

ARTICLE 3

Establishment of Zoning Districts and Zoning Map

3.1 Names and Purposes of Zoning Districts

Point Township is hereby divided into the following districts:

(COS) Conservation Open Space.

The Conservation Open Space District is comprised of two distinctive landforms including the steep, predominately wooded south slope of Montour Ridge and the floodplain of the Main and West Branches of the Susquehanna River. This district creates a scenic backdrop as well as providing a natural border to frame the township. In many instances there are environmental constraints including flooding, severe slope, and poor soils that limit development. It is most suitable for low-density development, recreation, forestry and agriculture uses.

(A) Agriculture.

This district is composed of those areas in the Township whose predominate land use is agriculture. The regulations for this district are designed to protect and stabilize the essential characteristics of these areas, minimize conflicting land uses detrimental to farm enterprises and limit development which requires highways and other public facilities in excess of those required by agricultural uses.

(R-1) Residential – Countryside.

The purpose of this district is to provide for a variety of low density residential uses served primarily by on lot sewer and water facilities. Agricultural activities and office uses are acceptable in this district provided they do not conflict with residential uses.

(R-2K) Residential – Kapp Heights.

The purpose of this district is to provide for residential uses that are compatible with a historic development pattern resulting from the recorded development plans for Kapp Heights and Priestley Terrace. With the ready availability of public sewage and water facilities the district is ideally suited to single family, duplex and townhouse residential uses compatible with the historic block and lot pattern. Limited other uses supportive to

ARTICLE 6

R-1 Residential - Countryside District

6.1 Purpose of the Residential - Countryside District

The purpose of this district is to provide for a variety of low-density residential uses served primarily by on lot sewer and water facilities. Agricultural activities and office uses are acceptable in this district provided they do not conflict with residential uses.

6.2 Use Regulations for the Residential - Countryside District

6.2.1 Permitted Uses

- 6.2.1.1** Accessory Uses or Structure (see supplemental regulations in Article 14);
- 6.2.1.2** Bed & Breakfast (see Section 15.6);
- 6.2.1.3** Child and Adult Care Centers (see Section 15.7);
- 6.2.1.4** Community Homes (see Section 15.9);
- 6.2.1.5** Cultivation of Crops (no zoning permit req'd);
- 6.2.1.6** Essential Services (no zoning permit req'd);
- 6.2.1.7** Forestry Activities (no permit required);
- 6.2.1.8** Group and Family Child Care Home (see Section 15.11);
- 6.2.1.9** Home Occupation (see Section 15.13);
- 6.2.1.10** No Impact Home Based Business (see Section 15.16);
- 6.2.1.11** Single-Family Dwelling, Seasonal Dwelling; or
- 6.2.1.12** Two-Family Dwelling, Duplex.

6.2.2 Conditional Uses (see Criteria in Article 15)

- 6.2.2.1** Agriculture;

- 6.2.2.2 Cluster Subdivision;
- 6.2.2.3 Funeral Home;
- 6.2.2.4 Group Home;
- 6.2.2.5 Home Based Business;
- 6.2.2.6 Institutional Residences;
- 6.2.2.7 Professional Office;
- 6.2.2.8 Professional Office Group;
- 6.2.2.9 Public or Quasi-Public Uses;
- 6.2.2.10 Public Service Facility;
- 6.2.2.11 Residential Based Contractor's Yard
- 6.2.2.12 Self-Storage Facility;
- 6.2.2.13 Short Term Rental;
- 6.2.2.14 Townhouses; or
- 6.2.2.15 Yard Waste Processing/Recycling.

6.3 Density, Height and Coverage Requirements

6.3.1 Maximum Building Height:

- Agricultural Structures: 45 ft. (note: certain agricultural structures are exempt, see Section 14.6)
- All Other Structures: 35 ft.

6.3.2 Maximum Building Coverage: 20%

6.3.3 Maximum Impervious Coverage: 40%

6.4 Minimum Areas and Dimensions

6.4.1 Community Homes; Group and Family Child Care Homes; Home Occupation; No Impact Home Based Business; Single Family Dwelling, Seasonal Dwelling; Two-Family Dwelling, Duplex

6.4.1.1 Minimum Lot Size:

On-lot sewer and on-lot water:	40,000 sq. ft.
On-lot sewer and public water:	40,000 sq. ft.
Public sewer and public water:	20,000 sq. ft.
Public sewer and on-lot water:	20,000 sq. ft.
Public sewer, on-lot or central water duplex:	10,000 sq. ft.

6.4.1.2 Minimum Lot Width:

On-lot sewer and on-lot water:	120 ft.
On-lot sewer and public water:	120 ft.
Public sewer and public water:	100 ft.
Public sewer and on-lot water:	100 ft.
Public sewer, on-lot or central water duplex:	50 ft.

6.4.1.3 Minimum Yards:

front:	30 ft.
side:	15 ft.
side – between duplex units	Zero
rear:	10 ft.

6.4.2 Bed & Breakfast; Child and Adult Care Centers; Funeral Home; Home Based Business; Professional Office; Public or Quasi-Public Uses; Self-Storage Facility; Residential Based Contractor's Yard

6.4.2.1 Minimum Lot Size: 1 acre

6.4.2.2 Minimum Lot Width: 150 ft.

6.4.2.3 Minimum Yards:

front: 40 ft.
side: 20 ft.
rear: 20 ft.

6.4.3 Group Home; Institutional Residence, Professional Office Group; Public or Quasi-Public Uses; or Public Service Facility

6.4.3.1 Minimum Lot Size: 3 acres

6.4.3.2 Minimum Lot Width: 300 ft.

6.4.3.3 Minimum Yards:

front: 50 ft.
side: 20 ft.
rear: 30 ft.

6.4.4 Townhouses

6.4.4.1 Minimum Lot Area and Width

Bedrooms	Minimum Lot Area Per Unit	Minimum Lot Width
1	1600 sq. ft.	18 ft.
2	1800 sq. ft.	20 ft.
3	2000 sq. ft.	22 ft.
4	2200 sq. ft.	24 ft.
5	2400 sq. ft.	26 ft.

6.4.4.2 Minimum tract size for a development: 3 acres

6.4.4.3 Maximum Gross Density: 5 dwelling units per acre

6.4.4.4 Minimum Building Lines

front: 25 ft.
side: zero (between units)
40 ft. (between buildings)
rear: 30 ft.

6.4.5 Cluster Subdivision

6.4.5.1 Minimum Areas and Dimensions:

See the Cluster Development regulations in Section 15.8 for permitted deviations from areas and dimensions for individual lots within the Cluster Subdivision.

6.4.5.2 Water and Sewage Facilities: The development must be served by community or central water and central sanitary sewage facilities.

6.4.5.3 Minimum Tract Size: 3 acres

6.4.6 Agriculture

6.4.6.1 Minimum Lot Size: 10 acres

6.4.6.2 Minimum Lot Width: 200 ft.

6.4.6.3 Minimum Yards for Farm Dwelling:

front: 25 ft.

side: 10 ft.

rear: 20 ft.

6.4.6.4 Minimum Yards for All Other Structures: 50 ft.

6.4.7 Yard Waste Recycling/Processing

6.4.7.1 Minimum Lot Size: 10 acres

6.4.7.2 Minimum Lot Width: 400 ft.

6.4.7.3 Minimum Yards:

front: 50 ft.

side: 50 ft.

rear: 50 ft.