



Dingman Township

Pike County, Pennsylvania

Zoning Use Chart

As found in Section 305 of the Dingman Township Zoning Ordinance

District Intent	Principal Permitted Uses	Conditional Uses	Special Exception Uses	Accessory Uses
<p>NC Neighborhood Commercial District:</p> <p>The intent of this district is to provide areas for the normal development of business and service activities to serve the needs of the Township and surrounding communities as opposed to facilities designed to service the larger region.</p>	<p>Municipal Parks and Playgrounds</p> <p>No Impact Home-Based Businesses</p> <p>School Bus Shelters</p> <p>Timber Harvesting</p> <p>Transient Use of Residential Properties</p>	<p>Animal Hospitals (without kennel facilities)</p> <p>Bed & Breakfast Establishments</p> <p>Business & Professional Offices</p> <p>Churches</p> <p>Convenience Stores (without gas)</p> <p>Essential Services</p> <p>Home Occupations</p> <p>Inns (limited to less than 30 seats & 10 rooms)</p> <p>Low Impact Retail and Service Establishments</p> <p>Residences Connected to Other Permitted Uses</p> <p>Residential Conversions</p> <p>Residential Subdivision Facilities & Amenities</p> <p>Food Establishments (less than 30 seats)</p> <p>Single-family dwellings</p> <p>Specialty shops</p> <p>Two-family dwellings</p> <p>Undertaking establishments</p> <p>Minor Day Care Uses</p>	<p>Communications towers</p> <p>Public & Semi-public Uses</p> <p>Kennels</p>	<p>Ancillary Services & Facilities</p> <p>Antennas Mounted on Existing Buildings</p> <p>Private Greenhouses</p> <p>Private Stables</p> <p>Swimming Pools</p> <p>Tool Sheds</p> <p>Other Customary Private Residential Accessory Uses</p> <p>Other Customary Commercial Accessory Uses.</p> <p>Vehicular Leasing and Rental (minor)</p>

		Warehouse, Contractor (Maximum 5,000 sq. ft. of floor area. Multi-Family dwellings Vehicular Leasing and Rental Solar Farms Solar Power Plants		
RC Resort Commercial District: This district is designed to provide areas of more intensive commercial and resort activity on roads adequate to handle traffic for those activities.	Municipal Parks and Playgrounds No Impact Home-Based Businesses School Bus Shelters Timber Harvesting Nurseries, Commercial Transient Use of Residential Properties	Animal Hospitals Banks Bed & Breakfast Establishments Business & Professional Offices Car Washes Churches Commercial Flea Markets Commercial Recreation Convenience Stores Day Care Facilities Drive-In Businesses Essential Services Food Establishments Gasoline Stations Greenhouses, Commercial Health Care Facilities Home Occupations Inns Light Manufacturing Low Impact Retail and Service Establishments Model Homes Motels & Hotels Motor Vehicle Sales & Service Residences Connected to Other Permitted Use Retail & Service Establishments	Communications Towers Public & Semi-Public Uses Kennels	Ancillary Services & Facilities Antennas Mounted on Existing Buildings Private Greenhouses Private Stables Swimming Pools Tool Sheds Other Customary Private Residential Accessory Uses Other Customary Commercial Accessory Uses. Minor additions to camp buildings that would not increase occupancy (e.g. decks, porches, small additions) Vehicular Leasing and Rental (Minor)

	Sales & Service of Equipment Self-Storage Facilities Shopping Centers & Malls Specialty Shops Theaters Undertaking Establishments Wholesale Businesses Mixed-Use Projects Drive-through Businesses Minor Day Care Uses Shooting Facilities Large Hotels, Motels, Inns, & Resorts Camps Warehouses, Contractor (maximum 20,000 sq. ft of floor area..) Warehouse, Public Warehouse, Terminal Vehicular Leasing and Rental Solar Farms Solar Power Plants		
CP Conservation and Parks District: This district is intended to preserve the scenic beauty of parks and open spaces and protect special natural areas including Delaware Water Gap Recreation Area, State Gamelands, and State Forest Lands. Special performance standards are provided in this Zoning Ordinance so that private lands within the district are developed in such a manner to afford the reasonable use of such parcel and concurrently afford protection of the character of the District and the identified special natural areas.	Single Family Dwellings Essential Services Hunting & Fishing Cabins Agricultural Uses not including intensive livestock operations No Impact Home Based Businesses Public Parks and Playgrounds Transient Use of Residential Properties Timber Harvesting	Public Recreation Facilities Tourist Recreational Facilities Home Occupations Bus Shelters Minor Natural Resource Uses Boat / Canoe Liveries Intensive Livestock Operations Public Stables Natural Resource Uses Boarding & Tourist Homes Boating Access Areas Cluster Development	swimming pools tool sheds private greenhouses private stables antennas mounted on existing buildings ancillary services or facilities customary private residential accessory uses minor additions to camp buildings that would not increase occupancy (e.g. decks,

