

ARTICLE IV DISTRICT REGULATIONS

401 Designation of Districts

401.1 Designation

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

SR Susquehanna River District	C Commercial District
RR Rural Residential District	I Industrial District
RM Residential Medium Density District	A Agricultural District
RH Residential High Density District	OS Open Space District

401.2 Intent

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

401.3 Floodplain Overlay District

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

402 Official Zoning Map

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

403 District Boundaries

403.1 Establishment

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

403.2 Interpretation

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

403.3 Uncertainty

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

404 District Regulations

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

404.1 Use Regulations

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

- A. Permits for *principal permitted uses and accessory uses* shall be issued by the Zoning Officer provided such uses comply with the standards in this Ordinance.
- B. *Conditional uses and special exception uses* are permitted uses which require individual consideration because of their special characteristics and are referred to the Planning Commission for review and preparation of a recommendation to the Board of Supervisors and Zoning Hearing Board, respectively. Following a public hearing, and based on its determination that the proposed use meets the standards of this Ordinance, the Board of Supervisors for *conditional uses* and the Zoning Hearing Board for *special exceptions* may approve the issuance of a zoning permit by the Zoning Officer.
- C. No land and no structure in a particular zoning district shall be used for any use which is not specifically listed on the Schedule of Uses for that particular district, and only in accord with all other requirements of this Ordinance. In other words, any use not specifically permitted by this Ordinance within a Zoning District shall be deemed to be prohibited within that Zoning District unless authorized in accord with §404.2. If a use which could be included in a more general use is listed as a separate use in any District Schedule of Uses, such use shall be permitted only in the district where it is specifically listed. Larger lot sizes, greater setbacks, buffers and other more restrictive standards may be required by other provisions of this Ordinance. In cases where this Ordinance provides different requirements for the same use, the most restrictive requirement shall apply.

404.2 Uses Not 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 Uses which follows establishes minimum standards for lot area; lot depth, average lot width and front, side and rear yards; and establishes maximum standards for building height and lot coverage. The standards also establish specific standards and criteria that apply to the use as may be appropriate to protect the public health, safety and welfare. Larger lot sizes, increased setbacks and other more restrictive standards may be required in accord with other Ordinance sections.

404.4 Table of Uses Permitted by District

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

404.5 Subdividing and Developing

Any area divided into parcels or developed according to the definition of *subdivision and land development* in Article 3 shall also be subject to the Borough Subdivision and Land Development Ordinance.

SR - SUSQUEHANNA RIVER DISTRICT -- SCHEDULE OF USES

<p>INTENT: To afford protection to the Susquehanna River and preclude any uses not related to the recreational use of the River unless approved by a governing state or federal agency.</p>	
<p>NOTE: The SR District is delineated as the area along the Susquehanna River which lies within the boundary of Briar Creek Township.</p>	
<p>PRINCIPAL PERMITTED USES (Zoning Officer)</p> <ul style="list-style-type: none"> - Outdoor recreation uses in accord with the rules and regulations of the Pennsylvania Fish and Boat Commission, the Susquehanna River Basin Commission, the Pennsylvania Department of Environmental Protection and other governing agencies. - Water withdrawal and wastewater discharges structures, and other similar uses meeting all state and federal requirements. 	<p>ACCESSORY USES SPECIAL EXCEPTIONS CONDITIONAL USES</p> <p>- none</p> <p>NOTE: Uses not specifically listed by this schedule shall not be permitted in the SR District.</p>

ACCESSORY USES PERMITTED IN ALL DISTRICTS EXCEPT SR DISTRICT (Zoning Officer)

- | | |
|---|------------------------------------|
| - Accessory uses customary to approved uses | - Private garages, carports, sheds |
| - Barns, silos, sheds, and similar agricultural buildings | - Private swimming pools |
| - Day care, adult and child as a home occupation | - Required parking areas |
| - Essential services | - Signs accessory to approved uses |
| - Home greenhouses | - Yard sales |

RR - RURAL RESIDENTIAL DISTRICT – SCHEDULE OF USES

INTENT: To provide areas adequate to accommodate housing needs at lower densities. 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. Concurrently, forestry enterprises and agriculture are permitted.

