

**SECTION 304. PURPOSES OF OVERLAY DISTRICTS.**

a. **FLOODPLAIN OVERLAY DISTRICT.** The purpose of this overlay district is to meet the requirements of the National Flood Insurance Program and the Pennsylvania Flood Plain Management Act (Act 166-1978). More specifically, this district and its regulations are meant to serve comply with the requirements of Section 60.3 (d) of the National Flood Insurance Program as well as the requirements of Act 1978-166 and the regulations adopted by the Department of Community and Economic Development pursuant to that Act.

b. **PLANNED RESIDENTIAL DEVELOPMENT (PRD) OVERLAY DISTRICT.** The purpose of this overlay district is to provide a land use control device which combines elements of both zoning and subdivision regulations and brings together mixed land development and open space within the same development. The basic concept is the establishment of a certain overall density for development, percentage of open space, and permission for the developer to develop with considerable flexibility provided specific criteria are met. It is an option to the conventional development permitted by the underlying zoning districts and is restricted to tracts of land in the S-1, R-1, and R-2 zones with 20 or more contiguous acres.

c. **RURAL CLUSTER DEVELOPMENT (RCD) OVERLAY DISTRICT.** The purpose of this overlay district is to permit development while preserving the rural character, environmentally sensitive areas by permitting a developer to cluster groups of units with large areas of open space. The regulations allow higher density residential development that is laid out in such a manner as to reduce the perceived intensity of development and provide privacy for dwellings. It is an option to the conventional development permitted by the underlying zoning district. Therefore, a rural cluster development is permitted in the S-1 zone with a minimum of 35 contiguous acres of land.

**SECTION 305. ZONING DISTRICT USES AND DIMENSIONAL REGULATIONS.** Each building, structure, lot, and use shall be governed by the use and dimensional regulations listed in the use table under section 306 and the dimensional tables under section 307.

**SECTION 306. ZONING DISTRICT USE REGULATIONS.** The following table classifies all uses within the zoning district noted:

SYMBOL	USE
P	Permitted use
S	Special exception
C	Conditional use
N	Not permitted

Residential Uses	R-1	R-2	S-1	A-1	C-1	C-2	C-3	M-1	Other Regulations (Section)
Single-Family Dwelling Unit	P	P	P	P	N	N	N	N	410
Two-Family Dwelling Unit	N	P	P	P	N	N	N	N	410
Multi-Family Dwelling Unit	N	P	S	S	N	N	N	N	410, 506(g)
Conversion to Multi-Family	N	S	S	N	N	N	N	N	410, 506(a)

<b>Residential Uses</b>	<b>R-1</b>	<b>R-2</b>	<b>S-1</b>	<b>A-1</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>M-1</b>	<b>Other Regulations (Section)</b>
Dwelling Above Business	N	N	N	N	P	N	N	N	410
Manufactured Home	N	N	P	P	N	N	N	N	410, 506(e)
Home Occupation	S	S	S	S	N	N	N	N	506(b)
No-impact Home Occupation	P	P	P	P	N	N	N	N	506(d)
Professional or Low Impact Home Occupation	P	P	P	P	N	N	N	N	506(c)
Manufactured Home Community	N	N	S	S	N	N	N	N	506(f)
Playground/Park	P	P	P	P	P	P	N	N	
PRD	C	C	C	N	N	N	N	N	309
Retirement Community	P	P	P	N	N	N	N	N	
Short-term Home Rental	N	S	P	P	N	N	N	N	506(h)
Short-term Transient Home Rental	N	S	S	N	N	N	N	N	506(h)
Student Housing	N	S	S	N	N	N	N	N	506(i)
Accessory Residential Uses	P	P	P	P	N	N	N	N	See Chapter 4
Domestic Pets	P	P	P	P	P	P	P	P	403(d)
Private Garage	P	P	P	P	N	N	N	N	
Satellite Dish	P	P	P	P	N	N	N	N	413
Storage, Repair and Parking	P	P	P	P	N	N	N	N	416
Swimming Pools and Ponds	P	P	P	P	N	N	N	N	506(j)
<b>Commercial Uses</b>	<b>R-1</b>	<b>R-2</b>	<b>S-1</b>	<b>A-1</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>M-1</b>	<b>Other Regulations (Section)</b>
Adult Care Center	N	S	N	N	P	P	N	N	
Adult Use	N	N	N	N	N	N	C	N	503(a)
After Hours Club	N	N	N	N	N	N	N	N	Act 219 of 1990 (prohibited)
Airport	N	N	N	N	N	N	N	S	503(b)
Animal or Veterinarian Clinic	N	N	N	N	S	P	P	P	
Animal Daycare	N	N	N	P	N	S	P	P	503(c)
Animal Hospital	N	N	N	N	N	S	P	P	503(d)
Animal Kennel	N	N	N	P	N	N	P	P	503(e)
Assisted Living Residence	N	N	S	N	N	P	N	N	503(f)
Auditorium, Arena, Performing Arts Center or Exhibition and Trade Show, Stadium	N	N	N	N	N	C	N	N	
Automobile, Boat, Equipment, Home, and Recreational Vehicle Sales	N	N	N	N	S	P	P	P	503(g)
Automobile Detailing Shop	N	N	N	N	P	P	P	P	
Automobile Parts and Supplies	N	N	N	N	P	P	P	P	
Automobile Repair Garage	N	N	N	N	N	P	P	P	503(h)
Automobile Service Station	N	N	N	P	P	P	P	P	503(i)

