

ARTICLE IV  
DISTRICT REGULATIONS

401 Designation of Districts

401.1 Designation

For the purposes of this Ordinance, Eldred Township is hereby divided into the following Zoning Districts:

- |  |                        |                       |
|--|------------------------|-----------------------|
| RR Rural Resource District             | R Residential District | I Industrial District |
| AR Agricultural / Residential District | C Commercial District  |                       |

401.2 Intent

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

401.3 Floodplain Overlay District

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

401.4 Conservation Subdivision Design Overlay District -- Developer’s Option

The Optional Conservation Subdivision Design Overlay District is hereby created to promote the conservation of open lands in the Township. Based on the request of the Developer, the District shall apply to all areas of the Township in Districts where residential development is permitted, and in addition to all the applicable standards of this Zoning Ordinance, the requirements of §601 shall apply.

401.5 Appalachian Trail Overlay District

The Appalachian Trail Overlay District is hereby created to be defined by the area within one thousand (1,000) feet on each side of the centerline of the Appalachian Trail as it is designated by the Appalachian Trail Conference. The intent of the District is to provide a buffer from incompatible uses along the Trail while recognizing that the Trail crosses private lands where reasonable uses must be permitted. In addition to all other applicable standards of this Zoning Ordinance, the following requirements shall apply:

- A. Buffer - Structures shall be prohibited within one hundred (100) feet of the Trail corridor owned by the National Park Service. Any structure permitted by variance within the buffer shall be screened in accord with §701.1. (See definition of *screened*.)
- B. Existing Vegetation - Vegetation in the buffer shall not be disturbed except for maintenance purposes, the correction of hazardous conditions or the removal of invasive species, or as otherwise approved by the Township as part of a landscape or open space plan. Trees may be harvested to the extent that the basal area of trees in the buffer area shall not be reduced below fifty (50) percent of the basal area present before cutting or below sixty-five (65) square feet per acre, whichever is higher. Basal area is the area in square feet per acre occupied by tree stems at four and one-half (4.5) feet above the ground, normally measured by a calibrated prism or angle gauge.
- C. Conditional Use - With the exception of forestry enterprises, any nonresidential use which is not otherwise classified as a conditional use, special exception or accessory use, and which is located within one thousand (1,000) feet of the centerline of the Trail, shall be considered a conditional use. All such uses shall be considered in terms of effects on the Trail and the Board of Supervisors shall attach such conditions deemed reasonable and

necessary to afford protection to the trail.

**401.6 Wellhead Protection Overlay District**

The Wellhead Protection Overlay District is hereby created to provide protection for any public water supply well regulated under the Safe Drinking Water Act, whether such well was in existence prior to the adoption of this Ordinance or is developed thereafter. In addition to all other applicable standards of this Zoning Ordinance, the wellhead regulations in §707 shall apply in the Wellhead Protection Overlay District.

**402 Official Zoning Map**

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

**403 District Boundaries**

**403.1 Establishment**

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

**403.2 Interpretation**

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

**403.3 Uncertainty**

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

**404 District Regulations**

District regulations are of two types, Use Regulations and Development Standards, which shall apply to any proposed new use, expansion of an existing use or change of use of any land or structure.

**404.1 Use Regulations**

District Use Regulations are provided in the following Schedule of Uses.

- A. Permits for principal permitted uses and accessory uses shall be issued by the Zoning Officer provided such uses comply with the standards in this Ordinance.
- B. Conditional uses and special exception uses shall be subject to the additional review procedures and criteria as specified in this Ordinance.
- C. No land and no structure in a particular zoning district shall be used for any use which is not specifically listed on the Schedule of Uses for that particular district, and then only in accord with all other requirements of this

Ordinance. If a use which could be included in a more general uses is listed as a separate use in any District Schedule of Uses, such use shall be permitted only in the district where it is specifically listed. Larger lot sizes, greater setbacks, buffers and other more restrictive standards may be required by other provision of this Ordinance. In cases where this Ordinance provides different requirements for the same use, the most restrictive requirement shall apply.

