

**POCONO TOWNSHIP ZONING ORDINANCE, ZONING MAP, SALDO AMENDMENTS**

**MEETING #2 AGENDA**

**March 27, 2023 - 6:00pm**

**Pocono Township Municipal Building**

- ⇒ **Review Changes to Use Schedule** (based on meeting #1 discussion)
- ⇒ **Review Changes to Zoning Text of District Uses** (based on meeting #1 discussion)
- ⇒ **Review Use Schedule and Consider Relocating Uses to New/Different Districts**
- ⇒ **Next Steps / Next Meeting April 20, 2023**

ZONING  
470 Attachment 1  
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 = These are now yellow since they are now included in text and matrix  
Red = listed in matrix but missing from district text

CURRENT USES	Define d in	Define d	R-1	R-2	RD	C	I	CD	EPO	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	C	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; <b>entire C district?</b>
Banks, savings and loan associations, finance companies and similar types of businesses (§ 470-74)	N					P					
Bed-and-breakfast (§ 470-46)	Y			C	CU	P					<b>are there currently single-family homes / B&amp;Bs in the C district?</b>
Billboards (Article VII)	Y				CU	CU	CU				<b>Added to RD district text as a CU changed to yellow on matrix); entire C dist?</b>
Bird and/or waterfowl sanctuaries	N							P			
Boardinghouses (§ 470-47)	Y			C	CU	P					
<del>Business conversions (§ 470-74)</del>	<del>N</del>					<del>P</del>					<b>Delete entire row</b>
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					<b>Definition includes crematorium which must be on site. Define and list crematorium as separate use and permit in I district? Cemeteries in C dist? R-</b>
Churches and related uses (§ 470-50)	Y		P	P	P	P	P	<del>P</del>			Change to "Place of worship",update defintion; <b>Not in text delete from matrix</b>
Clubhouses for use by homeowners' associations (§ 470- 73)	N		P	P							<b>Allow anywhere PRD is permitted</b>
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			<b>Permit everywhere?</b>

CURRENT USES	Define d in	Define d	R-1	R-2	RD	C	I	CD	EPO	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			C		CU					definition - delete "instruction"? Include adults?
Medical Marijuana Dispensary facility (§ 470-87.4)	Y					CU	CU				check definition - specific to medical marijuana? <b>Yes</b>
Dormitories (§ 470-55)	Y				P	P					strengthen definition
Drive-in businesses (excluding vehicle washes) (§ 470-56)	Y				P	P					
Educational uses (§ 470-60)	N			C	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					Added to C district text (and changed to yellow on matrix)
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					Not in text delete from matrix
Governmental uses (§ 470-60)	Y				CU	P	P				CU - what if it is a Pocono Twp use? <b>Define Pocono Twp separately</b>
Group-care facilities (§ 470-61) (Treatment Ctr, Homeless & Abuse Shelters)	Y					P					Added to C dist. text & changed to yellow on matrix; Treatment is CU in RRO
Medical Marijuana Grower/processor facility (§ 470-87.2)	N						CU				Is this intended to be specific to marijuana? <b>Yes</b>
Heavy commercial uses	Y						P				
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				delete from wherever residential in not permitted
Hospitals (§ 470-64)	Y					P					
Hotels, motels, and <del>other places of lodging</del> resorts	Y/N				P	P					"Transient dwelling accomodations including" hotels, motels, resorts and lodges. Define hotel & motel separately? Lodge not defined. <b>Want resorts in C</b>
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	N						P				I district text says "Offices or laboratories"; See Offices for scientific...below

CURRENT USES	Define d in	Define d	R-1	R-2	RD	C	I	CD	EPO	RRO	Notes
Life-care facilities (§ 470-68)	Y				SE	SE				CU	Not in text delete from matrix
Light manufacturing (§ 470-69)	N					P	P				Light manufacturing is sort of defined by 470-69. Is this different than Light Industrial Use?
Manufacturing	N						P				Is this different than Light Manufacturing? Heavy Industrial Use?
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 for scientific, agricultural, or industrial research and development (Meaning no lab testing? Then is this just a professional office?)	N					P	P				C and I district text says "Offices or laboratories". Do you want laboratories in the C district?
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					Put machinery and motorcycles in a different category like vehicular sales? Does machinery sales include farm equipment (see farm equipment use above)? Other retail uses that should be in separate category?