PRINCIPAL PERMITTED USES(Zoning Officer)

- Cemeteries
- Conservation design development per §601
- Crop production
- Forestry enterprises
- Group homes
- Livestock operations - minimum of two (2) acres
- Nurseries and greenhouses
- Retail sales limited to 1,000 sq. ft. of agricultural / forestry related products and produce in association with an active agriculture / forestry use
- Single-family detached dwellings
- Stables, private in association with a single-family detached dwelling
- Two-family dwellings
- Township buildings and uses
- Vacation farms

CONDITIONAL USES(Planning Commission / Board of Supervisors)

- Bed and breakfast establishments
- Boarding and lodging houses
- Cottage industries
- Day care, adult and child
- Golf courses, excluding miniature golf and driving ranges
- Home occupations*
- Mobile home parks
- Multi-family dwellings
- Nursing homes
- Places of worship
- Stables, commercial

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

SPECIAL EXCEPTIONS(Planning Commission / Zoning Hearing Board)

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

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

Minimum Lot Area	1.0 acre
Minimum Lot Width	100 feet
Maximum Lot Depth to Width Ratio	4 to 1
Yards	
- front yard	50 feet measured from street right-of-way line
- side yards	25 feet measured from each side line
- rear yard	25 feet measured from rear line
Maximum Building Coverage	15% of the lot area
Maximum Impervious Coverage	25% of the lot area
Maximum Building Height (see §501.4 for exemptions)	lesser of 3 stories or 40 feet

Nonconforming Lots - see §911; **Multi-Family Dwellings** - see §603

RM - RESIDENTIAL MEDIUM DENSITY DISTRICT – SCHEDULE OF USES

INTENT: To provide areas adequate to accommodate housing needs at medium densities where served by community water supply and community sewage disposal. 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. Concurrently, forestry enterprises and agriculture are permitted.

PRINCIPAL PERMITTED USES

(Zoning Officer)

- Cemeteries
- Conservation design development per §601
- Crop production
- Forestry enterprises
- Group homes
- Retail sales limited to 1,000 sq. ft. of agricultural / forestry related products and produce in association with an active agriculture / forestry use
- Single-family detached dwellings
- Two-family dwellings
- Township buildings and uses

CONDITIONAL USES

(Planning Commission /Board of Supervisors)

- Boarding and lodging houses
- Day care, adult and child
- Golf courses, excluding miniature golf and driving ranges
- Home occupations*
- Multi-family dwellings
- Nursing homes
- Places of worship

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

SPECIAL EXCEPTIONS

(Planning Commission / Zoning Hearing Board)

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

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

Minimum Lot Area

- with public water supply and public sewage disposal 0.5 acre
- without public water supply and public sewage disposal 1.0 acre

Minimum Lot Width

- lots less than 1.0 acre 100 feet
- lots of 1.0 acre or more 175 feet

Maximum Lot Depth to Width Ratio

Yards

- lots less than 1.0 acre
 - front yard 50 feet measured from street right-of-way line
 - side yards 15 feet measured from each side line
 - rear yard 20 feet measured from rear line
- lots of 1.0 acre or more
 - front yard 50 feet measured from street right-of-way line
 - side yards 25 feet measured from each side line
 - rear yard 25 feet measured from rear line

Maximum Building Coverage

- lots less than 1.0 acre 25% of the lot area
- lots of 1.0 acre or more 15% of the lot area

Maximum Impervious Coverage

- lots less than 1.0 acre 30% of the lot area
- lots of 1.0 acre or more 25% of the lot area

Maximum Building Height (see §501.4 for exemptions) lesser of 40 feet or 3 stories

Nonconforming Lots - see §911; **Multi-Family Dwellings** - see §603

RH - RESIDENTIAL HIGH DENSITY DISTRICT -- SCHEDULE OF USES

INTENT: To provide areas adequate to accommodate housing needs at higher densities where served by community water supply and community sewage disposal. 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. Concurrently, forestry enterprises and agriculture are permitted.