#### 404.2 Uses Not Specified in Schedule of Uses

- A. Jurisdiction - Whenever a use is neither specifically permitted nor specifically denied in any zoning district established under this Ordinance and an application is made to the Zoning Officer for such use, the application shall be submitted to the Zoning Hearing Board which shall have the authority to permit the use or deny the use as a special exception.
- B. Findings - The use may be permitted only if the Zoning Hearing Board makes all of the following findings; and, the burden of proof shall be upon the applicant:
1. The use is similar to and compatible with the uses listed for the subject zoning district by the Schedule of Use Regulations.
  2. The use in no way conflicts with the intent of the zoning district and the general purpose and intent of this Zoning Ordinance.
  3. The use is not permitted in any other zoning district.
- C. Planning Commission Review - At the time the application is submitted to the Zoning Hearing Board, the Zoning Officer shall also provide a copy to the Township Planning Commission for its recommendation. The Zoning Hearing Board shall not conduct a public hearing on the application until the comments from the Planning Commission are received or thirty (30) days have passed from the time the application was referred to the Planning Commission.
- D. Conditions - The Zoning Hearing Board may attach reasonable conditions and safeguards to any special exception approval granted for a use not specified in the Schedule of Uses, incorporating standards in this Zoning Ordinance for similar uses in the district and such other conditions as the Zoning Hearing Board may deem necessary to protect and promote the public health, safety, morals and welfare and to implement the purposes of this Zoning Ordinance and the Pennsylvania Municipalities Planning Code.

#### 404.3 Development Standards

The Schedule of Development Standards which follows establishes minimum standards for lot area; lot depth, average lot width and front, side and rear yards; and establishes maximum standards for building height and lot coverage. The standards also establish specific standards and criteria that apply to the use as may be appropriate to protect the public health, safety and welfare. Larger lot sizes, increased setbacks and other more restrictive standards may be required in accord with other Ordinance sections.

**RR - RURAL RESOURCE DISTRICT -- SCHEDULE OF USES**

INTENT: To permit, protect and encourage the continued use of land for agriculture and forestry enterprises. The district is composed of those areas of the Township where agriculture and forestry enterprises are the predominant land uses. The regulations applicable in the district are designed to protect and stabilize the essential elements of the district’s existing character, to minimize conflicting land uses detrimental to agriculture and forestry enterprises, to limit development which requires community facilities in excess of those required for agriculture and forestry enterprises, and to maintain land in parcels of adequate size to support economically viable agricultural and forestry operations. Concurrently, a number of other limited non-agricultural uses are permitted to enable the owners of large parcels of land to realize reasonable income from their land, thereby forestalling its sale for development.

**PRINCIPAL PERMITTED USES**  
(Zoning Officer)

- Agricultural products processing only for products raised on the premises
- Bed and breakfast establishments
- Commercial greenhouses and nurseries
- Conservation design subdivisions
- Crop production
- Forestry enterprises
- Group homes
- Livestock operations
- Retail sales of agricultural / forestry products produced and/or processed on the premises
- Retail sales limited to 5,000 sq. ft. of agricultural / forestry related products and produce in association with an active agriculture / forestry use
- Single-family detached dwellings

**ACCESSORY USES**  
(Zoning Officer)

- Accessory uses customary to approved uses
- Barns, silos, sheds, and similar agricultural buildings
- Day care, adult and child as a home occupation
- Essential services
- Home gardens and home nurseries
- Home greenhouses
- Pets, keeping of
- Private garages, carports, sheds
- Private swimming pools
- Required parking areas
- Signs accessory to approved uses
- Satellite dish antennae
- Stables, private in association with a single-family detached dwelling
- Yard sales

**SPECIAL EXCEPTIONS**  
(Planning Commission / Zoning Hearing Board)

- Cemeteries
- Contractor’s yards
- Day care, adult
- Day care, child
- Golf courses
- Home based businesses
- Home occupations\*
- Kennels
- Places of worship
- Public and semi-public buildings and uses
- Public parks and playgrounds
- Recreational facilities, public
- Schools, public or private primary or secondary
- Stables, commercial, and horses for hire
- Storage yards for forest products and minerals
- Veterinary clinics
- Wind farms

\*See §503 which classifies certain home occupations as accessory uses.

**CONDITIONAL USES**  
(Planning Commission /Board of Supervisors)

- Archery ranges, outdoor
- Commercial communication device sites
- Detention facilities
- Junkyards
- Mineral extraction
- Race tracks
- Sawmills
- Shooting ranges, outdoor commercial
- Zoos and menageries

NOTE: Uses not specifically listed by this schedule shall not be permitted in the RR District except as approved in accord with §404.2.

