



ZONING ORDINANCE

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Accessory Use. A use subordinate and customarily incidental to the principal use on the same lot.

Acre. 43,560 square feet.

Adjacent. A state of being side by side, next to, adjoining, contiguous, or abutting one to another.

Adult Bookstore. An establishment having as a substantial or significant portion of its stock in trade, books, magazines and other periodicals, which are distinguished or characterized by their emphasis on matter depicting, describing or relating to sexual activities or an establishment with a designated segment or section devoted to the sale or display of such material.

Adult Motion Picture Theater. An enclosed building or outdoor theater used for presenting motion pictures, slides or video tape disks or similarly reproduced images distinguished or characterized by an emphasis on matter depicting, describing or relating to sexual activities for observation by patrons therein.

Agricultural Industries. The processing, treating, packing or storing of agricultural products.

Agriculture. The raising and keeping of field crops, tree crops (i.e. orchards) or vine crops for any commercial purpose. For the purpose of this ordinance, the term "Agriculture" does not include animal husbandry, commercial forestry, or agricultural industries (see separate definitions).

Airport or Airstrip. An area of land which is designated, used or intended to be used for the landing and take-off of airplanes or ultra-light aircraft, and any appurtenant areas which are designed to be used for airplane support facilities such as maintenance, refueling and parking facilities. Airports and airstrips shall be approved and shall meet all the applicable State and Federal regulations.

1. Public Use Airport or Airstrip. An airport or airstrip open to the general public and not requiring prior permission of the owner and/or operator to land. Public use at commercial airports are covered under the Airport Zoning Act of October 10, 1980.
2. Private Use Airport or Airstrip. An airport or airstrip that restricts usage to the owner and/or operator or to persons authorized by the owner and/or operator.

Alley. A public or private way affording only secondary means of access to abutting property.

306. AGRICULTURAL DISTRICT (AG).

- A. Purpose. The purposes of the Agricultural District is to encourage the continuation of farming, a rural-farm setting, forested areas, limited development and an attractive rural residential living environment for single family homes on relatively large lots.
- B. Uses Permitted by Right. Each of the following principal uses and their accessory uses are permitted by right in the Agricultural District by the Zoning Officer, provided that the use type, dimensional, and all other applicable requirements of this Ordinance are satisfied:
1. Agricultural Industry*
 2. Agriculture
 3. Animal Husbandry*
 4. Bomb or Fallout Shelter
 5. Commercial Crop Storage*
 6. Custom Slaughter House licensed by the State
 7. Golf Course*
 8. Greenhouse/Nursery*
 9. Mobile/Manufactured Home*
 10. Orchard
 11. Private Campground*
 12. Private Picnic Grove*
 13. Public Recreation
 14. Riding Stable*
 15. Single Family Detached Dwelling
 16. Temporary Housing for Farm Laborers*
 17. Township Park
 18. Veterinarian's Office
 19. Wildlife Sanctuary*

*See Section 314 for additional requirements.

- C. Special Exception Uses. Each of the following principal uses and their accessory uses may be permitted in the Agricultural District by the Zoning Hearing Board in accordance with the standards contained in Section 315 of this Ordinance.
1. Animal Hospital/Veterinarian Office
 2. Auditorium
 3. Cemetery or Mausoleum
 4. Commercial Outdoor Recreation
 5. Conference/Training Center
 6. Cultural Center
 7. Drive-in (Outdoor) Theater*
 8. Flea Market

310. PLANNED HIGHWAY COMMERCIAL DISTRICT (HC).

A. Purpose. The purposes of the Planned Highway Commercial District is to provide for a variety of commercial uses at acceptable and convenient locations along the major highways and to promote well-planned and designed commercial areas.

B. Uses Permitted by Right. Each of the following principal uses and their accessory uses are permitted by right in the Planned Highway Commercial District by the Zoning Officer, provided that the use type, dimensional, and all other applicable requirements of this Ordinance are satisfied:

1. Agriculture
2. Animal Hospital/Veterinarian Office*
3. Auto/Motorcycle/Boat/Recreational Vehicle Sales*
4. Auto Gas Station
5. Auto Repair/Body Shop*
6. Auto Service Station*
7. Bakery
8. Bank, Savings and Loan or other Financial Establishment*
9. Bulk Photo Processing
10. Business Machine Sales/Service
11. Commercial Outdoor Recreation*
12. Community Center*
13. Conference/Training Center
14. Construction Company
15. Cultural Center*
16. Fast Food Restaurant*
17. General Merchandise Store
18. Golf Course*
19. Greenhouse/Nursery*
20. Health Club
21. Hotel/Motel*
22. Indoor Recreation*
23. Indoor Theater
24. Kennel*
25. Lumber Yard*
26. Medical Clinic
27. Membership Club or Lodge
28. Mini-Warehouse/Self-Storage Development*
29. Mixed Uses in an Existing Building, provided that there are no more than four (4) principal uses in the building; and provided that the uses are permitted by right in this District
30. Municipal Use
31. Nursery School/Day Care Center*
32. Office
33. Open Air Retail Sales of Agricultural Products*

314. ADDITIONAL REQUIREMENTS FOR CERTAIN PERMITTED BY RIGHT USES.

A. Compliance Required. Each of the following uses shall also comply with the additional requirements for that use listed in this Section. (A Site Plan may be required per Section 409.)

B. Additional Requirements.

1. Agricultural Industry - Using products and/or materials of which at least fifty (50%) percent are grown locally within the Township.
2. Animal Husbandry
 - a. No new barns, animal shelters, stables, feed yards, or manure storage areas will be located closer than four hundred (400') feet from all dwellings except the dwelling of the owner or lessee, or from all Rural Residential, Suburban Residential or Village Center District boundaries.
 - b. No additions to existing barns, animal shelters, stables, feed yards, or manure storage areas will be located closer than one hundred fifty (150') feet from all property lines, Rural Residential, Suburban Residential or Village Center District boundaries, and dwellings except the dwelling of the owner or lessee.
 - c. Areas designated as Agricultural Security Areas under Act 43 are exempt from the provisions of 314 B.1.a. and 314 B. 1.b., stated above.
3. Auto, Motorcycle, Boat or Recreational Vehicle Sales - No vehicle on display shall occupy any part of the street right-of-way, required yard areas, or required parking area.
4. Auto Repair Garage
 - a. All repair and paint work shall be performed within an enclosed building.
 - b. All provisions shall be made to prevent or minimize noise, odor, vibration, light or electrical interference to adjacent lots.
 - c. Outdoor storage of autos and other vehicles shall not exceed three (3) times the indoor repair area, shall only be back of the front yard line, and shall be no closer than twenty (20') feet from side and rear lot lines.
 - d. Any vehicle on the premises longer than 48 hours shall be deemed a stored vehicle. No vehicle shall be stored in excess of forty-five (45) days.