



POCONO TOWNSHIP PLANNING COMMISSION
AGENDA

January 23, 2023 6:00 p.m.

112 Township Drive | Tannersville, PA 18372

Dial-In Option: 646 558 8656

Meeting ID: 892 102 5946

Passcode: 18372

Zoom Link:

<https://us06web.zoom.us/j/8921025946?pwd=Q1VtaFVkVEpRWTUvdIFrSHJ1cE1Tdz09>

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC COMMENT

For any individuals wishing to make public comment tonight, please state the spelling of your name and identify whether you are a taxpayer of Pocono Township.

Please limit individual comments to five (5) minutes and direct all comments to the Chair. Public comment is not for debate or answering questions, rather it is for "comment on matters of concern, official action or deliberation...prior to taking official action" [PA Sunshine Act].

CORRESPONDENCE – None

OLD BUSINESS

- Motion to approve the minutes of the January 9, 2023 meeting of the Pocono Township Planning Commission. **(Action Item)**

SKETCH PLANS – None

NEW PLANS

FINAL PLANS UNDER CONSIDERATION – None

PRELIMINARY PLANS UNDER CONSIDERATION

- 1) Sanofi Pasteur B-83 Cold Storage Building Land Development Plan – Plans were administratively accepted at the 11/22/21 P.C. meeting. Extension letter received with approval deadline of May 18, 2023. ***Deadline for P.C. consideration is 5/8/23.***

Applicant to discuss plan with Planning Commission.

Motion to table plan. **(Action Item)**

- 2) Tannersville Plaza, Tannersville Realty L.P. – Plans were administratively accepted at the 12/12/22 P.C. meeting. Approval deadline of 3/12/23. ***Deadline for P.C. consideration is 2/13/23.***

Motion to table plan. **(Action Item)**

- 3) Stadden Group, LLC – Pocono Creek Preliminary Land Development Plan – Plans were administratively accepted at the 9/27/21 P.C. meeting. Extension request received with approval deadline of March 21, 2023. ***Deadline for P.C. consideration is 3/13/23.***

Motion to table plan. **(Action Item)**

- 4) Grossi Major Subdivision Plan – Plans were administratively accepted at the 3/28/22 P.C. meeting. Extension request received with approval deadline of March 23, 2023. ***Deadline for P.C. consideration is 3/13/23.***

Motion to table plan. **(Action Item)**

- 5) 1328 Golden Slipper Road Minor Subdivision – Plans were administratively accepted at the 1/9/23 P.C. meeting. Approval deadline of April 9, 2023. ***Deadline for P.C. consideration is 3/13/23. (Action Item)***

Motion to table plan. **(Action Item)**

- 6) Westhill Villas – 330 Learn Road Land Development Plan – Plans were administratively accepted at the 1/24/22 P.C. meeting. Extension letter received with approval deadline of May 1, 2023. ***Deadline for P.C. consideration is 4/10/23.***

Motion to table plan. **(Action Item)**

- 7) Cranberry Creek Apartments Land Development Plan – Plans were administratively accepted at the 7/25/22 P.C. meeting. Approval deadline of April 21, 2023. ***Deadline for P.C. consideration is 4/10/23.***

Motion to table plan. **(Action Item)**

- 8) Sanofi Pasteur B-87 Line 10 Land Development Plan – Plans were administratively accepted at the 7/25/22 P.C. meeting. Approval deadline of April 21, 2023. ***Deadline for P.C. consideration is 4/10/23.***

Motion to table plan. **(Action Item)**

- 9) Core5 Stadden Road Warehouse – Plans were administratively accepted at the 8/8/22 P.C. meeting. Extension letter received with approval deadline of May 5, 2023. **Deadline for P.C. consideration is 4/10/23.**

Motion to table plan. **(Action Item)**

- 10) The Ridge Land Development – Plans were administratively accepted at the 8/8/22 P.C. meeting. Extension letter received with approval deadline of May 5, 2023. **Deadline for P.C. consideration is 4/10/23.**

Motion to table plan. **(Action Item)**

- 11) Neighborhood Hospital & Medical Office Building (1328 Golden Slipper Road) – Embree Development Group – Plans were administratively accepted at the 6/27/22 P.C. meeting. Extension request received with approval deadline of 6/30/23. **Deadline for P.C. consideration is 6/12/23.**

Motion to table plan. **(Action Item)**

SPECIAL EXCEPTIONS, CONDITIONAL USE, ET AL, APPLICATIONS – None

PRIORITY LIST

- Zoning Ordinance, Zoning Map & SALDO Amendments **(ADDITIONAL AGENDA ECLOSED)**
 - Nanci Sarcinello, Sarcinello Planning & GIS Services

UNFINISHED BUSINESS

- Update regarding proposed draft Curative Amendment language addressing warehouse, distribution and truck terminal uses in Pocono Township.

ZONING HEARING BOARD SCHEDULE

NEW BUSINESS

PUBLIC COMMENT

For any individuals wishing to make public comment tonight, please state the spelling of your name and identify whether you are a taxpayer of Pocono Township.

ADJOURNMENT

POCONO TOWNSHIP ZONING ORDINANCE, ZONING MAP, SALDO AMENDMENTS

MEETING #1 AGENDA

JANUARY 23, 2023 - 6:00pm

Pocono Township Municipal Building

- ⇒ **Introductions**
- ⇒ **Project Overview**
- ⇒ **Review & Discuss Use Schedule - Current Uses and Possible New Uses**
- ⇒ **Review & Discuss Zoning Text of District Uses**
- ⇒ **Next Steps / Schedule Next Meeting**

Task 1. Review Current Zoning Ordinance Permitted Uses

1. Review Article IV (Basic District Regulations) of the current Zoning Ordinance and the index of uses (Use Schedule) to determine which land uses are currently permitted and which land uses should be added.