Commercial Uses	R-1	R-2	S-1	A-1	C-1	C-2	C-3	M-1	Other Regulations (Section)
Automobile Storage Compound	N	N	N	N	N	N	N	P	503(j)
Bank or Financial Institution	N	N	N	N	P	P	N	N	
Banquet Hall	N	N	N	N	P	P	N	N	
Bar	N	N	N	N	P	P	N	N	
Bed and Breakfast	N	N	S	S	N	N	N	N	503(k)
Betting Use	N	N	N	N	N	P	N	N	
Boarding or Rooming House	N	S	N	N	P	N	N	N	503(l)
BYOB Club, Bottle Club or Night Club	N	N	N	N	N	P	N	N	503(aa)
Car Wash	N	N	N	N	S	S	P	P	503(m)
Catering for Off-Site Consumption	N	N	N	N	P	P	N	N	
Cemetery or Mausoleum	N	N	P	N	N	N	N	N	503(n)
Check Cashing Business	N	N	N	N	S	S	P	N	
Child Care Center	N	S	P	N	P	P	N	N	503(o)
Community Center	N	S	N	N	N	N	N	N	
Construction Company or Tradesperson's Principal Office	N	N	N	N	S	P	P	P	
Contractor Storage Yard	N	N	N	N	N	S	P	P	412
Convenience Store	N	N	N	P	P	P	N	N	
Convenience Store with Gasoline	N	N	N	N	P	P	N	N	503(i) (Gas Pumps)
Correctional Facility	N	N	N	N	N	N	N	C	503(p)
Drive-In/Thru Use	N	N	N	N	S	S	N	N	503(q)
Emergency Services	P	P	P	P	P	P	P	P	
Fairgrounds	N	N	N	C	N	N	N	N	
Family Child Care Home	S	S	P	P	N	N	N	N	503(o)
Fitness Club	N	N	N	P	P	N	N	N	
Flea Market, Auction House, Fairground, or Outdoor Theatre	N	N	N	C	N	C	N	N	503(ff) (2)
Funeral Home	S	S	S	N	N	N	N	N	503(r)
General Office	N	N	N	N	P	P	N	N	
Grocery Store	N	N	N	N	P	P	N	N	
Group Child Care Home	N	S	S	N	N	N	N	N	
Group Home	P	P	P	P	N	N	N	N	503(s)
Half-Way House	N	N	C	N	N	N	N	N	
Health Care Campus	N	N	N	N	N	C	N	N	503(t)
Heliport	N	N	N	S	N	N	N	S	503(b)
Hookah Lounge	N	N	N	N	N	N	P	N	
Hospice Facility	N	N	N	N	N	P	N	N	
Hospital	N	N	N	N	N	S	N	N	
Hotel or Motel	N	N	N	S	N	P	N	P	503(u)
Institutional Group Home	N	N	N	N	N	N	S	S	
Laundromat or Clothes Cleaning Laundry, Neighborhood	N	N	N	N	P	P	N	N	
Lumber Yard	N	N	N	N	N	P	N	P	503(v)
Massage Services with Licensed Health Care Professional	N	N	N	N	P	P	N	N	
Massage Services without Health Care Professional	N	N	N	N	N	N	P	N	