**AR - AGRICULTURAL / RESIDENTIAL DISTRICT -- SCHEDULE OF USES**

INTENT: To permit, protect and encourage the continued use of land for agriculture and forestry enterprises, while concurrently allowing lower density residential development, limited recreational uses and certain institutional uses. A number of other limited non-agricultural uses are permitted to enable the owners of large parcels of land to realize reasonable income from their property, thereby forestalling its sale for development.

**PRINCIPAL PERMITTED USES**  
(Zoning Officer)

- Agricultural products processing only for products raised on the premises, 5,000 sq ft or less of gross floor area
- Commercial greenhouses and nurseries
- Conservation design subdivisions
- Crop production
- Forestry enterprises
- Group homes
- Livestock operations
- Retail sales of agricultural / forestry products produced and/or processed on the premises
- Retail sales limited to 5,000 sq. ft. of agricultural / forestry related products and produce in association with an active agriculture / forestry use
- Single-family detached dwellings
- Two-family dwellings

**ACCESSORY USES**  
(Zoning Officer)

- Accessory uses customary to approved uses
- Barns, silos, sheds, and similar agricultural buildings
- Day care, adult and child as a home occupation
- Essential services \*
- Home gardens and home nurseries\*
- Home greenhouses
- Pets, keeping of\*
- Private garages, carports, sheds
- Private swimming pools
- Required parking areas\*
- Signs accessory to approved uses
- Satellite dish antennae\*
- Stables, private in association with a single-family detached dwelling
- Yard sales \*

\*Permits not required

**SPECIAL EXCEPTIONS**  
(Planning Commission / Zoning Hearing Board)

- Bed and breakfast establishments
- Cemeteries
- Day care, adult
- Day care, child
- Golf courses
- Health facilities
- Home based businesses
- Home occupations\*
- Nursing homes
- Public and semi-public buildings and uses
- Public parks and playgrounds
- Recreational facilities, private
- Recreational facilities, public
- Schools, public or private primary or secondary
- Stables, commercial, and horses for hire
- Storage yards for forest products and minerals

\*See §503 which classifies certain home occupations as accessory uses.

**CONDITIONAL USES**  
(Planning Commission /Board of Supervisors)

- Agricultural products processing only for products raised on the premises, more than 5,000 sq ft of gross floor area
- Aircraft sales, repair or modification
- Airports, private and public
- Archery ranges, outdoor
- Campgrounds and recreational vehicle parks
- Mobile home parks
- Multi-family dwellings

NOTE: Uses not specifically listed by this schedule shall not be permitted in the AR District except as approved in accord with §404.2.

**R - RESIDENTIAL DISTRICT -- SCHEDULE OF USES**

INTENT: To provide areas adequate to accommodate the Township’s single-family housing needs at higher densities than other districts and recognize existing lake communities. To limit unnecessary intrusions of incompatible uses which might pose a threat to the health, safety, or welfare of families and individuals occupying said housing, and to allow certain public and semi-public uses compatible with residential neighborhoods.

<p style="text-align: center;"><b>PRINCIPAL PERMITTED USES</b> (Zoning Officer)</p> <ul style="list-style-type: none"> <li>- Conservation design subdivisions</li> <li>- Crop production</li> <li>- Forestry enterprises</li> <li>- Group homes</li> <li>- Retail sales of agricultural / forestry products produced and/or processed on the premises</li> <li>- Retail sales limited to 5,000 sq. ft. of agricultural / forestry related products and produce in association with an active agriculture / forestry use</li> <li>- Single-family detached dwellings</li> </ul> <hr/> <p style="text-align: center;"><b>ACCESSORY USES</b> (Zoning Officer)</p> <ul style="list-style-type: none"> <li>- Accessory uses customary to approved uses</li> <li>- Barns, silos, sheds, and similar agricultural buildings</li> <li>- Day care, adult and child as a home occupation</li> <li>- Essential services *</li> <li>- Home gardens and home nurseries*</li> <li>- Home greenhouses</li> <li>- Pets, keeping of*</li> <li>- Private garages, carports, sheds</li> <li>- Private swimming pools</li> <li>- Required parking areas*</li> <li>- Signs accessory to approved uses</li> <li>- Satellite dish antennae*</li> <li>- Stables, private in association with a single-family detached dwelling</li> <li>- Yard sales *</li> </ul> <p>*Permits not required</p>	<p style="text-align: center;"><b>SPECIAL EXCEPTIONS</b> (Planning Commission / Zoning Hearing Board)</p> <ul style="list-style-type: none"> <li>- Bed and breakfast establishments</li> <li>- Day care, adult</li> <li>- Day care, child</li> <li>- Home occupations*</li> <li>- Places of worship</li> <li>- Public and semi-public buildings and uses</li> <li>- Public parks and playgrounds</li> <li>- Recreational facilities, public</li> <li>- Schools, public or private primary or secondary</li> <li>- Stables, private, in association with a single-family detached dwelling</li> </ul> <p>*See §503 which classifies certain home occupations as accessory uses.</p> <hr/> <p style="text-align: center;"><b>CONDITIONAL USES</b> (Planning Commission /Board of Supervisors)</p> <p>none</p> <hr/> <p>NOTE: Uses not specifically listed by this schedule shall not be permitted in the R District except as approved in accord with §404.2.</p>
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**C - COMMERCIAL DISTRICT -- SCHEDULE OF USES**