Task 2. Review and Amend Zoning and SALDO Definitions

1. Review the current Zoning Ordinance and SALDO definitions (Article II, Terminology), amend current definitions of land uses as needed, and insert new definitions for land uses that are to be added to the ordinances.

Task 3. Zoning Map: Review and Amend Zoning District Boundaries

1. Review current C-Commercial and I-Industrial zoning district boundaries and examine options for drawing new district boundaries that will enable the Township to allocate land uses to more suitable locations.

Task 4. Allocate Land Uses to New Zoning Districts

1. Determine which land uses (from the Task 1 list of land uses) will be permitted in each of the new Commercial and Industrial zoning districts. If it is decided in Task 1 that conservation subdivision design and townhomes should be included, then allocate these uses to a residential district or other district(s).

Task 5. Review and Amend Criteria for Specific Land Uses

1. Review current Zoning Ordinance §470-39 through §470-870.4 and amend/strengthen the land use criteria where needed.
2. Add sections as needed to address criteria for new land uses that are added to the ordinance.

Task 6. Develop Standards for Natural Resource Protection

1. Draft a new article/section in the Zoning Ordinance that establishes protections for natural resources. This will involve specifying limits of disturbance to woodlands, steep slopes, wetlands, wetland margins, and riparian buffers. Floodplains are addressed in the Township's Floodplain Ordinance. A reference to that ordinance will be made.
2. Review and amend related sections of the SALDO to make them consistent with the proposed natural resource protection standards of the Zoning Ordinance.

Task 7. Develop Standards for Conservation Subdivision Design

1. Draft a new article/section in the Zoning Ordinance that establishes standards for Conservation Subdivision Design in certain zoning districts where residential development is permitted.
2. Review and amend related sections of the SALDO to make them consistent with the proposed Conservation Subdivision Design standards of the Zoning Ordinance.

Task 8. Amend Performance Standards and Permitted Sign Types by Zone

1. Draft a new section of the Zoning Ordinance that expands the current performance standards and makes them applicable to all non-residential uses.

**Project Overview – Pocono Township Zoning Ordinance & SALDO Amendments
For Review at Meeting #1 – January 23, 2023**

2. Amend Zoning Ordinance §470-107 (Permitted Sign Types by Zone) to include the new zoning districts.

Task 9. Review All Proposed Zoning Ordinance and SALDO Amendments

1. Pocono Township Planning Commission and Monroe County review

Task 10. Adoption

1. Board of Commissioners Public Hearing

18 month timeline

14 meetings

ZONING
470 Attachment I
Township of Pocono
Use Schedule

[Amended 1-17-2006 by Ord. No. 120; 7-16-2018 by Ord. No. 2018-05; 7-16-2018 by Ord. No. 2018-07]

KEY: P = Permitted Use SE = Special Exception Use CU = Conditional Use

Yellow = use listed in both district text and matrix
Blue = use listed in district text but missing from matrix
Red = listed in matrix but missing from district text

CURRENT USES	Defined in ZO?	Defined SLDO?	R-1	R-2	RD	C	I	CD	RRO	Notes
Academic clinical research center (§ 470-87.1)	Y						CU			
Accessory buildings and uses customarily incidental to approved CU	Y	Y?	P	P						list acc uses permitted in all districts?; acc bldg not def SLDO
Agricultural operations (farms) (§ 470-41)	Y	Y	CU	CU	CU	CU		P		ag permitted in CD? SLDO def is "Ag Use"
Amusement parks (§ 470-75)	N				P					See commercial indoor and outdoor
Amusement arcades (§ 470-42)	Y					SE				
Antennas and communication equipment buildings (§ 470- 44)	Y		P	P	P	P	P	P		Same as Essential Services Building?
Adult uses (§ 470-40)	N					SE	SE			Change to "Adult Business" and include all defintions
Banks, savings and loan associations, finance companies and similar types of businesses (§ 470-74)	N					P				
Bed-and-breakfast (§ 470-46)	Y			CU	CU	P				
Billboards (Article VII)	Y				CU	CU	CU			
Bird and/or waterfowl sanctuaries	N							P		
Boardinghouses (§ 470-47)	Y			CU	CU	P				
Business conversions (§ 470-74)	N					P				
Business, professional office or studio (§ 470-74)	Y & N					P				Change to Business Office, Business Service, or Professional Office...Studio is not defined
Campgrounds (§ 470-48)	Y	Y			P					See commercial indoor and outdoor recreational and entertainment uses;
Cemeteries (§ 470-49)	Y					P				Definition includes crematorium which must be on site. Define and list crematorium as separate use
Churches and related uses (§ 470-50)	Y		P	P	P	P	P	P		Change to "Place of worship" and update defintion
Clubhouses for use by homeowners' associations (§ 470- 73)	N		P	P						
Commercial mulch processing (§ 470-51)	N						SE			
Communication towers (§ 470-52)	N		SE	SE	SE	SE	P	SE		Update to Wireless Communications Facilities?
Concrete plants	N						SE			"Ready-mix concrete manufacturing plant";
Conservation	Y							P		