Commercial Uses	R-1	R-2	S-1	A-1	C-1	C-2	C-3	M-1	Other Regulations (Section)
Medical Facility	N	N	N	N	S	P	N	N	
Medical Marijuana Academic Clinical Research Center	N	N	N	N	N	S	N	N	503(x)
Medical Marijuana Delivery Vehicle Office	N	N	N	N	N	S	P	P	503(y)
Medical Marijuana Dispensary	N	N	N	N	P	P	P	N	503(z)
Membership Club or Social Hall	N	S	P	N	N	P	N	N	
Nursing Home	N	N	N	N	N	P	N	N	
Pawn Shop	N	N	N	N	N	N	P	N	
Personal Care Home	N	N	N	N	N	S	N	N	503(f)
Personal Service Establishments	N	N	N	N	P	P	N	N	
Place of Worship	N	N	S	N	P	P	N	N	503(dd)
Playground/Park	P	P	P	P	P	P	N	N	
Professional Office	N	N	N	N	P	P	N	N	
Public Governmental Use	N	N	N	N	P	P	N	N	
Radio or Television Studio	N	N	N	N	N	P	N	N	
Recreational Facility (Indoor)	N	N	S	S	S	P	N	N	503(ee) (1)
Recreational Facility (Outdoor)	N	N	C	S	N	S	N	N	503(ee) (2)
Rehabilitation Facility	N	N	N	N	N	N	S	N	503(w)
Restaurant Take-Out	N	N	N	N	P	P	N	N	
Restaurant with Drive-In or Drive-Thru	N	N	N	N	S	S	N	N	503(q)
Restaurant without Drive-In or Thru	N	N	N	N	P	P	N	N	
Retail Sales Establishments	N	N	N	N	P	P	N	N	503(ff) (1)
Sawmill	N	N	N	S	N	S	N	P	503(gg)
School	N	N	N	S	S	S	N	N	503(hh)
School with Dormitory	N	N	N	N	S	S	N	N	503(hh)
Secondhand Store	N	N	N	N	N	P	N	N	
Self-Storage Facility	N	N	N	N	N	P	N	N	503(ii)
Shopping Center or Big Box Store	N	N	N	N	S	S	N	N	503(jj)
Smoke Shop (Sales Only No Smoke Room)	N	N	N	P	P	N	N	N	
Smoke Shop (Sales with Smoke Room)	N	N	N	P	S	N	N	N	
Tattoo Parlor/Body-Piercing Studio	N	N	N	N	N	N	P	N	
Tavern, Brewery Pub and Micro- Brewery	N	N	N	N	P	P	N	N	
Theatre (Indoor Movie or Live-No Adult Use)	N	N	N	N	P	P	N	N	
Theatre (Outdoor-No Adult Use)	N	N	P	N	N	N	N	N	
Treatment Facility	N	N	N	N	N	N	S	N	503(w)
Wellness and Fitness Center	N	N	N	N	N	P	N	N	
Wholesale Establishment	N	N	N	N	N	S	N	P	503(ff) (1)