CURRENT USES	Define d in	Define d	R-1	R-2	RD	C	I	CD	EPO	RRO	Notes
Retail business establishment specifically related to service of tourists, vacationers and visiting public (§ 470-74)	Y?				P	P					
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				
Single-family detached dwellings	Y	Y	P	P	P	P					Remove from C district? Potential conflicts?
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	Change to "Group Care Facilities" or separate treatment, homeless, abuse
Truck terminal/distribution (§ 470-83)	Y						P		CU		Added/changed per curative amendment
Two-family dwellings	Y	Y		P	P	P					Delete from C district? Potential conflicts?
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'
Warehouse (§ 470-87.5)	Y					CU	P			CU	Added/changed per curative amendment.
Wholesaling businesses (§ 470-87)	N					P	P				See 470-20(1)(q) for other uses included
Wildlife sanctuaries	N							P			


**NEW USES TO CONSIDER ADDING**

New Uses to Consider Adding	Define d in	Define d	R-1	R-2	RD	C	I	CD	EPO	RRO	Notes
Accessory apartment / dwelling unit											Where does township want this? Current defined as "accessory apartment."
Agricultural products processing							P				allow in I district?
Agrivoltaics											solar farm with ag
Airport											Chapter 90 is Airport Zoning...make reference to this chapter
Animal shelter						SE					Permit same as Kennel. Included in Kennel in supplemental regs
Brew pub, Distillery, Urban winery											Considered a restaurant, Permit where restaurants are permitted
Bulk fuel storage facility											
Camp/retreat											
Conservation subdivision design		Y									
Contractor shop or yard											
Correctional facility											
Crematorium											
Dwelling, single-family attached (townhouse)											
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											accessory use
Group home											must be permitted wherever single-family residential is permitted
Group home, institutional											
Industrial wastewater treatment facility											
Intensive Agriculture / Concentrated Animal Feeding Operation (CAFO)											allow in I district? CD district?
Mineral extraction											need to update?
Mineral processing											need to include/update?
Nursing home	Y										included under 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											
Recycling drop-off center											
Resource recovery facility											

New Uses to Consider Adding	Define d in	Define d	R-1	R-2	RD	C	I	CD		RRO	Notes
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? 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, accessory (on-site usage)											
Solar energy system, commercial (off-site usage)											
Staging area for equipment/materials											
Travel plaza/truck stop											
Vehicle and equipment sales											
Water withdrawal and bottling facility											
Wireless communication facilities											

## District Uses - for Review at Meeting #2

### § 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.~~ **Place of worship** (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.~~ **Place of worship.** (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.~~

C. 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.

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.

**§ 470-19. 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.~~ **Place of worship.** (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.)
  - (g) **Municipal uses. (See § 470-60.)**
  - (h) **Billboards. (See Article VII.)**

§ 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%~~ **35%** 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.

§ 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.~~ **Place of worship** (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.)

**(rr) Municipal uses. (See § 470-60.)**

**(ss) Funeral home.**

**(tt) Group care facilities. (See §470-61)**

(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) **Medical Marijuana** Dispensary facility. [Added 7-16-2018 by Ord. No. 2018-07]
- (k) Medical marijuana delivery vehicle office. [Added 7-16-2018 by Ord. No. 2018-07]



- (l) **Warehouses**

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




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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.)
- (w) **Warehouses. (See § 470-87.5.)**
- (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) **Medical Marijuana Grower/processor facility. [Added 7-16-2018 by Ord. No. 2018-07<sup>2</sup>]**
  - (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) **Medical Marijuana** 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.

<b>Octave Band Cycles per Second</b>	<b>Maximum Sound Level in Decibels Along Residential District Boundary</b>	<b>Maximum Sound Level in Decibels Along Property Line Other Than Residential District Boundary</b>
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.

## **Definitions for Possible New Uses**

**These definitions correspond to the list of possible new uses in the Excel spreadsheet.**

Accessory Apartment / Dwelling Unit (as currently defined in the Zoning Ordinance) - A second dwelling unit either in or added to an existing single-family detached dwelling, or in a separate accessory structure on the same lot as the principal building, for use as a complete, independent living facility with provision within the accessory apartment for cooking, eating, sanitation and sleeping. Such a dwelling is an accessory use to the principal building, and is permitted only for occupancy of a relative of the owner-occupant of the principal dwelling, and for only as long as the relative is in residence in the unit.

Agriculture Products Processing - An industry that involves the processing of raw agricultural products and transforming those products into a more refined, prepared, or marketable state. Includes, but is not limited to, such uses as sawmills, wood pellet production, firewood cutting and sales, wood chipping operations, tanneries, dairies, and food canning and freezing operations.