INTENT: To provide areas within the Township for the location of businesses and commercial enterprises of all types catering to the needs of local residents as well as surrounding communities, the region, and travelers.

<p style="text-align: center;"><b>PRINCIPAL PERMITTED USES</b> (Zoning Officer)</p> <ul style="list-style-type: none"> <li>- Banks</li> <li>- Bed and breakfast establishments</li> <li>- Boarding and lodging houses</li> <li>- Clubs/lodges, private</li> <li>- Conservation design subdivisions</li> <li>- Convenience stores</li> <li>- Crop production</li> <li>- Day care, adult</li> <li>- Day care, child</li> <li>- Exercise clubs</li> <li>- Forestry enterprises</li> <li>- Funeral parlors</li> <li>- Group homes</li> <li>- Medical clinics</li> <li>- Multi-family dwellings</li> <li>- Nursing homes</li> <li>- Places of worship</li> <li>- Professional offices</li> <li>- Office buildings</li> <li>- Recycling units, mobile</li> <li>- Restaurants, traditional</li> <li>- Retail businesses</li> <li>- Self-storage facilities</li> <li>- Service establishments</li> <li>- Single-family detached dwellings</li> <li>- Theaters</li> <li>- Two-family dwellings</li> <li>- Taverns</li> <li>- Vehicle or equipment sales operation</li> <li>- Veterinary clinics</li> <li>- Wholesale businesses</li> </ul> <hr/> <p style="text-align: center;"><b>CONDITIONAL USES</b> (Planning Commission /Board of Supervisors)</p> <ul style="list-style-type: none"> <li>- Abused person shelter</li> <li>- Betting uses</li> <li>- Drive-in theaters</li> <li>- Mobile home parks</li> <li>- Restaurants, drive-in</li> <li>- Shopping centers and malls</li> </ul>	<p style="text-align: center;"><b>SPECIAL EXCEPTIONS</b> (Planning Commission / Zoning Hearing Board)</p> <ul style="list-style-type: none"> <li>- Amusement arcades</li> <li>- Car and truck washes</li> <li>- Flea markets</li> <li>- Gasoline service station</li> <li>- Health facilities</li> <li>- Home occupations *</li> <li>- Hotels</li> <li>- Indoor shooting ranges</li> <li>- Manufacturing, light</li> <li>- Motels</li> <li>- Recycling collection facilities, small and large</li> <li>- Recreational facilities, private</li> <li>- Recreational facilities, public</li> <li>- Public and semi-public buildings and uses</li> <li>- Public parks and playgrounds</li> <li>- Schools, public or private primary or secondary</li> <li>- Trade schools</li> <li>- Treatment centers/clinics</li> <li>- Vehicle or equipment repair operation</li> <li>- Vehicle or equipment rental operation</li> </ul> <p>*See §503 which classifies certain home occupations as accessory uses.</p> <hr/> <p style="text-align: center;"><b>ACCESSORY USES</b> (Zoning Officer)</p> <ul style="list-style-type: none"> <li>- Accessory uses customary to approved uses</li> <li>- Accessory residential unit per §502.1,D,2</li> <li>- Barns, silos, sheds, and similar agricultural buildings</li> <li>- Day care, adult and child as a home occupation</li> <li>- Essential services *</li> <li>- Home gardens and home nurseries*</li> <li>- Home greenhouses</li> <li>- Pets, keeping of*</li> <li>- Private garages, carports, sheds</li> <li>- Private swimming pools</li> <li>- Required parking areas*</li> <li>- Signs accessory to approved uses</li> <li>- Satellite dish antennae*</li> <li>- Stables, private in association with a single-family detached dwelling</li> <li>- Yard sales *</li> </ul> <p>*Permits not required</p> <hr/> <p>NOTE: Uses not specifically listed by this schedule shall not be permitted in the C District except as approved in accord with §404.2.</p>
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**I - INDUSTRIAL DISTRICT -- SCHEDULE OF USES**