PRINCIPAL PERMITTED USES
(Zoning Officer)

- Cemeteries
- Crop production
- Forestry enterprises
- Group homes
- Retail sales limited to 1,000 sq. ft. of agricultural / forestry related products and produce in association with an active agriculture / forestry use
- Single-family detached dwellings
- Two-family dwellings
- Township buildings and uses

SPECIAL EXCEPTIONS

(Planning Commission / Zoning Hearing Board)

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

CONDITIONAL USES

(Planning Commission / Board of Supervisors)

- Boarding and lodging houses
- Day care, adult and child
- Group quarters
- Home occupations*
- Multi-family dwellings
- Nursing homes
- Places of worship

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

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

Minimum Lot Area

- with public water supply and public sewage disposal 0.25 acre
- without public water supply and public sewage disposal 1.0 acre

Minimum Lot Width

- lots 0.25 acre to less than 0.5 acre 45 feet
- lots 0.5 acre to less than 1.0 acre 100 feet
- lots of 1.0 acre or more 175 feet

Maximum Lot Depth to Width Ratio

Yards 4 to 1

- lots less than 0.5 acre
 - front yard 25 feet measured from street right-of-way line
 - side yards 10 feet measured from each side line
 - rear yard 20 feet measured from rear line
- lots 0.5 acre to less than 1.0 acre
 - front yard 50 feet measured from street right-of-way line
 - side yards 15 feet measured from each side line
 - rear yard 20 feet measured from rear line
- lots of 1.0 acre or more
 - front yard 50 feet measured street right-of-way line
 - side yards 25 feet measured from each side line
 - rear yard 25 feet measured from rear line

Maximum Building Coverage

- lots less than 0.5 acre 30% of the lot area
- lots 0.5 acre to less than 1.0 acre 25% of the lot area
- lots of 1.0 acre or more 15% of the lot area

Maximum Impervious Coverage

- lots less than 0.5 acre 30% of the lot area
- lots 0.5 acre to less than 1.0 acre 30% of the lot area
- lots of 1.0 acre or more 25% of the lot area

Maximum Building Height (see §501.4 for exemptions) lesser of 3 stories or 40 feet

Nonconforming Lots - see §911; **Multi-Family Dwellings** - see §603

C - COMMERCIAL DISTRICT – SCHEDULE OF USES

INTENT: To provide for the development of all types of commercial trades and retail and service activities in areas with higher density and intensity development to complement the great variety of goods and services available to Township residents in neighboring Berwick Borough.

PRINCIPAL PERMITTED USES (Zoning Officer)

- Banks
- Bed and breakfast establishments
- Boarding and lodging houses
- Clubs/lodges, private
- Crop production
- Day care, adult and child
- Exercise clubs
- Forestry enterprises
- Hotels
- Livestock operations - minimum of ten (10) acres
- Medical clinics
- Motels
- Nursing homes
- Office buildings
- Places of worship
- Professional offices
- Public and semi-public buildings and uses
- Public parks and playgrounds
- Recreational facilities, commercial
- Recreational facilities, public
- Restaurants, traditional
- Retail businesses
- Schools, public or private primary or secondary
- Service establishments
- Single-family detached dwellings
- Taverns
- Theaters, indoor
- Township buildings and uses
- Two-family dwellings
- Trade schools
- Vehicle or equipment sales or rental operations
- Veterinary clinics
- Wholesale businesses

SPECIAL EXCEPTIONS (Planning Commission / Zoning Hearing Board)

- none

CONDITIONAL USES (Planning Commission /Board of Supervisors)

- Abused person shelter
- Amusement arcades
- Animal hospitals
- Betting and gambling uses
- Car and truck washes
- Funeral homes
- Group quarters
- Health facilities
- Home occupations*
- Mobile and manufactured home sales
- Outdoor entertainment
- Outdoor advertising signs (billboards)
- Restaurants, drive-in
- Self-storage facilities
- Shopping centers and malls with uses allowed in the District
- Treatment centers/clinics
- Vehicle or equipment repair operation
- Warehouses

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

NOTE: Uses not specifically listed by this schedule shall not be permitted in the C District except per §404.2.

Minimum Lot Area	0.5 acre
Minimum Lot Width	50 feet
Maximum Lot Depth to Width Ratio	4 to 1
Yards	
- front yard	25 feet measured from street right-of-way line
- side yards	10 feet measured from each side line
- rear yard	20 feet measured from rear line
Maximum Building Coverage	50% of the lot area
Maximum Impervious Coverage	75% of the lot area
Maximum Building Height (see §501.4 for exemptions)	lessor of 3 stories or 40 feet

Nonconforming Lots - see §911

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 so such uses will not conflict with residential, commercial and agricultural uses.