CURRENT USES	Defined in ZO?	Defined SLDO?	R-1	R-2	RD	C	I	CD	RRO	Notes
Customary accessory uses (§ 470-53)	Y		P	P	P	P	P	P		says "incidental to the above permitted uses"
Day care facilities (§ 470-54)	Y			CU		CU				definition - delete "instruction"? Include adults?
Medical Marijuana Dispensary facility (§ 470-87.4)	Y					CU	CU			check definition - specific to medical marijuana?
Dormitories (§ 470-55)	Y				P	P				strengthen definition
Drive-in businesses (excluding vehicle washes) (§ 470-56)	Y				P	P				
Educational uses (§ 470-60)	N			CU	P	P				
Essential services (§ 470-57)	Y		P	P	P	P	P	P		R1, R2, RD, C districts say "essential services buildings and facilities"...definition includes "limited" and "major".
Farm equipment sales (§ 470-74) and service (§ 470-85)	N					P				
Forestry (§ 470-58)	Y		P	P	P	P	P	P		Update definition; also define forest, etc (make sure consistent with forthcoming NR Protection section)
Funeral home	Y					P				
Game preserve	N							P		
Game refuge	N							P		
Gaming and off-track betting establishments (§ 470-59)	Y					SE				
General industrial uses	Y						P			See definition of Industrial Use - General vs Light
Golf courses (§ 470-75)	N				P	SE				See commercial indoor and outdoor recreational and entertainment uses
Governmental uses (§ 470-60)	Y				CU	P	P			CU - what if it is a Pocono Twp use?
Group-care facilities (§ 470-61)	Y					P				
Medical Marijuana Grower/processor facility (§ 470-87.2)	N						CU			Is this intended to be specific to marijuana?
Heavy commercial uses	Y						P			Too vague?
Helipad if accessory to permitted use (§ 470-62)	Y						P			Define heliport, helistop. Include airport as a use?
Helipad for emergency services (§ 470-62)	Y				P	P	P			Can it be limited to emergency use?
Home occupations (§ 470-63)	Y		P	P	P	P	P			include accessory structure
Hospitals (§ 470-64)	Y					P				
Hotels, motels, and other places of lodging resorts	Y/N				P	P				"Transient dwelling accommodations including" hotels, motels, resorts and lodges. Define hotel & motel separately? Lodge not defined
Indoor shooting ranges (§ 470-75)	N				P					See commercial indoor and outdoor recreational and entertainment uses
Keeping of equine animals (§ 470-65)	Y		P	P	P	P	P			
Keeping of wild or exotic animals (§ 470-66)	Y					SE				
Kennels (§ 470-67)	Y					SE				
Laboratories for scientific, agricultural, or industrial research and development							P			Redundant - See below...Offices of laboratories for scientific..."

CURRENT USES	Defined in ZO?	Defined SLDO?	R-1	R-2	RD	C	I	CD	RRO	Notes
Life-care facilities (§ 470-68)	Y				SE	SE			CU	
Light manufacturing of beverages, confections, food products (exclusive of meat and fish packing), ceramics, clothing, plastics, electrical goods, furniture, hardware, tools, dies, patterns, professional and scientific instruments, handicraft products, electronics and small parts assembly/manufacture (§ 470-69)	N					P	P			C district 470-20(1)(ee) only says" Light manufacturing"; I district B(d) says "Manufacturing, compounding, processing...and gives different list of items
Manufacturing	N						P			See 470-21.B(d) - is this considered Manufacturing (this row) or Light Manufacturing (previous row)
Medical marijuana delivery vehicle office (§ 470-87.3)	Y					CU	CU			
Mineral recovery (§ 470-70)	N						P			
Manufactured (Mobile) home parks (§ 470-71)	Y?			P		P				
Multifamily dwellings (apartment houses)	Y	Y		P	P	P				
Nursery and garden retail (§ 470-78)	Y/N					P				Nursery is defined, garden retail is not
Nursery school (§§ 470-54 and 470-60)	Y			CU		P				
Offices of plumbers, masons, carpenters, heating contractors and similar personnel trades (§ 470-74)	N					P				define office
Offices or laboratories for scientific, agricultural, or industrial research and development	N					P	P			
Open space	Y?		P	P	P	P	P	P		update definition
Personal and household service establishments such as, but not limited to, barbershops, beauty shops, laundromats, laundry and dry-cleaning shops, tailor and seamstress shops (§ 470-74)	N					P				Ordinance text 470-20B(1)(j) includes restaurant, tavern, hotel, motel, lodging in this use
Planned residential development (Article VI)	Y			CU	CU	CU				Discontinue as a new use and replace with conservation subdivision design?
Private club (§ 470-73)	Y				P	P				
Recreation and entertainment uses, indoor and outdoor (§ 470-75)	N				P	P				See commercial indoor and outdoor rec - RD district lists several types; C district lists a few specific types
Regional impact developments (§ 470-76)	Y					CU				
Restaurants (§ 470-77)	Y				P	P				See commercial indoor and outdoor recreational and entertainment uses; C district includes restaurant under personal and household service estab.; outdoor dining?
Retail business establishments for the sale of goods such as, but not limited to, antiques, appliances, audio/video, beverages, bicycles, books, clothing, confections, drugs, dry goods, flowers, food, furniture, gifts, hardware, jewelry, liquor, machinery, motorcycles, newspapers, notions, office equipment, paint, personal and household supplies, photographic supplies, sporting goods, stationery and tobacco (§ 470-74)	Y?					P				There are different categories of retail business/use in different districts based on type of shop/goods sold. Leave as is or do not specify shop types?