<b>Accessory Commercial Uses</b>	N	N	N	N	P	P	P	P	412 Outdoor Storage and Chapter 4 Generally
<b>Commercial Uses Permitted by Right</b>									
Any commercial use permitted by right but involving the initial or cumulative earth disturbance or total floor area of 40,000 square feet or more	C	C	C	C	C	C	C	C	
<b>Commercial Uses</b>	<b>R-1</b>	<b>R-2</b>	<b>S-1</b>	<b>A-1</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>M-1</b>	<b>Other Regulations (Section)</b>
Any commercial use permitted by right but constituting a Place of Public Assembly, Large-scale	C	C	C	C	C	C	C	C	503(bb)
Any commercial use permitted by right but constituting a Place of Public Assembly, Small-scale	S	S	S	S	S	S	S	S	503(cc)
<b>Energy Uses</b>	<b>R-1</b>	<b>R-2</b>	<b>S-1</b>	<b>A-1</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>M-1</b>	<b>Other Regulations (Section)</b>
ASES	S	S	P	P	N	N	N	N	402(a)
PSES	N	N	C	C	N	N	N	N	504(a)
AWEF	S	S	P	P	N	N	N	N	402(b)
PWEF	N	N	C	C	N	N	N	N	504(b)
Meteorological Tower	N	N	S	S	N	N	N	N	
Electricity Generating Plant	N	N	N	N	N	N	N	C	504(d)
Natural Gas Processing Plant	N	N	N	N	N	N	N	C	504(e)
Oil and Gas Compressor Station	N	N	N	N	N	N	N	C	504(f)
Oil and Gas Operations	N	N	N	N	N	N	N	C	504(g)
Outdoor Wood Fired Burner	S	S	S	S	N	N	N	N	402(c)

<b>Industrial Uses</b>	<b>R-1</b>	<b>R-2</b>	<b>S-1</b>	<b>A-1</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>M-1</b>	<b>Other Regulations (Section)</b>
Asphalt, Batch and Concrete Plant	N	N	N	N	N	N	N	S	
Bulk Fuel Storage	N	N	N	N	N	N	N	S	505(a)
Bulk Recycling Center	N	N	N	N	N	N	N	S	
Clothes Cleaning Laundry, Industrial	N	N	N	N	N	N	N	P	
Crematorium	N	N	N	N	N	N	N	P	
Culm Bank Removal	C	C	C	C	C	C	C	C	
Hazardous Substances or Hazardous Material, Storage or Use	N	N	N	N	N	N	N	C	
Heavy Industrial	N	N	N	N	N	N	N	C	505(b)
Industrial Hemp Production	N	N	N	N	N	N	N	S	
Junk or Salvage Yard	N	N	N	N	N	N	N	S	505(c)
Light Industrial	N	N	N	N	N	C	N	P	505(d)
Machine Shop	N	N	N	N	N	N	N	P	505(e)
Mineral Extraction	N	N	N	N	N	N	N	C	505(f)

<b>Industrial Uses</b>	<b>R-1</b>	<b>R-2</b>	<b>S-1</b>	<b>A-1</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>M-1</b>	<b>Other Regulations (Section)</b>
Packaging Plant	N	N	N	N	N	N	N	P	
Railroad Yards	N	N	N	N	N	N	N	P	
Recycling Collection Center	N	N	N	N	N	N	N	P	505(g)
Shredding, Industrial	N	N	N	N	N	N	N	C	
Slaughterhouse or Food Processing	N	N	N	N	N	N	N	C	
Solid Waste Facilities	N	N	N	N	N	N	N	C	505(h)
Truck Service Center, Repair and Storage	N	N	N	N	N	N	N	S	
<b>Industrial Uses</b>	<b>R-1</b>	<b>R-2</b>	<b>S-1</b>	<b>A-1</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>M-1</b>	<b>Other Regulations (Section)</b>
Trucking Terminal	N	N	N	N	N	N	N	S	505(i)
Warehouse and Distribution	N	N	N	N	N	S	N	P	505(j)
Accessory Industrial Uses	N	N	N	N	N	N	N	P	412
<b>Industrial Uses Permitted by Right</b>									
Any industrial use permitted by right but involving the initial or cumulative earth disturbance or total floor area of 40,000 square feet or more	N	N	N	N	N	C	N	C	