Agrivoltaics – The joint development of the same land area for solar generation and agriculture.

Distillery Pub - A type of *restaurant* that includes as an accessory use the distilling of liquor primarily intended for consumption or sale on the premises. Considered a *restaurant* for regulation by this chapter.

Brew Pub - A *restaurant* that includes as an accessory use the brewing of malt beverages of alcoholic and/or non-alcoholic content primarily intended for sale or consumption on the premises. Considered a *restaurant* for regulation by this chapter.

Urban Winery - A *restaurant* that includes as an accessory use the making of wine beverages of alcoholic and/or non-alcoholic content primarily intended for sale or consumption on the premises. Considered a *restaurant* for regulation by this chapter.

Bulk Fuel Storage Facility - Any facility where gasoline is stored in bulk for distribution by delivery truck, or fuel, including, but not limited, to kerosene, home heating oil, diesel fuel, gasoline, or propane, is stored in large volume tanks for distribution to retail or wholesale establishments; or any *retail home heating fuel distributor* where the storage of fuel on the site exceeds a combined total of twenty-thousand (20,000) gallons.

Camp/Retreat - A parcel or parcels of land with lodging units where transient clientele or members of an organized club participate in organized recreation which may include indoor recreation and learning activities; outdoor recreation activities such as hunting, fishing, hiking, bicycling, baseball and swimming; receive instruction or training; or are afforded peace and quiet.

Camp/Retreat Lodging Unit - A dwelling structure in a camp/retreat used for temporary occupancy.

Conservation Subdivision Design - A subdivision designed at the regulated dwelling unit density where individual lots are reduced in size, important natural resources are conserved, and the resultant open space is preserved in perpetuity.

Contractor Yard - Any premises used as the base of operation by any tradesman or contractor for the storage of equipment, vehicles and supplies.



Correctional Facility - A public or private facility used to house and/or rehabilitate adults or juveniles detained, sentenced or adjudicated delinquent by the criminal justice system including, but not limited to, jails, prisons, penitentiaries, reformatories, half-way houses, transitional living facilities, juvenile detention facilities, and similar facilities.

Crematorium - A furnace or establishment for the incineration of human or animal corpses.

Dwelling, Single-Family Attached (Townhouse) – A building containing at least three dwelling units with each dwelling unit separated by a vertical common party wall from ground to roof, and having independent outside access and yards on two sides (i.e., front and rear yards) except dwelling units at either end of the building with yards on three sides.

Electric Vehicle Charging Station - A public or private parking space that is served by battery charging station equipment for the purpose of transferring electric energy to a battery or other energy storage device in an electric vehicle. The three charging levels are as follows:

- Level 1 is considered slow charging and operates on a 15 to 20 amp breaker on a 120 volt AC circuit.
- Level 2 is considered medium charging and operates on a 40 to 100 amp breaker on a 208 or 240 volt AC circuit.
- Level 3 is considered "fast" or "rapid" charging and typically operates on a 60 amp or higher breaker on a 480 volt or higher three phase circuit with special grounding equipment. Level 3 stations are primarily for commercial and public applications and are typically characterized by industrial grade electrical outlets that allow for faster recharging of electric vehicles.

Group Home - The use of any lawful dwelling unit which meets all the following criteria:

A. Involves the care of the maximum number of persons permitted by the *group home* standards of §\_\_\_\_ and meets all other standards of such section. (*typically max of 8 persons*)

B. Involves persons functioning as a common household.

C. Involves providing non-routine support services and oversight to persons who need such assistance to avoid being placed within an institution, because of physical disability, old age, mental impairment or other handicap\* as defined by applicable Federal law.

D. Does not involve the housing or treatment of persons who could reasonably be considered a threat to the physical safety of others.

\*NOTE: As of 1992, the Federal Fair Housing Act defined *Handicap* as follows: 1) a physical or mental impairment which substantially limits one (1) or more of such person's major life activities, 2) a record of having such an impairment, or 3) being regarded as having such an impairment, but such term does not include current, illegal use of or addiction to a controlled substance as defined in §802 of Title 21.

Group Home, Institutional - A use that would otherwise meet the definition of *group home*, but which includes more than the permitted number of residents specified in § \_\_\_\_\_. (*typically more than 8 persons*)

Concentrated Animal Feeding Operation (CAFO) - A concentrated animal operation with greater than 300 Animal Equivalent Units (AEUs); any agricultural operation with greater than 1,000 AEUs; or any agricultural operation defined as a large CAFO under the United States Code, Title 40 CFR 122.23 (relating to concentrated animal feeding operations).