CURRENT USES	Defined in ZO?	Defined SLDO?	R-1	R-2	RD	C	I	CD	RRO	Notes
Retail business establishment specifically related to service of tourists, vacationers and visiting public (§ 470-74)	Y?				P	P				There are different categories of retail business/use in different districts based on type of shop/goods sold. Leave as is or do not specify shop types?
Riding club or riding stables (§ 470-79)	Y				P	P				
Salvage yards (§ 470-80)	N						SE			
Self-service storage facilities (§ 470-81)	Y					CU	P			
Shopping centers (§ 470-82)	Y					CU				
Shops for the repair of goods permitted to be sold in the district (§ 470-74)						P				470-20(1)n. says "permitted to be sold by retail business establishments above" What about other types of repair shops?
Sign plazas (Article VII)	Y				CU	CU	CU			Is sign plaza a land use like billboard is?
Single-family detached dwellings	Y	Y	P	P	P	P				
State gamelands	N							P		condense - under Recreation, Public?
State park areas	N							P		condense - under Recreation, Public?
Taverns (§ 470-77)	Y				P	P				See commercial indoor and outdoor recreational and entertainment uses; C district - Tavern included in personal svc estab.
Treatment center	Y								CU	
Truck and motor freight terminal (§ 470-83)	N					CU	P			
Two-family dwellings	Y	Y		P	P	P				
Vehicle fueling stations (§ 470-84)	Y					P				
Vehicle parking lot or garage	Y					P				
Vehicle service and repair facilities (§ 470-85)	Y					P				
Vehicle washes (§ 470-86)	N					P	P			"Automatic and self serve vehicle wash"
Vehicular and mobile home/modular dwelling sales agency (§ 470-74)	N					P				
Veterinary offices or animal hospitals (§ 470-43)	Y					SE				defined as 'Animal hospital/veterinary clinic'
Warehouses, except bulk storage of chemicals, petroleum products and other flammable explosives, or noxious materials (§ 470-87)	N					P	P			See 470-20(1)(q) for warehouses and other uses included; WAREHOUSES ARE PENDING CURATIVE AMEND.
Wholesaling businesses (§ 470-87)	N					P	P			See 470-20(1)(q) for warehouses and other uses included
Wildlife sanctuaries	N							P		

NEW USES TO CONSIDER ADDING

New Uses to Consider Adding	Defined in ZO?	Defined SLDO?	R-1	R-2	RD	C	I	CD	RRO	Notes
Accessory dwelling unit										does township want this?
Agricultural products processing										allow in I district?
Agrivoltaics										solar farm with ag
Airport										Chapter 90 is Airport Zoning...make reference to this chapter
Animal husbandry - commercial										
Animal shelter										included in Kennel in supplemental regs
Brew pub, Distillery, Urban winery										consider a restaurant
Bulk fuel storage facility										
Camp/retreat										
Concentrated Animal Feeding Operation (CAFO)										allow in I district?
Conservation subdivision design		Y								
Contractor shop or yard										
Correctional facility										
Crematorium										
Distribution center/warehouse										this is being addressed by curative amendment
Dwelling, single-family attached (townhouse)										is this considered multi-family in current ordinance?
EV charging station										
Explosives/Fireworks plant or storage facility										
Flea market, outdoor										
Furnace, outdoor										already have ordinance (Ch 212); permit as accessory use in all disticts
Geothermal system										
Group home										
Group home, institutional										
Industrial wastewater treatment facility										
Mineral extraction										need to update?
Mineral processing										need to include/update?
Nursing home	Y									included unser Life Care Facility?
Oil and gas development										need to update?
Nightclub, restaurant, tavern										define and allocate as separate uses?
No-impact home-based business										must permit in all residential districts
Power plant										
Race track										
Recycling facility										

New Uses to Consider Adding	Defined in ZO?	Defined SLDO?	R-1	R-2	RD	C	I	CD	RRO	Notes
Recycling collection center										
Resource recovery facility										
Retirement community/Continuing care use										included under Life care fac?
Solid waste facility/Sanitary Landfill										is this in current ord somewhere?
Shooting preserve										
Shooting range, outdoor										
Short-term rental unit / Transient dwelling use?										already have ord (Ch 302)? Permits it in RD & C district? Only applies to SF dwellings .. SHORT TERM RENTAL CH 301 REPEALED IN 2019
Slaughterhouse										define but include with ag products processing in I district
Solar energy system, commercial (off-site usage)										
Solar energy system, accessory use (on-site usage)										
Staging area for equipment/materials										
Travel plaza/truck stop										
Vehicle and equipment sales										
Water withdrawal and bottling facility										
Wireless communication facilities										

Zoning Text of District Uses for Review at Meeting #1

§ 470-17. R-1 Low Density Residential District.

- A. Intended purpose. The regulations for this district are intended to provide suburban residential areas in the Township with limited public utility services where low-density single-family residential development may occur. Higher densities at a future date would be contingent upon the provision of public water and sewer service.
- B. Uses and structures.
- (1) Permitted uses by right.
 - (a) Single-family detached dwellings.
 - (b) Essential services buildings and structures. (See § 470-57.)
 - (c) Customary accessory uses and buildings incidental to the above permitted uses. (See § 470-53.)
 - (d) Accessory buildings and uses customarily incidental to conditional uses approved under Subsection B(2) below.
 - (e) Home occupations. (See § 470-63.)
 - (f) Antennas and communication equipment buildings. (See § 470-44.)
 - (g) Churches and related uses. (See § 470-50.)
 - (h) Clubhouses for use by homeowners' associations. (See § 470-73.)
 - (i) Open space.
 - (j) Forestry. (See § 470-58.)
 - (k) Keeping of equine animals. (See § 470-65.)
 - (2) Conditional uses. The following uses are permitted subject to the review and approval by the Board of Commissioners (See § 470-38.):
 - (a) Agricultural operations (farms). (See § 470-41.)
 - (b) Other uses determined by the Board of Commissioners to be of the same general character as those listed above and which will not be detrimental to any permitted uses and structures.
 - (3) Special exception uses. The following uses are permitted subject to the review and approval by the Zoning Hearing Board (See § 470-37.): **[Added 1-17-2006 by Ord. No. 120]**
 - (a) Communication towers. (See § 470-52.)
- C. Lot, yard, and height requirements.
- (1) Basic dimensions, as follows. (See attachment "R-1 District Lot, Yard and

Height Requirements.")