<b>Agricultural Uses</b>	<b>R-1</b>	<b>R-2</b>	<b>S-1</b>	<b>A-1</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>M-1</b>	<b>Other Regulations (Section)</b>
Agribusiness	N	N	N	P	N	S	N	N	502(b)
Agricultural Equipment Sales and Rentals	N	N	N	P	N	P	N	N	
Agricultural Operations	N	N	C	P	N	N	N	N	502(a)
Agricultural Product Marketing and Sales	N	N		P	N	N	N	N	
Agricultural Related Business	N	N	N	P	N	P	N	N	
Agricultural Support Occupation	N	N	P	P	N	P	N	N	
Agritourism	N	N	N	P	N	N	N	N	
Forestry	P	P	P	P	P	P	P	P	502(c)
Greenhouse and Nursery	N	N	N	P	P	P	N	P	
Hemp Grower or Processor	N	N	N	S	N	N	N	N	502(d)
Keeping of Agricultural Animals and Livestock	N	N	C	P	N	N	N	N	403(a)
Keeping of Bees	N	N	P	P	N	N	N	N	403(b)
Keeping of Chickens	N	N	P	P	N	N	N	N	403(c)
Keeping of Exotic Animals	N	N	N	N	N	N	N	N	403(c)
Medical Marijuana Grower and Processor	N	N	N	S	N	N	N	N	502(e)
Nature Preserve	N	N	S	S	N	N	N	N	
Tree Farm	N	N	P	P	N	N	N	N	
Water Withdrawal	N	N	C	N	N	N	N	N	502(f)
Winery	N	N	P	P	N	N	N	N	
Accessory Agricultural Uses	N	N	P	P	P	P	N	P	

Utilities	R-1	R-2	S-1	A-1	C-1	C-2	C-3	M-1	Other Regulations (Section)
Communication Facility, Small Wireless or Small Cell Installation	N	N	S	S	N	N	N	S	507(c)
Communication Tower on Building or Structure	N	N	P	P	N	N	N	P	507(a)
Communication Tower or Antenna, Stand Alone	N	N	S	S	N	N	N	S	507(a)
Essential Public Utility Services, Enclosed	S	S	S	S	S	S	S	S	507(d)
Essential Public Utility Services, Open	P	P	P	P	P	P	P	P	507(d)
Fiber Optic Switch Facility	N	N	S	N	N	N	N	S	507(b)
Public Transmission Tower	N	N	S	S	S	S	S	S	
Sewage Treatment Plant	N	N	N	N	N	N	N	C	

**SECTION 307. ZONING DISTRICT DIMENSIONAL REGULATIONS.** The following table governs the minimum dimensional requirements for each building, structure, lot and use within the zoning district noted:

Zoning District	Minimum Lot Size (sq. ft.)	Minimum Lot Depth (ft.)	Minimum Lot Width (ft.)	Minimum Front Yard (ft.)	Minimum Rear Yard (ft.)	Each Minimum Side Yard (ft.)	Maximum Building Height (ft.)	Maximum Building Coverage (percent)
R-1	10,080*	120	90	35	30	15	35	40
R-2	7,500**	100	70	25	25	10	35	50
S-1	87,120	200	200	50	50	25	35	10
A-1	43,560	200	200	50	40	25	35	30
C-1	6,000***	100	50	10	20	8	25	80
C-2	20,000	100	200	30	30	15	25	75
C-3	43,560	200	200	30	30	15	30	75
M-1	43,560	200	200	30	30	30	40	80

**NOTE:**

\*If the lot is not serviced by public water and public sewer, the minimum lot size shall be increased from 10,080

square feet to 20,000 square feet.

\*\*If the lot is not serviced by either public water or public sewer, the minimum lot size shall be increased from 7,500 square feet to 10,000 square feet. If the lot is not serviced by public water and public sewer, then minimum lot size shall be further increased to 20,000 square feet. When the lot is to be used for multi-family, the minimum lot size shall be increased from 7,500 square feet to 40,000 square feet.

\*\*\* If the lot is not serviced by either public water or public sewer, the minimum lot size shall be increased from 6,000 square feet to 10,000 square feet. When the lot is not serviced by public water and public sewer, then minimum lot size shall be further increased to 20,000 square feet.