INTENT: To reserve those areas in the Township best suited for manufacturing and industry, uses with potential for greater community impact, and other offensive uses based on location, existing uses and facilities, and the relationship to other land uses.

<p style="text-align: center;"><b>PRINCIPAL PERMITTED USES</b> (Zoning Officer)</p> <ul style="list-style-type: none"> <li>- Conservation design subdivisions</li> <li>- Crop production</li> <li>- Forestry enterprises</li> <li>- Livestock operations</li> <li>- Manufacturing, light</li> <li>- Recycling collection facilities, large and small</li> <li>- Recycling units, mobile</li> <li>- Retail sales of agricultural / forestry products produced and/or processed on the premises</li> <li>- Retail sales limited to 5,000 sq. ft. of agricultural / forestry related products and produce in association with an active agriculture / forestry use</li> <li>- Self-storage facilities</li> <li>- Wholesale businesses</li> <li>- Warehouses</li> </ul> <hr/> <p style="text-align: center;"><b>ACCESSORY USES</b> (Zoning Officer)</p> <ul style="list-style-type: none"> <li>- Accessory uses customary to approved uses</li> <li>- Accessory residential unit per §502.1,D,2</li> <li>- Barns, silos, sheds, and similar agricultural buildings</li> <li>- Day care, adult and child as a home occupation</li> <li>- Essential services *</li> <li>- Home gardens and home nurseries*</li> <li>- Home greenhouses</li> <li>- Pets, keeping of*</li> <li>- Private garages, carports, sheds</li> <li>- Private swimming pools</li> <li>- Required parking areas*</li> <li>- Signs accessory to approved uses</li> <li>- Satellite dish antennae*</li> <li>- Stables, private in association with a single-family detached dwelling</li> <li>- Yard sales *</li> </ul> <p>*Permits not required</p>	<p style="text-align: center;"><b>SPECIAL EXCEPTIONS</b> (Planning Commission / Zoning Hearing Board)</p> <ul style="list-style-type: none"> <li>- Bulk fuel storage</li> <li>- Home occupations*</li> <li>- Manufacturing and industry</li> <li>- Recyclable processing facilities</li> <li>- Slaughter houses</li> <li>- Truck terminals</li> </ul> <p>*See §503 which classifies certain home occupations as accessory uses.</p> <hr/> <p style="text-align: center;"><b>CONDITIONAL USES</b> (Planning Commission /Board of Supervisors)</p> <ul style="list-style-type: none"> <li>- Adult businesses</li> <li>- Agricultural products processing</li> <li>- Bus terminals</li> <li>- Commercial communication device sites</li> <li>- Crematoria</li> <li>- Detention facilities</li> <li>- Heliports, accessory</li> <li>- Heliports, commercial</li> <li>- Mineral processing</li> <li>- Sawmills</li> <li>- Solid waste facilities and staging areas</li> </ul> <hr/> <p>NOTE: Uses not specifically listed by this schedule shall not be permitted in the I District except as approved in accord with §404.2.</p>
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**SCHEDULE OF DEVELOPMENT STANDARDS**

Note: larger lot sizes, increased setbacks and other more restrictive standards may be required by other Ordinance sections.