- (2) Building height.
 - (a) Principal building: 35 feet.
 - (b) Accessory building: 25 feet.
- D. Parking and loading requirements. Off-street parking and loading requirements shall be provided in accordance with § 470-34 of this chapter.
- E. Signs. All proposed signs shall conform to the requirements of Article VII of this chapter.

§ 470-18. R-2 Medium Density Residential District.

- A. Intended purpose. The regulations for this district are intended to provide suburban residential areas in the Township with limited public utility services where medium-density residential development may occur. Higher densities at a future date would be contingent upon the provision of public water and sewer service.
- B. Uses and structures.
 - (1) Permitted uses by right.
 - (a) Single-family detached dwellings.
 - (b) Two-family dwellings.
 - (c) Multifamily dwellings.
 - (d) Churches and related uses. (See § 470-50.)
 - (e) Clubhouses for use by homeowners' associations. (See § 470-73.)
 - (f) Open space.
 - (g) Essential services buildings and structures. (See § 470-57.)
 - (h) Customary accessory uses and buildings incidental to the above permitted uses. (See § 470-53.)
 - (i) Accessory buildings and uses customarily incidental to uses approved under Subsection B(2) and (3) below.
 - (j) Home occupations. (See § 470-63.)
 - (k) Mobile home parks. (See § 470-71.)
 - (l) Antennas and communication equipment buildings. (See § 470-44.)
 - (m) Forestry. (See § 470-58.)
 - (n) Keeping of equine animals. (See § 470-65.)

- (2) Special exception uses. The following uses are permitted subject to the review and approval by the Zoning Hearing Board (See § 470-37.):
 - (a) Communications towers. (See § 470-52.)
- (3) Conditional uses. The following uses are permitted subject to the review and approval by the Board of Commissioners (See § 470-38.):
 - (a) Planned residential development. (See Article VI.)
 - (b) Boardinghouses. (See § 470-47.)
 - (c) Agricultural operations (farms). (See § 470-41.)
 - (d) Bed-and-breakfast establishments. (See § 470-46.)
 - (e) Educational uses. (See § 470-60.)
 - (f) Day-care facilities. (See § 470-54.)
 - (g) Nursery schools. (See §§ 470-60 and 470-54.)
 - (h) Other uses determined by the Board of Commissioners to be of the same general character as those listed above and which will not be detrimental to any permitted uses and structures.

§ Lot, yard, and height requirements.

- (1) Basic dimensions as follows. (See attachment "R-2 District Lot, Yard and Height Requirements.")
- (2) Building height.
 - (a) Principal building: 35 feet.
 - (b) Accessory building: 25 feet.

§ Parking and loading requirements. Off-street parking and loading requirements shall be provided in accordance with § 470-34 of this chapter.

§ Signs. All proposed signs shall conform to the requirements of Article VII of this chapter.

§ 470-19. RD Recreation District.

- A. Intended purpose. The regulations of this district are intended to maximize open space while allowing for recreational activities that generate employment, retail trade, retail services, tourism, and related dining/lodging and entertainment uses.
- B. Uses and structures.
 - (1) Permitted uses by right:
 - (a) Transient dwelling accommodations including hotels, motels, resorts and

lodges. (Excludes bed-and-breakfast establishments and boardinghouses, see conditional uses below.)

(b) Commercial indoor and outdoor recreational and entertainment uses (See § 470-75.), including:

- [1] Amusement parks.
- [2] Boating and canoeing.
- [3] Carnivals and fairs of temporary nature.
- [4] Golf courses.
- [5] Horseback riding. (See § 470-79.)
- [6] Ice skating rink(s).
- [7] Indoor shooting ranges.
- [8] Nightclubs. (See § 470-77.)
- [9] Restaurants. (See § 470-77.)
- [10] Paintball playground.
- [11] Ski resorts.
- [12] Ski trails and slopes.
- [13] Social halls.
- [14] Swimming pools.
- [15] Taverns. (See § 470-77.)
- [16] Tennis courts.
- [17] Water parks.
- [18] Water slides.
- [19] Campgrounds. (See § 470-48.)

(c) Retail establishments specifically related to the service of tourists, vacationers and visiting public and including the following (See § 470-74.):

- [1] Archery shops.
- [2] Bait and tackle shops.
- [3] Camper/recreational vehicles - sales and service.
- [4] Fishing equipment.

- [5] Gift shops.
 - [6] Golf shops.
 - [7] Gun shops.
 - [8] Hunting equipment.
 - [9] Marinas - sales and service.
 - [10] Motorcycle shops/retail.
 - [11] Ski shops.
 - [12] Snowmobile/retail.
 - [13] Sport-related clothing shop.
 - [14] Sporting goods shops.
 - [15] Water ski shops.
- (d) Essential services buildings and structures. (See § 470-57.)
 - (e) Churches and related uses. (See § 470-50.)
 - (f) Single-family dwellings.
 - (g) Two-family dwellings.
 - (h) Multifamily dwellings.
 - (i) Private clubs. (See § 470-73.)
 - (j) Drive-through businesses (excluding vehicle washes). (See § 470-56.)
 - (k) Riding clubs or riding stables. (See § 470-79.)
 - (l) Open space.
 - (m) Customary accessory uses incidental to the above permitted uses. (See § 470-53.)
 - (n) Home occupations. (See § 470-63.)
 - (o) Dormitories. (See § 470-55.)
 - (p) Forestry. (See § 470-58.)
 - (q) Keeping of equine animals. (See § 470-65.)
 - (r) Educational uses. (See § 470-60.)
 - (s) Antennas and communication equipment buildings. (See § 470-44.)
 - (t) Helipads for emergency services. (See § 470-62.)

