

ARTICLE IV DISTRICT REGULATIONS

401 Designation of Districts

401.1 Designation

For the purposes of this Ordinance, the following Zoning Districts are hereby created:

- A-R – Agriculture-Residential District
- F – Forest District

401.2 Intent

The intent of each District and the uses permitted in each District are set forth on the District Use Schedules contained in §404 of this Ordinance or in the specific sections establishing any overlay district. Bulk and density standards for each District are set forth on the Schedule of Development Standards contained in §404 of this Ordinance.

401.3 Floodplain Overlay District

The Floodplain Overlay District is hereby created to be coterminous with the areas which are subject to the one hundred (100) year flood, as identified in the most current *Flood Insurance Study* and the accompanying *FIRM - Flood Insurance Rate Map* issued by the Federal Emergency Management Agency. In addition to all other applicable standards of this Zoning Ordinance the Township Floodplain Ordinance shall apply in the Floodplain Overlay District.

402 Official Zoning Map

The location and boundaries of said districts are hereby established as shown on the Official Zoning Map of the Township; which is hereby adopted by reference and declared to be a part of this Ordinance together with all amendments thereto.

403 District Boundaries

403.1 Establishment

District boundary lines are intended to follow or be parallel to the center line of streets, streams and railroads, and lot or property lines as they exist on a recorded deed or plan of record in the Columbia County Recorder of Deed's Office and on the Columbia County Tax Maps at the time of the enactment of this Ordinance, unless such district boundary lines are fixed by dimensions or otherwise as shown on the Official Zoning Map.

403.2 Interpretation

Where district boundaries are indicated as approximately following the center lines of streets or highways, street lines, or highway right-of-way lines, such center lines, street lines, or highway right-of-way lines shall be construed to be such boundaries. Where district boundaries are so indicated that they approximately follow the lot lines, such lot lines shall be construed to be said boundaries. Where district boundaries are so indicated that they are approximately parallel to the center lines or street lines of streets, or the center lines or right-of-way lines of highways, such district boundaries shall be construed as being parallel thereto and at such distance therefrom as indicated on the Official Zoning Map. If no distance is given, such dimensions shall be determined by the use of the scale shown on the Official Zoning Map. Where the boundary of a district follows a railroad line, such boundary shall be deemed to be located in the middle of the main tracks of said railroad line.

403.3 Uncertainty

In the event of uncertainty as to the true location of a district boundary line in a particular instance, the Zoning Officer is authorized to determine the correct district boundary in accord with the guidelines of this Zoning Ordinance. Any decision of the Zoning Officer may be appealed to the Zoning Hearing Board.

404 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.

404.1 Use Regulations

District use regulations are provided in the following Schedule of Uses.

- A. 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.
- B. *Conditional uses and special exception uses* are permitted uses which require individual consideration because of their special characteristics and are referred to the Planning Commission for review and preparation of a recommendation to the Township Board of Supervisors and Zoning Hearing Board, respectively. Following a public hearing, and based on its determination that the proposed use meets the standards of this Ordinance, the Board of Supervisors for *conditional uses* and the Zoning Hearing Board for *special exceptions* may approve the issuance of a zoning permit by the Zoning Officer.
- C. No land and no structure in a particular zoning district shall be used for any use which is not specifically listed on the Schedule of Uses for that particular district, and only in accord with all other requirements of this Ordinance. In other words, any use not specifically permitted by this Ordinance within a Zoning District shall be deemed to be prohibited within that Zoning District. If a use which could be included in a more general use is listed as a separate use in any District Schedule of Uses, such use shall be permitted only in the district where it is specifically listed. Larger lot sizes, greater setbacks, buffers and other more restrictive standards may be required by other provisions of this Ordinance. In cases where this Ordinance provides different requirements for the same use, the most restrictive requirement shall apply.

404.2 Uses Not Listed in Schedule of Uses

Uses not listed in the Schedule of Uses are prohibited.

404.3 Development Standards

The Schedule of Development Standards which follows establishes 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.

404.4 Table of Uses Permitted by District

The Table of Uses by District which follows summarizes the various uses according to the classification of the use in the zoning districts. The Table is for reference only and the Schedule of Uses and all underlying Zoning Ordinance sections shall be the final determinant for regulation.

404.5 Subdividing and Developing

Any area divided into parcels or developed according to the definition of *subdivision and land development* in Article III shall also be subject to the Township Subdivision and Land Development Ordinance.