PRINCIPAL PERMITTED USES <u>(Zoning Officer)</u>	CONDITIONAL USES <u>(Planning Commission /Board of Supervisors)</u>
<ul style="list-style-type: none"> - Forestry enterprises - Manufacturing, light - Recycling collection facilities, large and small - Self-storage facilities - Wholesale businesses - Warehouses 	<ul style="list-style-type: none"> - Adult businesses - Agricultural products processing - Aircraft sales, repair or modification - Bulk fuel storage - Bus terminals - Contractor yards - Crematoria - Detention facilities - Heliports, accessory - Heliports, commercial - Home occupations* - Indoor shooting ranges - Manufacturing and industrial parks with uses allowed in the District - Manufacturing and industry - Mineral processing - Recyclable processing facilities - Retail home heating fuel distributors - Sawmills - Slaughter houses - Truck terminals / distribution facilities
SPECIAL EXCEPTIONS <u>(Planning Commission / Zoning Hearing Board)</u> <ul style="list-style-type: none"> - none 	<p>*See §503 which classifies certain home occupations as accessory uses.</p>

NOTE: Uses not specifically listed by this schedule shall not be permitted in the I District except per §404.2.

Minimum Lot Area	1.0 acre
Minimum Lot Width	100 feet
Maximum Lot Depth to Width Ratio	4 to 1
Yards	
- front yard	50 feet measured from street right-of-way line
- side yards	25 feet measured from each side line
- rear yard	25 feet measured from rear line
Maximum Building Coverage	50% of the lot area
Maximum Impervious Coverage	75% of the lot area
Maximum Building Height (see §501.4 for exemptions)	50 feet

Nonconforming Lots - see §911

A - AGRICULTURAL DISTRICT – SCHEDULE OF USES

INTENT: To permit, protect and encourage the continued use of land for agriculture and forestry enterprises, while concurrently allowing low density residential development, limited recreational uses and certain institutional uses. A number of other commercial uses are permitted as conditional uses or special exceptions in accord with performance standards.

PRINCIPAL PERMITTED USES (Zoning Officer)

- Bird sanctuaries and nature preserves
- Conservation design development per §601
- Crop production
- Fish hatcheries
- Forestry enterprises
- Group homes
- Livestock operations
- Nurseries and greenhouses
- Retail sales of agricultural / forestry related products and produce in association with an active agriculture / forestry use
- Single-family detached dwellings
- Stables, commercial
- Stables, private in association with a single-family detached dwelling
- Two-family dwellings
- Township buildings and uses
- Vacation farms

SPECIAL EXCEPTIONS (Planning Commission / Zoning Hearing Board)

- Public and semi-public buildings and uses
- Public parks and playgrounds
- Recreational facilities, public

CONDITIONAL USES

(Planning Commission /Board of Supervisors)

- Airports, private and public
- Animal hospitals
- Bed and breakfast establishments
- Boarding and lodging houses
- Commercial communication device sites
- Concentrated animal feeding operations (CAFO's)
- Cottage industries
- Day care, adult and child
- Home occupations*
- Mineral extraction
- Mineral processing in association with mineral extraction
- Junkyards
- Kennels and pounds
- Multi-family dwellings
- Places of worship
- Race tracks
- Recreational facilities, commercial
- Seasonal farm labor camps
- Storage yards for forest products and stone

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

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

Minimum Lot Area	1.0 acre
Minimum Lot Width	100 feet
Maximum Lot Depth to Width Ratio	4 to 1
Yards	
- front yard	50 feet measured from street right-of-way line
- side yards	25 feet measured from each side line
- rear yard	25 feet measured from rear line
Maximum Building Coverage	15% of the lot area
Maximum Impervious Coverage	25% of the lot area
Maximum Building Height (see §501.4 for exemptions)	lesser of 3 stories or 40 feet

Nonconforming Lots - see §911; Multi-Family Dwellings - see §603

OS - OPEN SPACE DISTRICT— SCHEDULE OF USES

INTENT: To protect mountainous areas, steep watershed areas along rivers and streams, and areas of rugged terrain from intensive development and from development which would significantly change the natural character of the land to minimize land slides, floods, contaminated water supplies, or difficult public access and expensive public services and maintenance.