- (2) Special exception uses. The following uses are permitted subject to the review and approval by the Zoning Hearing Board. (See § 470-37.)
 - (a) Communications towers. (See § 470-52.)
 - (3) Conditional uses. The following uses are permitted subject to the review and approval by the Board of Commissioners. (See § 470-38.)
 - (a) Planned residential development. (See Article VI.)
 - (b) Boardinghouses. (See § 470-47.)
 - (c) Bed-and-breakfast establishments. (See § 470-46.)
 - (d) Governmental uses. (See § 470-60.)
 - (e) Agricultural operations (farms). (See § 470-41.)
 - (f) Sign plazas. (See Article VII.)
- C. Lot, yard, and height requirements.
- (1) Lot requirements.
 - (a) Minimum lot area: two acres.
 - (b) Minimum lot width: 200 feet.
 - (c) Maximum impervious coverage: 20% for residential uses; 80% for other uses.
 - (2) Yard requirements.
 - (a) Front yard depth: 50 feet.
 - (b) Side yard width: 25 feet; except when adjacent to the R-1 and R-2 Residential Districts or any existing residential dwelling, a minimum side yard of 40 feet is required.
 - (c) Rear yard depth: 40 feet.
 - (d) Well: 15 feet.
 - (e) Septic: 10 feet.
 - (3) Building height.
 - (a) Principal building: 50 feet.
 - (b) Accessory building: equal in height to principal building but in no event higher than 50 feet.
- D. Parking and loading requirements. Off-street parking and loading requirements shall be provided in accordance with § 470-34 of this chapter.

- E. Signs. All proposed signs shall conform to the requirements of Article VII of this chapter.

§ 470-20. C Commercial District.

- A. Intended purpose. This district is designed for commercial uses that are dependent on highway traffic or need open areas for display of merchandise.

- B. Uses and structures.

- (1) Permitted uses by right:

- (a) Single-family dwellings.
- (b) Two-family dwellings.
- (c) Multifamily dwellings.
- (d) Open space.
- (e) Home occupations. (See § 470-63.)
- (f) Bed-and-breakfast establishments. (See § 470-46.)
- (g) Boardinghouses. (See § 470-47.)
- (h) Business or professional office or studio. (See § 470-74.)
- (i) Banks, savings and loan associations, finance companies and similar types of businesses. (See § 470-74.)
- (j) Personal and household service establishments such as, but not limited to, barbershops, beauty shops, laundromats, laundry and dry-cleaning shops, restaurants (See § 470-77.), tailor and seamstress shops, taverns (See § 470-77.), hotels, motels, and other places of lodging.
- (k) Offices of plumbers, masons, carpenters, heating contractors and similar trades. (See § 470-74.)
- (l) Offices or laboratories for scientific, agricultural, or industrial research and development.
- (m) Retail business establishments for the sale of goods such as, but not limited to, antiques, appliances, audio/video, beverages, bicycles, books, clothing, confections, drugs, dry goods, flowers, food, furniture, gifts, hardware, jewelry, liquor, machinery, motorcycles, newspapers, notions, office equipment, paint, personal and household supplies, photographic supplies, sporting goods, stationery and tobacco. (See § 470-74.)
- (n) Shops for the repair of goods permitted to be sold by retail business establishments above. All activities shall be performed and all parts stored within the building or screened from view so as not to be visible

from public streets or adjacent properties.

- (o) Retail establishments specifically related to the service of tourists, vacationers and visiting public. [See §§ 470-19B(1)(c) and 470-74.]
- (p) Nursery and garden retail. (See § 470-78.)
- (q) Storage and warehousing establishments, delivery and distribution centers, wholesale produce and meat markets, mechanical equipment repair establishments, dry-cleaning and dyeing plants, carpet and rug cleaning establishments, laundries, sign painting, blueprinting and graphic reproduction shops, printing and publishing establishments, radio and television studios. (See § 470-87.)
- (r) Private clubs. (See § 470-73.)
- (s) Drive-through businesses (excluding vehicle washes). (See § 470-56.)
- (t) Automatic and self-serve vehicle washes. (See § 470-86.)
- (u) Vehicle and mobile home/modular dwelling sales agency. (See § 470-74.)
- (v) Wholesaling businesses. (See § 470-87.)
- (w) Vehicle service and repair facilities. (See § 470-85.)
- (x) Vehicle fueling stations. (See § 470-84.)
- (y) Essential services buildings and structures. (See § 470-57.)
- (z) Farm equipment sales (See § 470-74.) and service. (See § 470-85.)
- (aa) Entertainment and recreational uses, including theaters, night clubs (See § 470-77.), art galleries, cultural establishments, skating rinks, billiard parlors, social halls and swimming pools.
- (bb) Churches and related uses. (See § 470-50.)
- (cc) Cemeteries. (See § 470-49.)
- (m) Antennas and communication equipment buildings. (See § 470-44.)
- (ee) Light manufacturing. (See § 470-69.)
- (ff) Mobile home parks. (See § 470-71.)
- (gg) Customary accessory uses incidental to the above permitted uses. (See § 470-53.)
- (hh) Forestry. (See § 470-58.)
- (ii) Transient dwelling accommodations including hotels, motels, and lodges.