Concentrated Animal Operation (CAO) - An agricultural operation with eight (8) or more animal equivalent units (AEUs) where the animal density exceeds two (2) AEUs per acre of land available for manure application on an annualized basis.

Power Plant - Any facility, including structures, machinery and associated equipment, which generates electric energy from another source of energy, such as nuclear reactions, hydroelectric dams, or natural gas or coal fired plants, the primary purpose of which is the commercial sale of the energy which is generated. Power plants which produce electric energy, 75 percent or more of which is used on the site of production, shall be considered part of the principal permitted use for which the energy is used (*excluding solar and wind energy*).

Race Track - A road course, either oval, circuitous or straight, or any exterior area, where motor vehicles including, but not limited to, automobiles, trucks, go-carts, motorcycles, motor scooters, dune buggies and the like, and remote-control vehicles are driven for recreation, testing or competition; or, any course where animals are raced for competition.

Recycling Facility - A facility employing a technology that is a process that separates or classifies municipal waste (as defined by PA Code Title 25, §271.1) and creates or recovers re-useable materials that can be sold to or reused by a manufacturer as a substitute for or a supplement to virgin raw materials. The term does not include *solid waste facilities*, or a *resource recovery facility* as defined herein, or an accessory drop-off point or collection center for recycling.

Recycling Drop-Off Center - A facility intended for the collection of recyclable materials, not including municipal, residual, or hazardous waste transfer stations.

Recyclable Materials - Those designated waste products which are collected at approved recycling drop-off centers in the Township for transformation into new and/or different products at another location.

Resource Recovery Facility - A processing facility that provides for the extraction and utilization of materials or energy from municipal waste (as defined by PA Code Title 25, §271.1).

- A. The term includes a facility that mechanically extracts materials from municipal waste, a combustion facility that converts the organic fraction of municipal waste to usable energy and a chemical and biological process that converts municipal waste into a fuel product.
- B. The term includes a facility for the combustion of municipal waste that is generated offsite, whether or not the facility is operated to recover energy.

C. The term includes land affected during the lifetime of operations, including, but not limited to, areas where processing activities actually occur, support facilities, borrow areas, offices, equipment sheds, air and water pollution control and treatment systems, access roads, associated onsite or contiguous collection, transportation and storage facilities, closure and post-closure care and maintenance activities and other activities in which the natural land surface has been disturbed as a result of or incidental to operation of the facility.

D. The term does not include:

1. A *composting facility* as defined herein.
2. Methane gas extraction from a municipal waste landfill.
3. A recycling facility as defined herein, an accessory drop-off point or collection center for recycling, or a source separation or collection center for composting leaf waste.

Staging Areas for Equipment/Materials - Any area where equipment, vehicles, supplies and/or other material are assembled or stored for the support of another operation or use located at a different site.

Solar energy system, accessory (on-site usage) - An area of land or other area used for a solar collection system used to capture solar energy, convert it to electrical energy or thermal power and supply electrical or thermal power primarily for on-site use. An accessory solar energy system consists of one (1) or more free-standing ground, or roof mounted solar arrays or modules, or solar related equipment and is intended to primarily reduce on-site consumption of utility power or fuels.

Solar Energy System, Principal (off-site usage) - An area of land or other area used for a solar collection system principally used to capture solar energy, convert it to electrical energy or thermal power and supply electrical or thermal power primarily for off-site use. Principal solar energy systems consist of one (1) or more free-standing ground, or roof mounted solar collector devices, solar related equipment and other accessory structures and buildings including light reflectors, concentrators, and heat exchangers, substations, electrical infrastructure, transmission lines and other appurtenant structures.

Staging Areas for Equipment/Materials - Any area where equipment, vehicles, supplies and/or other material are assembled or stored for the support of another operation or use located at a different site.

Vehicle and Equipment Sales Operation - The use of any building, land area or other premise for the display and sale of new and used automobiles of operable condition; panel trucks or vans; manufactured homes or trailers; recreation vehicles; or farm or construction equipment including any warranty repair work and other repair service as an accessory use.

Water Extraction/Bottling - Any use which involves the pumping or removal of water from groundwater sources, with or without bottling, for retail or wholesale sale. [Considered *industry*]