ACCESSORY USES PERMITTED IN ALL DISTRICTS (Zoning Officer)

- Accessory uses customary to approved uses	- Private garages, carports, sheds (§503.1)
- Barns, silos, sheds, and similar agricultural buildings	- Private swimming pools (§503.6)
- Cemeteries, private (§503.12)	- Required parking areas (§504)
- Day care, adult and child as a home occupation	- Satellite dish antennas (503.9)
- Essential services	- Signs accessory to approved uses (Article XI)
- Home greenhouses	- Stables, private (§806.2)
- Minor fills (§503.14)	- Yard sales

A-R - AGRICULTURAL-RESIDENTIAL DISTRICT -- SCHEDULE OF USES

INTENT: To recognize and promote agriculture as the principal use in the Township by reserving prime farmland for agricultural-related uses, and to provide opportunities for non-agricultural uses when performance standards have been applied to reduce negative impacts on farm operations and to maintain the rural character of the Township.

PRINCIPAL PERMITTED USES

(Zoning Officer)

- Agriculture uses related to the tilling of the land, the raising of farm products, the raising and keeping of horses, cattle and other livestock and poultry.
- Forestry enterprises
- Grange halls or similar buildings for use by agricultural organizations.
- Group homes
- Retail sales of agricultural/forestry products in association with an ongoing agricultural or forestry use produced and/or processed on the premises
- Single-family detached dwellings
- Stables, commercial, and horses for hire
- Township buildings and uses
- Two-family dwellings

CONDITIONAL USES

(Planning Commission /Board of Supervisors)

- Abused person shelters
- Adult businesses*
- Agricultural products processing*
- Agriculture related entertainment
- Aircraft sales, repair or modification*
- Airports, private and public*
- Amusement arcades*
- Amusement parks*
- Animal hospitals
- Archery ranges, outdoor commercial
- Art studios
- Banks*
- Bed and breakfast establishments
- Betting and gambling uses*
- Boarding and lodging houses
- Bulk fuel storage*
- Bus terminals*
- Campgrounds and recreational vehicle parks
- Camps and retreats
- Car and truck washes*
- Cemeteries
- Clubs/lodges, private
- Colleges and universities*
- Commercial greenhouses and nurseries
- Concentrated animal feeding operations
- Conservation subdivision design
- Contractor's yards
- Convenience stores*
- Country clubs
- Crematoria
- Day care, adult and child
- Detention facilities*
- Exercise clubs
- Funeral homes*

CONDITIONAL USES

(Planning Commission /Board of Supervisors)

- Indoor shooting ranges, commercial
- Golf courses
- Group quarters*
- Health facilities*
- Heliports, accessory
- Heliports, commercial*
- Home occupations (See §503 which classifies certain home occupations as accessory uses.)
- Hotels*
- Kennels and pounds
- Manufacturing, light*
- Manufacturing and industry*
- Medical clinics*
- Mobile home parks*
- Mobile and manufactured home sales*
- Motels*
- Multi-family dwellings
- Nursing homes*
- Office buildings*
- Outdoor entertainment*
- Places of worship
- Professional offices*
- Recreational facilities, commercial*
- Recycling collection facilities, large and small*
- Restaurants, drive-in*
- Restaurants, traditional*
- Retail businesses*
- Retail home heating fuel distributors*
- Sawmills*
- Self-storage facilities*
- Service establishments*
- Shopping centers, malls, multiple occupancy of uses allowed in A-R District
- Slaughter houses*
- Storage yards for forest products and minerals*
- Swimming pools, commercial*
- Theaters, indoor*
- Trade schools*
- Treatment centers/clinics*
- Truck terminals / distribution facilities*
- Vehicle or equipment sales, rental or repair operations*
- Veterinary clinics
- Warehouses*
- Wholesale businesses*

SPECIAL EXCEPTIONS

(Planning Commission / Zoning Hearing Board)

- Public and semi-public buildings and uses*
- Public parks and playgrounds
- Recreational facilities, public
- Schools, public or private primary or secondary*

*Requires direct access to a collector road as designated in §107.
 Uses not specifically listed by this schedule shall not be permitted in the A-R District.

F - FOREST DISTRICT -- SCHEDULE OF USES

INTENT: To encourage the preservation and conservation of steep slope and woodland areas of the Township, to provide for uses which are compatible with the terrain and environmental sensitivity of the District, and to provide opportunities for other uses when performance standards have been applied to reduce negative impacts and to maintain the rural character of the Township..