- (jj) Keeping of equine animals. (See § 470-65.)
 - (kk) Governmental and educational uses. (See § 470-60.)
 - (ll) Nursery schools. (See §§ 470-60 and 470-54.)
 - (mm) Riding clubs or riding stables. (See § 470-79.)
 - (nn) Dormitories. (See § 470-55.)
 - (oo) Hospitals. (See § 470-64.)
 - (pp) Vehicle parking lot or garage.
 - (qq) Helipads for emergency services. (See § 470-62.)
- (2) Special exception uses. The following uses are permitted subject to the review and approval by the Zoning Hearing Board. (See § 470-37.)
- (a) Communications towers. (See § 470-52.)
 - (b) Life-care facilities. (See § 470-68.)
 - (c) Kennels. (See § 470-67.)
 - (d) Veterinary offices or animal hospitals. (See § 470-43.)
 - (e) Amusement arcades. (See § 470-42.)
 - (f) Gaming and off-track betting establishments. (See § 470-59.)
 - (g) Recreation facilities including bowling alleys, miniature golf courses, driving ranges and similar uses. (See § 470-75.)
 - (h) Keeping of wild or exotic animals. (See § 470-66.)
 - (i) Adult uses. (See § 470-40.)
- (3) Conditional uses. The following uses are permitted subject to the review and approval by the Board of Commissioners. (See § 470-38.)
- (a) Shopping centers. (See § 470-82.)
 - (b) Day-care facilities. (See § 470-60.)
 - (c) Self-service storage facilities. (See § 470-81.)
 - (d) Planned residential development. (See Article VI.)
 - (e) Regional impact developments. (See § 470-76.)
 - (f) Agricultural operations (farms). (See § 470-41.)
 - (g) Sign plazas. (See Article VII.)
 - (h) Billboards. (See Article VII.)

- (i) Truck and motor freight terminals. (See § 470-83.)
 - (j) Dispensary facility. [**Added 7-16-2018 by Ord. No. 2018-07¹**]
 - (k) Medical marijuana delivery vehicle office. [**Added 7-16-2018 by Ord. No. 2018-07**]
 - (l) Other uses determined by the Board of Commissioners to be of the same general character as those listed above and which will not be detrimental to any permitted uses and structures.
- C. Lot, yard, and height requirements.
- (1) Lot requirements.
 - (a) Minimum lot area: one acre.
 - (b) Minimum lot width: 100 feet.
 - (c) Maximum impervious coverage: 35% for residential uses; 80% for other uses.
 - (2) Yard requirements.
 - (a) Front yard depth: 75 feet.
 - (b) Side yard width: 20 feet.
 - (c) Rear yard depth: 25 feet.
 - (d) Well: 15 feet.
 - (e) Septic: 10 feet.
 - (3) Building height.
 - (a) Principal building: 50 feet.
 - (b) Accessory building: 25 feet.
 - (4) Building separation. New nonresidential buildings shall be located not closer than 75 feet from existing residential dwellings.
- D. Parking and loading requirements. Off-street parking and loading requirements shall be provided in accordance with § 470-34 of this chapter.
- E. Signs. All proposed signs shall conform to the requirements of Article VII of this chapter.

§ 470-21. I Industrial District.

- A. Intended purpose. The regulations of this district are intended to maximize

1. Editor's Note: This ordinance also redesignated former Subsection B(3)(j) as Subsection B(3)(l).

industrial potential while ensuring compatibility with the surrounding districts. The nature of such uses is not always compatible or desirable in residential neighborhoods, and they are often better located in areas which provide greater visibility and vehicular access. New residential development is excluded from this district, both to protect residences from an undesirable environment and to ensure the reservation of adequate areas for industrial development.

B. Uses and structures.

(1) Permitted uses by right.

- (a) Heavy commercial uses, which shall be carried on in a completely enclosed building, except for off-street parking and loading facilities, including wholesale businesses and warehouses, except bulk storage of chemicals, petroleum products and other flammable explosives, or noxious materials.
- (b) Heavy commercial uses, which shall be carried on in a completely enclosed building, except for off-street parking and loading facilities, mechanical and vehicle equipment repair establishments and dry-cleaning and dyeing plants.
- (c) Heavy commercial uses which do not require complete enclosure in a building include building materials, new and used machinery storage and sales, vehicle and trailer sales and storage, farm equipment and construction machinery establishments.
- (d) Manufacturing, compounding, processing, packaging or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, toiletries, food products, beverages, confections, ceramics, clothing, plastics, electrical goods, furniture, hardware, tools, dies, patterns, professional and scientific instruments, handicraft products, electronics and small parts assembly and/or manufacture.
- (e) Offices or laboratories for scientific, agricultural, or industrial research and development.
- (f) Churches and related uses. (See § 470-50.)
- (g) Essential services. (See § 470-57.)
- (h) Self-service storage facilities. (See § 470-81.)
- (i) Vehicle washes. (See § 470-86.)
- (j) Home occupations. (See § 470-63.)
- (k) Customary accessory uses incidental to the above permitted uses. (See § 470-53.)

- (l) General industrial uses, which include the storage, manufacture, assembly, fabrication, packing, testing or other handling of products from raw materials and from other previously prepared materials, not including retail activity.
- (m) Mineral recovery. (See § 470-70.)
- (n) Accessory uses, including such uses as the following: stockpiling; storage, maintenance and repair of construction and mining vehicles and equipment used for mineral recovery; sales of quarry or mining products; administrative offices; helipads (See § 470-62.); and asphalt manufacturing plants.
- (o) Truck and motor freight terminal, delivery and distribution centers. (See §§ 470-83 and 470-87.)
- (p) Communication towers. (See § 470-52.)
- (q) Forestry. (See § 470-58.)
- (r) Open space.
- (s) Antennas and communication equipment buildings. (See § 470-44.)
- (t) Governmental uses. (See § 470-60.)
- (u) Helipads for emergency services. (See § 470-62.)
- (v) Keeping of equine animals. (See § 470-65.)
- (2) Special exception uses. The following uses are permitted subject to the review and approval by the Zoning Hearing Board. (See § 470-37.)
 - (a) Commercial mulching, stump grinding and/or composting. (See § 470-51.)
 - (b) Salvage yards. (See § 470-80.)
 - (c) Ready-mix concrete manufacturing plants.
 - (d) Adult uses. (See § 470-40.)
- (3) Conditional uses. The following uses are permitted subject to the issuance of a conditional use permit by the Board of Commissioners. (See § 470-38.):
 - (a) Sign plazas. (See Article VII.)
 - (b) Billboards. (See Article VII.)
 - (c) Grower/processor facility. [**Added 7-16-2018 by Ord. No. 2018-07²**]
 - (d) Medical marijuana delivery vehicle office. [**Added 7-16-2018 by Ord.**