PRINCIPAL PERMITTED USES

(Zoning Officer)

- Bird sanctuaries and nature preserves
- Conservation design development per §601
- Crop production
- Fish hatcheries
- Forestry enterprises
- Group homes
- Hunting preserves
- Livestock operations
- Nurseries and greenhouses
- Retail sales of agricultural / forestry related products and produce in association with an active agriculture / forestry use
- Single-family detached dwellings
- Stables, commercial
- Stables, private in association with a single-family detached dwelling
- Two-family dwellings
- Township buildings and uses
- Vacation farms

SPECIAL EXCEPTIONS

(Planning Commission / Zoning Hearing Board)

- Public parks and playgrounds

CONDITIONAL USES

(Planning Commission / Board of Supervisors)

- Campgrounds and recreational vehicle parks
- Cottage industries
- Home occupations*
- Sawmills
- Shooting ranges, outdoor commercial
- Storage yards for forest products and stone

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

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

Minimum Lot Area	2.5 acres
Minimum Lot Width	200 feet
Maximum Lot Depth to Width Ratio	4 to 1
Yards	
- front yard	50 feet measured from street right-of-way line
- side yards	50 feet measured from each side line
- rear yard	50 feet measured from rear line
Maximum Building Coverage	10% of the lot area
Maximum Impervious Coverage	15% of the lot area
Maximum Building Height (see §501.4 for exemptions)	lesser of 3 stories or 40 feet

Nonconforming Lots - see §911

TABLE OF USES PERMITTED BY DISTRICT
(See §404.4)

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

TABLE OF USES PERMITTED BY DISTRICT									
CODES: P = principal permitted use S = special exception		C = conditional use N = not permitted		ZONING DISTRICTS					
TYPE OF USE									
ACCESSORY USES	section	SR	RR	RM	RH	C	I	A	OS
Accessory uses customary to approved uses	--	N	P	P	P	P	P	P	P
Barns, silos, sheds and similar agricultural buildings	--	N	P	P	P	P	P	P	P
Day care, adult and child as a home occupation	--	N	P	P	P	P	P	P	P
Essential services	--	N	P	P	P	P	P	P	P
Home greenhouses	503.5	N	P	P	P	P	P	P	P
Private garages, carports, sheds	--	N	P	P	P	P	P	P	P
Private swimming pools	503.6	N	P	P	P	P	P	P	P
Required parking areas	--	N	P	P	P	P	P	P	P
Signs accessory to approved uses	--	N	P	P	P	P	P	P	P
Yard sales	--	N	P	P	P	P	P	P	P
RESIDENTIAL USES	section	SR	RR	RM	RH	C	I	A	OS
Boarding and lodging houses	--	N	C	C	C	P	N	C	N
Campgrounds and recreational vehicle parks	--	N	N	N	N	N	N	N	C
Conservation design development	601	N	P	P	N	N	N	P	P
Group homes	605	N	P	P	P	N	N	P	P
Group quarters	--	N	N	N	C	C	N	N	N
Mobile home parks	607	N	C	N	N	N	N	N	N
Multi-family dwellings	603	N	C	C	C	N	N	C	N
Multi-family dwellings at the same density as two-family dwellings	--	N	N	N	N	N	N	N	N
Nursing homes	--	N	C	C	C	P	N	N	N
Single family detached dwellings	--	N	P	P	P	P	N	P	P
Two-family dwellings	602	N	P	P	P	P	N	P	P