PRINCIPAL PERMITTED USES

(Zoning Officer)

- Agriculture uses related to the tilling of the land, the raising of farm products, the raising and keeping of horses, cattle and other livestock and poultry.
- Forestry enterprises
- Grange halls or similar buildings for use by agricultural organizations.
- Group homes
- Retail sales of agricultural/forestry products in association with an ongoing agricultural or forestry use produced and/or processed on the premises
- Single-family detached dwellings
- Stables, commercial, and horses for hire
- Township buildings and uses
- Two-family dwellings

CONDITIONAL USES

(Planning Commission /Board of Supervisors)

- Abused person shelters
- Agriculture related entertainment
- Animal hospitals
- Archery ranges, outdoor commercial
- Art studios
- Bed and breakfast establishments
- Boarding and lodging houses
- Campgrounds and recreational vehicle parks
- Camps and retreats
- Cemeteries
- Clubs/lodges, private
- Commercial communication device sites
- Commercial greenhouses and nurseries
- Conservation subdivision design
- Contractor's yards
- Country clubs
- Crematoria
- Day care, adult and child
- Exercise clubs
- Explosives and/or fireworks manufacturing and/or storage*
- Heliports, accessory
- Heliports, commercial*

CONDITIONAL USES

(Planning Commission /Board of Supervisors)

- Home occupations (See §503 which classifies certain home occupations as accessory uses.)
- Hotels*
- Indoor shooting ranges, commercial
- Junkyards*
- Kennels and pounds
- Manufacturing, light*
- Manufacturing and industry*
- Mineral extraction*
- Mineral processing*
- Mobile home parks*
- Motels*
- Multi-family dwellings
- Nursing homes*
- Outdoor entertainment*
- Places of worship
- Professional offices*
- Race tracks*
- Recreational facilities, commercial*
- Recycling collection facilities, large and small*
- Restaurants, traditional*
- Sawmills*
- Self-storage facilities*
- Shooting ranges, outdoor commercial
- Shopping centers, malls, multiple occupancy of uses allowed in F District
- Slaughter houses*
- Solid waste facilities and staging areas*
- Storage yards for forest products and minerals*
- Veterinary clinics
- Warehouses*
- Wholesale businesses*
- Wind energy facilities
- Zoos and menageries*

SPECIAL EXCEPTIONS

(Planning Commission / Zoning Hearing Board)

- Public and semi-public buildings and uses*
- Public parks and playgrounds
- Recreational facilities, public
- Schools, public or private primary or secondary*

*Requires direct access to a collector road as designated in §107.
Uses not specifically listed by this schedule shall not be permitted in the F District.

SCHEDULE OF DEVELOPMENT STANDARDS								
	Minimum Standards ¹							
	Lot Size (acres)		Lot Width ³ (feet)	Lot Road Frontage (feet)	Building Setbacks (feet) (see §503.1 for accessory structures)			Lot Coverage (percent)
	A-R District	F District			Front	Side (each)	Rear	
single-family dwellings	1.0 ²	4.0	150	100	75	25	75	30
two-family dwellings	1.5 ²	6.0	150	100	75	25	75	40
multi-family dwellings	see §603							
agriculture, horticulture, and forestry enterprises	4.0	4.0	150	100	75	25	75	30
all other uses	1.0	2.0	150	100	75	50	75	60

1. Larger lot sizes, setbacks and other standards may be required by other sections of this Ordinance. In any case, the most restrictive shall apply, and lot sizes larger than the minimum specified may be required to meet the applicable performance standards.
2. A net contiguous area meeting PA DEP requirements shall be provided that is suitable for both a primary and an alternate disposal field if on-site sewage disposal is proposed.
3. The minimum lot depth to width ratio shall not exceed three to one (3:1).

Maximum building height (feet) (see also §501.4)	
residential	35
commercial and institutional	40
agriculture, light manufacturing; manufacturing and industry	50

TABLE OF USES PERMITTED BY DISTRICT
(See §404.4)

The Table of Uses by District which follows summarizes the various uses according to the classification of the use in the zoning districts. The Table is for reference only and the Schedule of Uses and all underlying Zoning Ordinance sections shall be the final determinant for regulation.

TABLE OF USES PERMITTED BY DISTRICT			
CODES: P = principal permitted use S = special exception C = conditional use N = not permitted C*=conditional use with direct access to collector road required (see §107 for collector road designations) S*=special exception with direct access to collector road required (see §107 for collector road designations)		ZONING DISTRICTS	
TYPE OF USE			
ACCESSORY USES		section	A-R F
Accessory uses customary to approved uses		--	P P
Barns, silos, sheds, and similar agricultural buildings		--	P P
Day Care, adult and child as a home occupation		--	P P
Essential services		--	P P
Heliports, accessory		503.8	C C
Home greenhouses		503.5	P P
Minor fills		503.14	P P
Private garages, carports, sheds		503.4	P P
Private Swimming Pools		503.6	P P
Required parking areas		504	P P
Signs accessory to approved uses		Art. XI	P P
Satellite dish antennae		503.9	P P
Stables, private		806.2	P P
Yard Sales		--	P P
Note: * Permits not required			
RESIDENTIAL USES		section	A-R F
Boarding and lodging houses		--	C C
Conservation subdivision design		601	C C
Group homes		605	P P
Group quarters			C* N
Nursing Homes		--	C* C*
Mobile home parks		607	C* C*
Multiple-family dwellings		603	C C
Single family detached dwellings		--	P P
Two-family dwellings		602	P P

