

Current Zoning

The subject property is situated in the **R-2 Low Density Residential District**. As outlined in 301.D2 of the Penn Forest Township Zoning Ordinance by way of reference to the R-1 Rural Residential District, the purposes of the district are *"To provide for neighborhoods that are primarily composed of single family detached dwellings while maintaining a rural density. To protect these areas from incompatible uses. To conserve significant important natural features, such as wetlands, mountainsides, ridgelines, creeks, flood-prone lands and steeply sloped areas. To vary density based upon the natural features of the land. To protect the water quality and habitats along creeks and around lakes, and promote groundwater recharge. To provide incentives and a certain amount of flexibility in lot layout through conservation-oriented development so that development can be clustered on the most suitable portions of a tract of land, while avoiding overly intense development."* Note that this purpose is to be achieved with a low density suburban density.

Permitted uses include the following:

1. Single-family detached dwellings
2. Open space development options
3. Group homes
4. Age-restricted residential development
5. Communication towers
6. Golf courses
7. Plant nurseries
8. Cemeteries
9. Communication recreation centers
10. Hunting and fishing clubs
11. Places of worship
12. Schools, public or private, primary or secondary
13. Township government uses
14. Publicly owned or operated recreation park
15. Water supply wells and related facilities
16. Daycare centers accessory to a place of worship
17. Daycare as accessory to an existing dwelling
18. Retail sales of agricultural products
19. Unit for care of relative
20. Crop farming
21. Forestry
22. Nature preserve or environmental education center
23. Parking lot or structure as an accessory use
24. Not intensive livestock or poultry raising
25. Solar energy collection as a principal or accessory use
26. Non-household stables
27. Wind turbines as an accessory use

Special exception uses include the following:

1. Camp or campground other than recreation vehicle campground
2. Government facilities
3. Public utility facilities

TYPES OF USES (See definitions in Article 2)	ZONING DISTRICTS					
	R-1	R-2	R-3	C-1	C-2	I-1
g. MISCELLANEOUS USES						
Crop Farming and Wholesale Greenhouses, which by itself, shall not require a zoning permit unless new or expanded buildings are involved	P	P	P	P	P	P
Forestry (S. 402)	P	P	P	P	P	P
Gas and Oil Wells (S. 403)	N	N	N	SE	SE	SE
Groundwater or Springwater, Withdrawal of More than 100,000 gallons per day for off-site use (S. 402)	SE	SE	SE	SE	SE	SE
Hunting Grounds, Commercial	SE	N	N	SE	SE	SE
Nature Preserve or Environmental Education Center	P	P	P	P	P	P
Parking Lot for Carpooling	N	N	N	P	P	P
Parking Lot or Structure as an accessory use	P	P	P	P	P	P
Parking Lot or Structure as a principal use that does not primarily serve tractor-trailer trucks or trailers	N	N	N	P	P	P
Parking Lot or Structure as a principal use that primarily serves tractor-trailer trucks or trailers	N	N	N	N	N	P
Livestock or Poultry, Raising of (S. 402):						
– Intensive	SE	SE	N	SE	SE	SE
– Not Intensive	P	P	P	P	P	P
Wastewater Treatment Plant for centralized service	SE	SE	SE	SE	SE	SE
Solar Energy Collection as a Principal or Accessory Use	P	P	P	P	P	P
Stable, Non-Household (S. 402; includes horse-riding academy)	P	P	P	P	P	P
Wind Turbine						
– As an accessory use meeting the requirements of Section 403	P	P	P	P	P	P
– Any Wind Turbine(s) other than is allowed under Section 403 (in which case Section 402 applies)	SE	N	N	SE	SE	SE
All Uses that will be unable to comply with the performance standards of this ordinance. See the “Environmental Protection” requirements of Article 5	N	N	N	N	N	N

- P = Permitted by use right (zoning decision by Zoning Officer)
- SE = Special exception use (zoning decision by the Zoning Hearing Board)
- N = Not permitted
- (S. 402) = See Additional Requirements in Section 402
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