<b>PART 1 RESIDENTIAL STANDARDS FOR DWELLINGS PLANNED AS PART OF A CONSERVATION DESIGN SUBDIVISION</b>					
Zoning district " " " " " " " " " "	<b>RR</b>	<b>AR</b>	<b>R</b>	<b>C</b>	<b>I</b>
Conservation Design Subdivision	see §601	see §601	see §601	see §601	see §601

<b>PART 2 RESIDENTIAL LOT SIZE AND DENSITY FOR DWELLINGS PLANNED AS PART OF A STANDARD SUBDIVISION</b>					
Zoning district " " " " " " " " " "	<b>RR</b>	<b>AR</b>	<b>R</b>	<b>C</b>	<b>I</b>
<b>Minimum lot size for SINGLE-FAMILY DWELLINGS</b>					
On-site sewage & on-site water	1.0 acre	2.0 acres	1.0 acre	1.0 acre	not permitted
On-site sewage & central water	1.0 acre	2.0 acres	1.0 acre	1.0 acre	not permitted
Central sewage & on-site water	1.0 acre	2.0 acres	1.0 acre	1.0 acre	not permitted
Central sewage & central water	0.5 acre	1.0 acre	0.5 acre	0.5 acre	not permitted
<b>Minimum lot size for TWO-FAMILY DWELLINGS (minimum per two units in one structure)</b>					
On-site sewage & on-site water	1.5 acres	3.0 acres	1.5 acres	1.5 acres	not permitted
On-site sewage & central water	1.5 acres	3.0 acres	1.5 acres	1.5 acres	not permitted
Central sewage & on-site water	1.5 acres	3.0 acres	1.5 acres	1.5 acres	not permitted
Central sewage & central water	0.75 acre	1.5 acres	0.75 acre	0.75 acre	not permitted
<b>Development standards for MULTI-FAMILY DWELLINGS</b> --central water and central sewage disposal required					
Garden apartments	not permitted	see §603	not permitted	see §603	not permitted
Townhouses	not permitted		not permitted		not permitted
Apartment buildings	not permitted		not permitted		not permitted
<b>Development standards for MOBILE HOME PARKS</b> --central water and central sewage disposal required					
Mobile home parks	not permitted	see §607	not permitted	see §607	not permitted

<b>PART 3</b>			
<b>LOT DIMENSIONS FOR DWELLINGS ON EXISTING LOTS OR LOTS PLANNED AS PART OF A STANDARD SUBDIVISION</b>			
<i>(See §601 for conservation design subdivisions.)</i>			
<b>SINGLE-FAMILY and TWO-FAMILY residential in all districts where permitted</b> <i>(see §602 for additional two-family dwelling standards)</i>			
STANDARD  <i>(see §911 for nonconforming lots)</i>	LOT SIZE		
	Equal to or greater than		Less than
	1.0	0.5	0.5
<b>Minimum Yards for Proposed Lots and Existing Lots</b> (i.e., building setbacks) <i>(see §503 for accessory structures)</i>			
Front measured from road right-of-way (feet)	50	30	20
Rear (feet)	40	30	20
Side - one/combined (feet)	20/50	15/30	15
Buffers for wetlands and water bodies	see §704.2, §704.3		
<b>Lot Dimensions for Proposed Lots</b> - see the Subdivision and Land Development Ordinance			
<b>Maximum lot coverage</b> (percent) total of all proposed and existing impervious surfaces	20	25	25
<b>MULTI-FAMILY DWELLINGS</b> - see §603. <b>MOBILE HOMES PARKS</b> - see §607			

<b>PART 4</b>					
<b>NONRESIDENTIAL LOT SIZES</b>					
Zoning district " " " " " " " " " "	RR	AR	R	C	I
<b>Minimum lot size for NONRESIDENTIAL USES</b>					
On-site sewage & on-site water	1.0 acre	2.0 acres	1.0 acre	1.0 acre	1.0 acre
On-site sewage & central water	1.0 acre	2.0 acres	1.0 acre	1.0 acre	1.0 acre
Central sewage & on-site water	1.0 acre	2.0 acres	1.0 acre	1.0 acre	1.0 acre
Central sewage & central water	0.5 acre	1.0 acre	0.5 acre	0.5 acre	0.5 acre

<b>PART 5 LOT DIMENSIONS FOR NONRESIDENTIAL USES</b>				
STANDARD  (see §911 for nonconforming lots)	LOT SIZE			
	Equal to or greater than			Less than
	2.0	1.0	0.75	0.75
<b>Minimum Yards for Proposed Lots and Existing Lots</b> (i.e., building setbacks) (see §503 for accessory structures)				
Front measured from road right-of-way (feet)	20	20	20	25
Rear (feet)	30	20	15	10
Side (feet)	25	20	15	10
Buffers for wetlands and water bodies	see §704.2, §704.3			
<b>Lot Dimensions for Proposed Lots</b> - see the Subdivision and Land Development Ordinance				
<b>Maximum lot coverage</b> (percent) total of all proposed and existing impervious surfaces	60	60	60	60