COMMERCIAL and MANUFACTURING USES									
Retail, Service and Health Related Commercial Uses	section	SR	RR	RM	RH	C	I	A	OS
Abused person shelter	--	N	N	N	N	C	N	N	N
Animal hospitals	--	N	N	N	N	C	N	C	N
Banks	--	N	N	N	N	P	N	N	N
Car and truck washes	856.1	N	N	N	N	C	N	N	N
Convenience stores	--	N	N	N	N	N	N	N	N
Day care, adult	--	N	C	C	C	P	N	C	N
Day care, child	--	N	C	C	C	P	N	C	N
Exercise clubs	--	N	N	N	N	P	N	N	N
Funeral homes	--	N	N	N	N	C	N	N	N
Health facilities	853	N	N	N	N	C	N	N	N
Kennels and pounds	806	N	N	N	N	N	N	C	N
Medical clinics	853	N	N	N	N	P	N	N	N
Mobile and manufactured home sales	--	N	N	N	N	C	N	N	N
Office buildings	--	N	N	N	N	P	N	N	N
Professional offices	--	N	N	N	N	P	N	N	N
Restaurants, drive-in	--	N	N	N	N	C	N	N	N
Restaurants, traditional	--	N	N	N	N	P	N	N	N
Retail businesses	--	N	N	N	N	P	N	N	N
Retail sales limited to 1,000 sq. ft. of agricultural/forestry related products and produce in association with an active agriculture/forestry use	--	N	P	P	P	N	N	N	N
Retail sales of agricultural/forestry related products and produce in association with an active agricultural/forestry use	--	N	N	N	N	N	N	P	P
Self-storage facilities	841	N	N	N	N	C	P	N	N
Service establishments	--	N	N	N	N	P	N	N	N
Shopping centers and malls with uses allowed in the District	845	N	N	N	N	C	N	N	N
Taverns	--	N	N	N	N	P	N	N	N
Treatment centers/clinics	853	N	N	N	N	C	N	N	N
Vehicle or equipment repair operation	856.2	N	N	N	N	C	N	N	N
Vehicle or equipment sales or rental operations	856.3	N	N	N	N	P	N	N	N
Veterinary clinics	--	N	N	N	N	P	N	N	N

Recreation Related Commercial Uses	section	SR	RR	RM	RH	C	I	A	OS
Amusement arcades	805	N	N	N	N	C	N	N	N
Archery ranges, outdoor commercial	--	N	N	N	N	N	N	N	N
Bed and breakfast establishments	610	N	C	N	N	P	N	C	N
Golf courses, excluding miniature golf and driving ranges	--	N	C	C	N	N	N	N	N
Hotels	611	N	N	N	N	P	N	N	N
Hunting and fishing clubs	--	N	N	N	N	N	N	N	N
Motels	611	N	N	N	N	P	N	N	N
Outdoor entertainment	--	N	N	N	N	C	N	N	N
Race tracks	856.4	N	N	N	N	N	N	C	N
Recreational facilities, commercial	--	N	N	N	N	P	N	C	N
Shooting ranges, indoor	--	N	N	N	N	N	C	N	N
Shooting ranges, outdoor commercial	844	N	N	N	N	N	N	N	C
Stables, commercial	806.3	N	C	N	N	N	N	P	P
Stables, commercial and horses for hire	--	N	N	N	N	N	N	N	N
Theaters, indoor	--	N	N	N	N	P	N	N	N
Zoos and menageries	--	N	N	N	N	N	N	N	N
Manufacturing, Warehousing and Similar Uses	section	SR	RR	RM	RH	C	I	A	OS
Agricultural products processing	--	N	N	N	N	N	C	N	N
Agricultural products processing with 10,000 square feet or less of gross floor area	--	N	N	N	N	N	N	N	N
Bulk fuel storage	808	N	N	N	N	N	C	N	N
Bus terminals	--	N	N	N	N	N	C	N	N
Contractor's yards	--	N	N	N	N	N	C	N	N
Fireworks manufacturing and storage	--	N	N	N	N	N	N	N	N
Manufacturing, light	--	N	N	N	N	N	P	N	N
Manufacturing and industrial parks with uses allowed in the District	--	N	N	N	N	N	C	N	N
Manufacturing and industry	--	N	N	N	N	N	C	N	N
Recyclable processing facilities	--	N	N	N	N	N	C	N	N
Recycling collection facilities, large and small	--	N	N	N	N	N	P	N	N
Retail home heating fuel distributors	--	N	N	N	N	N	C	N	N
Truck terminals/distribution facilities	--	N	N	N	N	N	C	N	N