COMMERCIAL and MANUFACTURING USES			
Retail, Service and Health Related Commercial Uses	section	A-R	F
Abused person shelters	--	C	C
Animal hospitals	--	C	C
Banks	--	C*	N
Car and truck washes		C*	N
Convenience stores	--	C*	N
Day care, adult	--	C	C
Day care, child	--	C	C
Funeral homes	--	C*	N
Health facilities		C*	N
Kennels and pounds	806	C	C
Medical clinics	853	C*	N
Mobile and manufactured home sales		C*	N
Office buildings	--	C*	N
Professional Offices	--	C*	C*
Restaurants, drive-in	--	C*	N
Restaurants, traditional	--	C*	C*
Retail businesses	--	C*	N
Self-storage facilities	841	C*	C*
Service establishments	--	C*	N
Shopping centers, malls, multiple occupant commercial establishments	845	C*	C*
Treatment centers/clinics	853	C*	N
Vehicle or equipment sales, rental or repair operations	856	C*	N
Veterinary Clinics	--	C	C
Recreation Related Commercial Uses	section	A-R	F
Amusement arcades	--	C*	N
Amusement parks	805	C*	N
Archery ranges, outdoor commercial	844	C	C
Bed and breakfast establishments	610	C	C
Campgrounds and RV parks	SALDO	C	C
Camps and retreats		C	C
Country clubs	--	C	C
Exercise Clubs	--	C	C
Golf courses	--	C	N
Hotels	611	C*	C*
Menageries	806.4	N	C*
Motels	611	C*	C*

Outdoor entertainment	--	C*	C*
Race tracks		N	C*
Recreational facilities, commercial	838	C*	C*
Shooting range, indoor commercial	--	C	C
Shooting ranges, outdoor commercial	844	N	C
Stables, commercial and horses for hire	806.3	P	P
Swimming pools, commercial	851	C*	C*
Theaters, indoor	--	C*	N
Zoos	806.4	N	C*
Manufacturing, Warehousing and Similar Uses	section	A-R	F
Agricultural products processing	--	C*	N
Bulk fuel storage facilities	807	C*	N
Bus terminals	--	C*	N
Contractor's yards	--	C	C
Explosives and/or fireworks manufacturing and/or storage		N	C*
Junk yards	820	N	C*
Manufacturing, light		C*	C*
Manufacturing and Industry	--	C*	C*
Recycling collection facilities, large and small	--	C*	C*
Retail home heating fuel distributors	807	C*	N
Sawmills	--	C*	C*
Truck terminals/ distribution facilities	--	C*	N
Warehouses	--	C*	C*
Wholesale businesses	--	C*	C*
Miscellaneous Uses	section	A-R	F
Adult businesses	801	C*	N
Aircraft sales, repair or modification	--	C*	N
Airports, private and public	804	C*	N
Art studios		C	C
Betting and gambling uses	--	C*	N
Commercial communication device sites	809	N	C
Crematoriums	--	C	C
Detention facilities	813	C*	N
Heliports, commercial	804	C*	C*
Home Occupations	503	C	C
Solid waste facilities and staging areas	848	N	C*
PUBLIC, SEMI-PUBLIC, COMMUNITY RELATED USES	section	A-R	F
Cemeteries	--	C	C

Clubs and lodges, private	--	C	C
Colleges and universities		C*	N
Places of Worship	--	C	C
Public and semi-public buildings and uses	--	S*	S*
Public Parks & Playgrounds	--	S	S
Recreational facilities, public	--	S	S
Schools, public or private primary or secondary	--	S*	S*
Township buildings and uses		P	P
Trade schools	--	C*	N
AGRICULTURAL AND NATURAL RESOURCE USES	section	A-R	F
Agriculture related entertainment		C	C
Agriculture uses related to the tilling of the land, the raising of farm products, the raising and keeping of horses, cattle, and other livestock and poultry.		P	P
Forestry enterprises	815	P	P
Commercial Greenhouses and Nurseries	--	C	C
Concentrated Animal Feeding Operations	810?	C	N
Grange hall or similar buildings for use by agricultural organizations		P	P
Mineral extraction	825	N	C*
Mineral processing	825.3	N	C*
Retail sales of agricultural/forestry products in association with an ongoing agricultural or forestry use produced and/or processed on the premises		P	P
Slaughter houses	--	C*	C*
Storage yards for forest products and minerals	850	C*	C*
Wind energy facilities	858	N	C