2. Editor's Note: This ordinance also redesignated former Subsection B(3)(c) as Subsection B(3)(g).

No. 2018-07]

- (e) Academic clinical research center. **[Added 7-16-2018 by Ord. No. 2018-07]**
 - (f) Dispensary facility. **[Added 7-16-2018 by Ord. No. 2018-07]**
 - (g) Other uses determined by the Board of Commissioners to be of the same general character as those listed above and which will not be detrimental to any permitted uses and structures.
- C. Lot, yard, and height requirements.
- (1) Lot requirements.
 - (a) Minimum lot area: five acres.
 - (b) Minimum lot width: 300 feet.
 - (c) Maximum impervious coverage: 90%.
 - (2) Yard requirements.
 - (a) Front yard depth: 75 feet.
 - (b) Side yard width: 35 feet, except when adjacent to any residential district or any existing residential dwelling, a minimum side yard of 50 feet is required.
 - (c) Rear yard depth: 50 feet.
 - (d) Well: 15 feet.
 - (e) Septic: 10 feet.
 - (3) Building height.
 - (a) Principal building: 50 feet.
 - (b) Accessory building. Equal to principal building but in no event higher than 50 feet.
- D. Parking and loading requirements. Off-street parking and loading requirements shall be provided in accordance with § 470-34 of this chapter.
- E. Signs. All proposed signs shall conform to the requirements of Article VII of this chapter.
- F. General performance standards.
- (1) All uses within the I Industrial District shall comply with the following general performance standards.
 - (a) Odor. No emission of unpleasant gases or other odorous matter shall be

permitted in such quantity as to be offensive outside the lot lines of the tract.

- (b) Toxic gases. The emission of noxious, toxic or corrosive gases or fumes injurious to persons, animals, property or vegetation is prohibited.
- (c) Glare and heat. No use shall produce glare which is visible, or heat which is detectable, beyond the property line of the lot on which the operation is located. Direct glare from any lights shall not exceed 0.1 horizontal footcandle measured at the property line. At designated vehicular entrances/exits, a maximum illumination level of 0.5 horizontal footcandle shall be allowed, provided said area of illumination is limited to said property and adjoining pavement and right(s)-of-way of public streets. The area of illumination shall not extend beyond 50 feet from the center line of the designated entrance/exit in any direction along the property line(s) of said property.
- (d) Liquid wastes or sewage. No discharge is permitted except in accordance with all applicable local, county, state and federal, ordinances, laws, rules and regulations.
- (e) Vibration. Vibration shall not be perceptible except for not more than two minutes per hour from 7:00 a.m. to 5:00 p.m. beyond the lot line.
- (f) Noise. No noise shall exceed the decibel levels in the designated octave band shown below, except for emergency alarms or signals.

Octave Band Cycles per Second	Maximum Sound Level in Decibels Along Residential District Boundary	Maximum Sound Level in Decibels Along Property Line Other Than Residential District Boundary
10 to 600	50	55
600 to 2,400	38	40
2,400 to 4,800	35	38
Above 4,800	32	38

- (g) Emissions. All emissions shall be in compliance with all applicable local, county, state and federal ordinances, laws, rules, and regulations.

§ 470-22. CD Conservation District.

- A. Intended purpose. The regulations for this district are intended to provide open space areas in the Township.
- B. Uses and structures.
 - (1) Permitted uses by right.

- (a) State game lands.
 - (b) State park areas.
 - (c) Game preserves.
 - (d) Game refuges.
 - (e) Wildlife sanctuaries.
 - (f) Bird and/or waterfowl sanctuaries.
 - (g) Noncommercial public parking areas for the above permitted uses.
 - (h) Nondwelling structures or buildings used for office space, display, lecture auditoriums, and other customary uses provided such are clearly incidental to the above permitted uses.
 - (i) Open space.
 - (j) Essential services. (See § 470-57.)
 - (k) Customary accessory uses incidental to the above permitted uses. (See § 470-53.)
 - (l) Conservation.
 - (m) Agricultural operations (farms). (See § 470-41.)
 - (n) Forestry. (See § 470-58.)
 - (o) Antennas and communication equipment buildings. (See § 470-44.)
 - (2) Special exception uses. The following uses are permitted subject to the review and approval by the Zoning Hearing Board (See § 470-37.):
 - (a) Communication towers. (See § 470-52.)
- C. Lot, yard, and height requirements.
- (1) Lot requirements.
 - (a) Minimum lot area: five acres.
 - (b) Minimum lot width: 300 feet.
 - (c) Maximum impervious coverage: 15%.
 - (2) Yard requirements.
 - (a) Front yard depth: 100 feet.
 - (b) Side yard width: 50 feet.
 - (c) Rear yard depth: 50 feet.

- (d) Well: 15 feet.
- (e) Septic: 10 feet.
- (3) Building height.
 - (a) Principal building: 35 feet.
 - (b) Accessory building: 25 feet.
- (4) Building separation. New nonresidential buildings shall be located not closer than 75 feet from existing residential dwellings on adjacent properties.
- D. Parking and loading requirements. Off-street parking and loading requirements shall be provided in accordance with § 470-34 of this chapter.
- E. Signs. All proposed signs shall conform to the requirements of Article VII of this chapter.