		Commercial Nurseries Shooting Facilities Bed & Breakfast Establishments Residential Subdivision Facilities & Amenities Communications Towers Inns Golf Courses Minor Day Care Uses Camps Solar Farms Solar Power Plants		porches, small additions)
R-1-A Low Density Residential District R-1 Low Density Residential District This district is intended to provide sufficient space for low density residential development on lots of adequate size to safely permit the use of either public or on-site sewage disposal and water supply.	Single Family Dwellings Essential Services No Impact Home-Based Businesses Churches Public Schools Public Parks and Playgrounds Timber Harvesting	Golf Courses Cemeteries Cluster Development Bus Shelters Minor Natural Resource Uses Bed & Breakfast Establishments Residential Subdivision Facilities & Amenities Minor Day Care Uses Solar Farms Solar Power Plants	Public & Semi-Public Uses Home Occupations	Same as CP District Chickens - but only in the R-1-A overlay district
RU Rural District: This district is intended to provide for the maintenance of open space and the rural character of the Township while allowing flexibility in	Single family dwellings boarding & tourist homes essential services	Tourist Recreational Facilities Cluster Development	Public Uses Kennels Greenhouses Undertaking Establishments	Same as CP district Minor additions to camp buildings that would not increase occupancy (e.g. decks, porches, small additions)

<p>the location of certain commercial and industrial uses.</p>	commercial nurseries	Nursing Facilities	Adult Oriented Businesses	
	hunting & fishing cabins	Medical Clinics	Body Piercing, Tattoo, and Fortune Telling Businesses	
	agricultural uses not including intensive livestock operations	Light Manufacturing		
	two-family dwellings	Retail Establishments Designed to Serve the Immediate Area		
	golf courses	Natural Resource Uses		
	churches	Home Occupations		
	cemeteries	Bus Shelters		
	No Impact Home-Based Businesses	Minor Natural Resource Uses		
	public parks & playgrounds	Public Stables		
	Timber Harvesting	Bed & Breakfast Establishments		
		Residential Subdivision Facilities & Amenities		
		Minor Day Care Uses		
		Junkyards		
		Camps		
<p>ND-2 Limited Neighborhood Development District: This district is intended to provide areas for professional offices, mobile home parks, and transient population, located away from residences and areas where the uses would represent an intrusion due to noise and other factors, yet near areas with recreation potential that lend themselves to active use.</p>	Warehouse, Contractor (Maximum 5,000 sq. ft. of floor area.)	Warehouse, Contractor (Maximum 5,000 sq. ft. of floor area.)		
	Mobile Home Parks **	Recreational Vehicle Parks *	public & semi-public uses	gardens
	All principal permitted uses allowed in R-1 district	Professional Offices	adult oriented businesses	tool sheds
	golf courses	Campgrounds *	body piercing, tattoo, and fortune telling businesses	antennas mounted on existing buildings
	public recreation *	Commercial Services for Campgrounds & Recreational Vehicle Parks *		Decks, screened porches, platforms, sheds, gazebos*
	tourist recreational facilities	Home Occupations		
	clubhouses & lodges	Bus Shelters		
	No Impact Home-Based Businesses	Minor Natural Resource Uses		
	Recreational Vehicles ***	Residential Subdivision Facilities & Amenities		
	Recreational Vehicle Pads ****	Communications Towers		
	Public Parks & playgrounds	Minor Day Care Uses		
	Timber Harvesting	Solar Farms		
		Solar Power Plants		

	<p>* owned by the municipality</p> <p>** subject to the provisions of the Subdivision Ordinance, Article V</p> <p>*** When sited on a Recreational Campground lot approved for the RV unit type</p> <p>**** When sited on an Recreational Campground lot</p>	<p>* subject to the standards and provisions of the Subdivision Ordinance, Article VI</p>		
FP Floodplain District: (See section 307.3)	see section 307.3.4 Public parks & playgrounds No Impact Home Based-Business Timber Harvesting	boating access areas not including any permanent structures residential subdivision facilities and amenities Solar Farms Solar Power Plants	Bed and Breakfast Establishments* Offices* Day care facility * * When created in a pre-existing structure and subject to the provisions of Section 307	none

An overlay district named R-1-A is hereby enacted. It shall consist of the entirety of the Zoning District R-1 except for the following recorded subdivisions that shall remain part of Zoning District R-1.

Arcadia Auten Bluestone Ridge Chestnut Oaks Conashaugh Lakes Conashaugh Farms Country Club Woods Cranberry Ridge Crescent Lake
 Crooked Oaks Foxcroft Woods Gold Key Lakes Hemlock Farms Hidden Oaks Indian Trails Lake Adventure Laurel Hills Log Tavern Lake
 Lynric Hills Meadow View Acres Mill Creek Woods Mount Haven Estates Oak Manor Oak Manor Oak Ridge Crossing Old Mill Estates
 Pedersen Pocono Mountain Water Forest Preserve at Milford Hills Raymondskill Creek Estates Raymondskill Valley Estates Sawkill Meadows
 Springbrook Estates Stone Hedge Sunrise Lake Winding Brook

The remainder of District R - 1 shall become part of overlay district R-1-A including but not limited to the entirety of Ciancitto/Touw Subdivision, Pocono Mountain Woodland Lakes Subdivision, Shohola Lake Farms, Springbrook Road. The sole purpose of Zoning District R-1-A is to permit the keeping of chickens as set forth in Ordinance 01-2024 and Ordinance 02-2024. Any other ordinance provisions that apply to District R-1 shall continue to apply to District R-1-A.

Copies of this ordinance may also be obtained through the Dingman Township Office.