<b>PART 6 MAXIMUM BUILDING HEIGHT FOR ALL USES IN ALL DISTRICTS</b> (see §501.4 for exceptions)	
residential dwellings	2.5 stories or 35 feet
all others	4 stories or 45 feet

404.4 Table of Uses Permitted by District

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

<b>TABLE OF USES PERMITTED BY DISTRICT</b>						
CODES: P = principal permitted use      C = conditional use S = special exception                      N = not permitted		ZONING DISTRICTS				
TYPE OF USE						
ACCESSORY USES	section	RR	AR	R	C	I
Accessory residential unit per Section 502.1,D,2	--	N	N	N	P	P
Accessory uses customary to approved uses	--	P	P	P	P	P
Barns, silos, sheds and similar agricultural buildings	--	P	P	P	P	P
Day care, adult and child as a home occupation	--	P	P	P	P	P

Essential services	--	P	P	P	P	P
Home gardens and home nurseries	503.5	P	P	P	P	P
Home greenhouses	503.5	P	P	P	P	P
Pets, keeping of	806	P	P	P	P	P
Private garages, carports, sheds	503.4	P	P	P	P	P
Private swimming pools	503.6	P	P	P	P	P
Required parking areas	504	P	P	P	P	P
Satellite dish antennae	503.13	P	P	P	P	P
Signs accessory to approved uses	--	P	P	P	P	P
Stables, private in association with a single family detached dwelling	806.2	P	P	P	P	P
Yard sales	503.8	P	P	P	P	P
<b>RESIDENTIAL USES</b>	<b>section</b>	<b>RR</b>	<b>AR</b>	<b>R</b>	<b>C</b>	<b>I</b>
Boarding and lodging houses	--	N	N	N	P	N
Campgrounds and recreational vehicle parks	--	N	C	N	N	N
Conservation design subdivisions	601	P	P	P	P	P
Group homes	605	P	P	P	P	N
Mobile home parks	607	N	C	N	C	N
Multi-family dwellings	603	N	C	N	P	N
Nursing homes	--	N	S	N	P	N
Single family detached dwellings	--	P	P	P	P	N
Two-family dwellings	602	N	P	N	P	N
<b>COMMERCIAL and MANUFACTURING USES</b>						
<b>Retail, Service and Health Related Commercial Uses</b>	<b>section</b>	<b>RR</b>	<b>AR</b>	<b>R</b>	<b>C</b>	<b>I</b>
Abused person shelter	--	N	N	N	C	N
Aircraft sales, repair or modification	--	N	C	N	N	N
Banks	--	N	N	N	P	N
Car and truck washes	856.1	N	N	N	S	N
Convenience stores	--	N	N	N	P	N
Day care, adult	--	S	S	S	P	N
Day care, child	--	S	S	S	P	N
Exercise clubs	--	N	N	N	P	N
Flea markets	--	N	N	N	S	N

Funeral parlors	--	N	N	N	P	N
Health facilities	853	N	S	N	S	N
Kennels	806.1	S	N	N	N	N
Medical clinics	853	N	N	N	P	N
Office buildings	--	N	N	N	P	N
Professional offices	--	N	N	N	P	N
Restaurants, drive-in	--	N	N	N	C	N
Restaurants, traditional	--	N	N	N	P	N
Retail businesses	--	N	N	N	P	N
Retail sales limited to 5,000 sq. ft. of agricultural/ forestry related products and produce in association with an active agriculture/forestry use	--	P	P	P	P	P
Retail sales of agricultural/forestry products produced and/or processed on the premises	--	P	P	P	P	P
Self-storage facilities	841	N	N	N	P	P
Service establishments	--	N	N	N	P	N
Shopping centers and malls	845	N	N	N	C	N
Taverns	--	N	N	N	P	N
Treatments centers/clinics	853	N	N	N	S	N
Vehicle or equipment rental operation	856	N	N	N	S	N
Vehicle or equipment repair operation	856	N	N	N	S	N
Vehicle or equipment sales operation	856	N	N	N	P	N
Veterinary clinics	--	S	N	N	P	N
<b>Recreation Related Commercial Uses</b>	<b>section</b>	<b>RR</b>	<b>AR</b>	<b>R</b>	<b>C</b>	<b>I</b>
Amusement arcades	--	N	N	N	S	N
Archery ranges, outdoor	844	C	C	N	N	N
Bed and breakfast establishments	610	P	S	S	P	N
Golf courses	--	S	S	N	N	N
Hotels	611	N	N	N	S	N
Motels	611	N	N	N	S	N
Race tracks	856.4	C	N	N	N	N
Recreational facilities, private	--	N	S	N	S	N
Shooting ranges, outdoor commercial	844	C	N	N	N	N

