUP HOME, NURSING HOME - BOARDING				X*	X	X	
RECREATION - PUBLIC, COMMERCIAL, AMUSEMENT, DRIVE-IN THEATER, RACE TRACK				X*	X	X	
GOLF COURSE			X	X	X		
RECREATION - PRIVATE, MEMBERSHIP ORG				X	X	X	
ADULT BUSINESS - SEE DEFINITIONS						X*	X*
RETAIL SALES, COMMERCIAL ESTABLISHMENT						X	X
AUTO REPAIR, SERVICE						X	X
CAR WASH						X	X
FUEL STATION, CONVENIENCE STORE						X	X
KENNEL COMMERCIAL	X	X	X	X	X	X	X
LARGE RETAIL SALES - AUTO, FARM, MARINE, CAMPERS, MANUFACTURED HOUSING						X	X
PERSONAL SERVICES [RETAIL] ESTABLISHMENT						X	X
RESTAURANT, EATING DRINKING ESTABLISHMENT						X	X
BULK STORAGE OR DISTRIBUTION OF INFLAMMABLE MATERIAL							X
LANDFILL, HAZARDOUS WASTE*						X*	X
MAJOR INDUSTRIAL - MANUFACTURING, PROCESSING & DISTRIBUTION							X
LIGHT INDUSTRIAL - INTERNAL CONTAINED RESEARCH & DEVELOPMENT						X	X
WAREHOUSING							X
JUNK YARD, AUTO WRECKING							X
TRUCKING FACILITY, TERMINAL PASSENGER STATION							X
ESSENTIAL SERVICES - SEE DEFINITION	X	X	X	X	X	X	X

PERMITTED USES BY ZONING DISTRICT	A1 2ac	A2 5ac	R1	R2	BR1	C2	I-0
FORESTRY	X	X	X	X	X	X	X
MINING, MINERAL EXTRACTION	X	X	X	X*!	X	*	X
PUBLIC UTILITY FACILITY ESSENTIAL SERVICES	X	X	X	X	X	X	X
TOWERS - COMMUNICATIONS, WINDMILL	X	X	X	X	X	X	X
AIRPORT							X
TRANSPORTATION TERMINAL							X
FUNERAL HOME CREMATORIUM						X	X
BUSINESS RESIDENTIAL MULTI-LEVEL					X		

SECTION 501: Accessory Uses Table

ACCESSORY USES by ZONING DISTRICT	A1 2ac	A2 5ac	R1	R2	BR1	C2	I-0
Private Garage, not including space for more than three (3) private vehicles	X	X	X	X	X		
Farm Structures & Related Farm Uses	X	X	X				
Stand for Sale of Agricultural or Nursery Products	X	X	X				
Private Incinerator	X	X	X		X		
Home Occupation as defined by MPC	X	X	X	X	X	X	X
Boarding Unit, Lodging Unit, Rooming Unit	X	X	X	X	X		
Private Playhouse, Swimming Pool, Tennis Court, Storage Shed, and Private Greenhouse	X	X	X	X	X	X	
Private Shelter for Domestic Pets, including ponies or horses.	X	X	X	X	X	X	
Wall, Fence, Lamp Post or Similar Accessory Structure, subject to height- limitations	X	X	X	X	X	X	X
Automotive Storage and Repair Facility	X	X			X	X	X
Loading Area*					X	X	X