

Lake Region Municipality Zoning Ordinance - Schedule of District Regulations						
District Name and Intent	Principal Permitted Uses	Conditional Uses	Special Exceptions	Accessory Uses	Development Standards	
					Residential	Nonresidential
<b>C-1 General Commercial District:</b> This district is intended to accommodate a wide-range of commercial uses that serve both residents and visitors on a daily basis, including retail, service and related establishments..	Agriculture uses Bed and breakfasts Cemeteries and churches Contractor storage yard Day care centers Forestry uses Gift shops Home occupations – Class II Home occupations – Class III Hunting and fishing clubs Mixed-use projects Nursery and greenhouses Oil and gas drilling and production One-family dwellings Personal services Professional offices Public parks and playgrounds Public safety and municipal uses Studios Two-family dwellings	Animal clinics Building and contracting businesses Bulk fuel storage facilities Car and truck washes Convenience stores Country clubs Farm stands Garages and service stations Gasoline service stations Golf courses Health facilities Light manufacturing Motels and hotels Multi-family dwellings Office buildings Private schools Recreational facilities Restaurants Retail and service establishments Self-storage facilities Temporary commercial uses Vehicle and equipment sales & service Warehouse and storage facilities Wholesale businesses Marinas	Communication facilities Other uses unlisted in this Ordinance	Home occupations – Class I Other customary accessory uses Parking areas Private garages and carports Private swimming pools Signs Tool sheds	<b>Minimums:</b> Lot area: 43,560 sf Lot width (feet): 150 Lot depth (feet): 150 Lot frontage (feet): 50 Front yard (feet): 20 Side yard (feet): 15 Rear yard (feet): 10	43,560 sf 150 150 50 20 20
					<b>Maximums</b> Lot coverage: 60% Building height (feet) 35	75% 35
Note: Lot areas for residential uses may be reduced to 7,200 sf with both central water and central sewer. Lot width may be reduced to 60 feet.						

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<b>C-2 Resort Commercial District:</b> This district is intended to provide for the seasonal residential, recreational and related resort / tourism uses that are attracted to the Lake Wallenpaupack Region and environs.	Bed and breakfasts Day care centers Gift shops One-family dwellings Personal services Professional offices Public parks and playgrounds Public safety and municipal uses Real estate offices Two-family dwellings	Car and truck washes Cemeteries and churches Contractor storage yard Gasoline service stations Home occupations – Class II Home occupations – Class III Hotel and motels Marinas Multi-family dwellings Office buildings Private schools Recreational facilities Restaurants Retail and service establishments	Casinos (if permitted by State law) Communication facilities Other uses unlisted in this Ordinance	Home occupations – Class I Other customary accessory uses Parking areas Private garages and carports Private swimming pools Signs Tool sheds	<b>Minimums:</b> Lot area: 65,340 sf Lot width (feet): 150 Lot depth (feet): 100 Lot frontage (feet): 50 Front yard (feet): 25 Side yard (feet): 15 Rear yard (feet): 20	87,120 sf 150 100 50 25 20 20
					<b>Maximums</b> Lot coverage: 25% Building height (feet) 35	50% 35
Note: Lot areas for residential uses may be reduced to 43,560 sf with either central water or central sewer and to 21,780 sf with both. Lot width may be reduced to 125 feet and 100 feet, respectively.						