Shooting ranges, indoor	--	N	N	N	S	N
Stables, private in association with a single-family detached dwelling	806.2	N	N	S	N	N
Stables, commercial and horses for hire	806.3	S	S	N	N	N
Theaters, drive-in	--	N	N	N	C	N
Theaters	--	N	N	N	P	N
Zoos and menageries	806.4	C	N	N	N	N
<b>Manufacturing, Warehousing and Similar Uses</b>	<b>section</b>	<b>RR</b>	<b>AR</b>	<b>R</b>	<b>C</b>	<b>I</b>
Agricultural products processing	--	N	N	N	N	C
Agricultural products processing only for products raised on the premises	--	P	N	N	N	N
Agricultural products processing only for products raised on the premises, 5,000 sq. ft. or less of gross floor area	--	N	P	N	N	N
Agricultural products processing only for products raised on the premises , more than 1,000 sq. ft. of gross floor area	--	N	C	N	N	N
Bulk fuel storage	808	N	N	N	N	S
Bus terminals	--	N	N	N	N	C
Contractor’s yards	--	S	N	N	N	N
Junk yards	820	C	N	N	N	N
Manufacturing, light	--	N	N	N	S	P
Manufacturing and industry	--	N	N	N	N	S
Recyclable processing facilities	--	N	N	N	N	S
Recycling units, mobile	--	N	N	N	P	P
Recycling collection facilities, small and large	--	N	N	N	S	P
Truck terminals	--	N	N	N	N	S
Warehouses	--	N	N	N	N	P
Wholesale businesses	--	N	N	N	P	P
<b>Miscellaneous Uses</b>	<b>section</b>	<b>RR</b>	<b>AR</b>	<b>R</b>	<b>C</b>	<b>I</b>
Adult businesses	801	N	N	N	N	C
Airports, private and public	804	N	C	N	N	N
Betting uses	--	N	N	N	C	N
Commercial communication device sites	809	P	N	N	N	C
Crematoria	--	N	N	N	N	C
Detention facilities	813	C	N	N	N	C

Gasoline service station	856.2	N	N	N	S	N
Heliports, accessory	503.11	N	N	N	N	C
Heliports, commercial	804	N	N	N	N	C
Home based businesses	503.3	S	S	N	N	N
Home occupations	503.3	S	S	S	S	S
Solid waste facilities and staging areas	848	N	N	N	N	C
<b>PUBLIC, SEMI-PUBLIC, COMMUNITY RELATED USES</b>	<b>section</b>	<b>RR</b>	<b>AR</b>	<b>R</b>	<b>C</b>	<b>I</b>
Cemeteries	--	S	S	N	N	N
Clubs/lodges, private	--	N	N	N	P	N
Places of worship	--	S	N	S	P	N
Public parks and playgrounds	--	S	S	S	S	N
Public and semi-public buildings and uses	--	S	S	S	S	N
Recreational facilities, public	--	S	S	S	S	N
Schools, public or private primary or secondary	--	S	S	S	S	N
Trade schools	--	N	N	N	S	N
<b>AGRICULTURAL AND NATURAL RESOURCE USES</b>	<b>section</b>	<b>RR</b>	<b>AR</b>	<b>R</b>	<b>C</b>	<b>I</b>
Commercial greenhouses and nurseries	--	P	P	N	N	N
Crop production	803	P	P	P	P	P
Forestry enterprises	815	P	P	P	P	P
Livestock operations	803	P	P	N	N	P
Mineral extraction	825	C	N	N	N	C
Sawmills	--	C	N	N	N	C
Slaughter houses	--	N	N	N	N	S
Storage yards for forest products and minerals	850	S	S	N	N	N
Wind farms	858	S	N	N	N	N