Warehouses	--	N	N	N	N	C	P	N	N
Wholesale businesses	--	N	N	N	N	P	P	N	N
Miscellaneous Uses	section	SR	RR	RM	RH	C	I	A	OS
Adult businesses	801	N	N	N	N	N	C	N	N
Aircraft sales, repair or modification	--	N	N	N	N	N	C	N	N
Airports, private and public	--	N	N	N	N	N	N	C	N
Art studios	--	N	N	N	N	N	N	N	N
Betting and gambling uses	--	N	N	N	N	C	N	N	N
Bird sanctuaries and nature preserves	--	N	N	N	N	N	N	P	P
Commercial communication device sites	809	N	N	N	N	N	N	C	N
Cottage industries	503.12	N	C	N	N	N	N	C	C
Crematoria	--	N	N	N	N	N	C	N	N
Detention facilities	813	N	N	N	N	N	C	N	N
Heliports, accessory	--	N	N	N	N	N	C	N	N
Heliports, commercial	--	N	N	N	N	N	C	N	N
Home based businesses	--	N	N	N	N	N	N	N	N
Home based business if not a principal permitted use	--	N	N	N	N	N	N	N	N
Home occupations	503	N	C	C	C	C	C	C	C
Hunting preserves	--	N	N	N	N	N	N	N	P
Junk yards	820	N	N	N	N	N	N	C	N
Outdoor advertising signs (billboards)	--	N	N	N	N	C	N	N	N
Outdoor recreation uses in accord with the rules and regulations of the PA Fish and Boat Commission, the Susquehanna River Basin Commission, the PA Department of Environmental Protection and other governing agencies.	--	P	N	N	N	N	N	N	N
Solid waste facilities and staging areas	848	N	N	N	N	N	N	N	N
Stables, private in association with a single-family detached dwelling	806.2	N	P	N	N	N	N	P	P
Vacation farms	--	N	P	N	N	N	N	P	P
Water withdrawal and wastewater discharges structures, and other similar uses meeting all state and federal requirements.	--	P	N	N	N	N	N	N	N
PUBLIC, SEMI-PUBLIC, COMMUNITY RELATED USES	section	SR	RR	RM	RH	C	I	A	OS
Borough buildings and uses	--	N	N	N	N	N	N	N	N
Cemeteries	--	N	P	P	P	N	N	N	N

Clubs/lodges, private	--	N	N	N	N	P	N	N	N
Colleges and universities	--	N	N	N	N	N	N	N	N
Places of worship	--	N	C	C	C	P	N	C	N
Public and semi-public buildings and uses	--	N	S	S	S	P	N	S	N
Public parks and playgrounds	--	N	S	S	S	P	N	S	S
Recreational facilities, public	--	N	S	S	S	P	N	S	N
Schools, public or private primary or secondary	--	N	S	S	S	P	N	N	N
Township buildings and uses	--	N	P	P	P	P	N	P	P
Trade schools	--	N	N	N	N	P	N	N	N
AGRICULTURAL AND NATURAL RESOURCE USES	section	SR	RR	RM	RH	C	I	A	OS
Agriculture related entertainment	--	N	N	N	N	N	N	N	N
Commercial greenhouses and nurseries	--	N	N	N	N	N	N	N	N
Concentrated animal feeding operations	--	N	N	N	N	N	N	C	N
Crop production	803.1	N	P	P	P	P	N	P	P
Fish hatcheries	--	N	N	N	N	N	N	P	P
Forestry enterprises	--	N	P	P	P	P	P	P	P
Livestock operations	803.2	N	N	N	N	N	N	P	P
Livestock operations- minimum of two (2) acres	--	N	P	N	N	N	N	N	N
Livestock operations- minimum of ten (10) acres	--	N	N	N	N	P	N	N	N
Mineral extraction	825	N	N	N	N	N	N	C	N
Mineral processing	--	N	N	N	N	N	C	N	N
Mineral processing in association with mineral extraction	--	N	N	N	N	N	N	C	N
Nurseries and greenhouses	--	N	P	N	N	N	N	P	P
Sawmills	--	N	N	N	N	N	C	N	C
Seasonal farm labor camps	--	N	N	N	N	N	N	C	N
Slaughter houses	--	N	N	N	N	N	C	N	N
Storage yards for forest products and minerals	--	N	N	N	N	N	N	N	N
Storage yards for forest product and stone	850	N	N	N	N	N	N	C	C
Wind energy facilities	858	N	N	N	N	N	N	N	N

