

**Part 3**  
**DISTRICT REGULATIONS**

**§ 27-301. Application of District Regulations. [Ord. 168, 8/11/1992, § 300; as amended by Ord. 213, 1/29/2004, Art. 13]**

1. The regulations set forth in this Part for each district shall be minimum regulations and shall apply uniformly to each class or kind of structure or land, except as may be hereinafter provided:
  - A. No building, structure or land shall hereafter be used or occupied and no building or structure or part thereof shall hereafter be erected, constructed, reconstructed, moved, or structurally altered except in conformity with all of the regulations herein specified for the district in which it is located.
  - B. No building or other structure shall hereafter be erected or altered:
    - (1) To exceed the height or bulk;
    - (2) To accommodate or house a greater number of persons or families;
    - (3) To occupy a greater percentage of lot area;
    - (4) To have narrower or smaller rear yards, front yards, side yards or other open space;than required in this Part, or in any other manner be contrary to this chapter.
  - C. The commencement of any of the uses or structures listed in this Part shall require the issuance of a zoning permit from the Township Zoning Officer, except as may be exempted by § 27-1203.1 of this chapter.

**§ 27-302. Use Regulations and Dimensional Requirements. [Ord. 168, 8/11/1992, § 301; as amended by Ord. 231, 10/14/2008; by Ord. 240, 8/12/2009, Art. 3; and by Ord. 271, 11/10/2015, Art. 1]**

1. The specific use regulations and dimensional requirements pertaining to each district are contained on the charts that follow, namely §§ 27-303 to 27-311.
2. Permissible uses and structures are presented in the first four columns of the chart for each district. Applications for activities listed in the columns titled principal permitted and permitted accessory uses and structures may be approved by the Zoning Officer upon finding that the proposed use meets this chapter requirements. Activities listed in the special exception uses column must be reviewed and approved by the Township Zoning Hearing Board, and uses listed in the conditional uses column must be reviewed and approved by Old Lycoming Township. (See Appendix 27-D and Appendix 27-B of this chapter for an illustration of the special exception and conditional use procedures and §§ 27-1102.D and 27-1002, respectively, for specific details of the process.)
3. Specific lot, yard and open space requirements are presented in the final three columns of

each district chart. Denied applications for uses which do not meet the dimensional requirements for the district in which they are to be located, may be appealed to the Township Zoning Hearing Board for variance consideration. (See Appendix 27-C of this chapter for an illustration of the variance procedure, and § 27-1102.C for specific details of the process.

**§ 27-303. R-A Residential Agriculture District. [Ord. 168, 8/11/1992, § 302; as amended by Ord. 175, 7/20/1994, §§ 3, 5; by Ord. 213, 1/29/2004, Art. 3; by Ord. 227, 1/7/2008, Art. 1; by Ord. 231, 10/14/2008; by Ord. 240, 8/12/2009, Art. 3; by Ord. 251, 12/14/2010, § 2; by Ord. 258, 7/10/2012, Art. 1; by Ord. 260, 7/10/2012, Art. 1; by Ord. 265, 5/14/2013, Art. 1; by Ord. 271, 11/10/2015, Art. 2; and by Ord. No. 288, 3/10/2020]**

Uses and Structures <sup>1</sup>					
Principal Permitted Uses and Structures		Permitted Accessory Uses and Structures		Special Exception Uses (See § 27-1102.D)	
				Conditional Uses (See § 27-1002)	
1.	Single-family detached dwellings. (See § 27-403.)	1.	Uses and structures customarily incidental to a permitted principal use.	1.	Mobile homes on individual lots. (See § 27-404.)
2.	Churches and places of worship	2.	Family day care homes.	2.	Homes occupations. (See § 27-426.B.)
3.	Parks or playgrounds. (See § 27-411.)	3.	Outdoor, unenclosed storage. (See § 27-427.1.)	3.	Day care centers, group day care homes or nursery schools. (See § 27-410.)
4.	Kennels. (See § 27-417.)	4.	Accessory storage trailers. (See § 27-427.3.)	4.	Personal care homes.
5.	Veterinary hospitals and clinics.	5.	Signs. (See Part 7.)	5.	Slaughter houses.
6.	Timber harvesting. (See § 27-435.)	6.	Off-street parking and/or loading areas. (See §§ 27-801 and 27-802.)	6.	Agribusinesses.
7.	Agricultural uses, including land cultivation, raising of livestock or poultry, or other similar uses, including the sale of products raised on the premises. (Any new applications for CAOs and CAFOs see "Conditional Uses" No. 13.) (See § 27-423.)	7.	No-impact, home-based businesses. (See § 27-426.A.)	7.	Cemeteries.
8.	Impounding dams and natural areas	8.	Secondary residential dwelling units. (See § 27-502.3.)	8.	Track facilities. (See § 27-436.)
9.	Camps, lodges and vacation homes. (See § 27-412.)	9.	Outdoor solid fuel furnaces. (See § 27-440.)	9.	Family care units. (See § 27-437.)
					Public utility distribution lines and substations; essential services. (See § 27-422.)
					Occasional open-air sporting and cultural events. (See § 27-428.1.)

1. See also § 27-448 regarding oil and gas operations.

Uses and Structures							
Principal Permitted Uses and Structures		Permitted Accessory Uses and Structures		Special Exception Uses (See § 27-1102.D)		Conditional Uses (See § 27-1002)	
10.	Personal wind energy facilities. (See § 27-446.)	10.	Farm-related businesses. (See § 27-445.)	10.	Bed and breakfast establishments.	10.	Mineral extraction operations or borrow pits. (See §§ 27-424 and 27-432.)
		11.	Noncommercial boarding or raising of domestic chickens. (See § 27-423.)	11.	Boarding or rooming houses. (See § 27-434.)	11.	Sanitary or municipal waste landfills. (See § 27-433.)
						12.	Sewage treatment and/or water facilities (potable and/or nonpotable); or waste management facilities.
						13.	Concentrated animal feeding operations and/or concentrated animal operations. (See § 27-423.B.)
						14.	Communications antennas, towers, and/or equipment buildings. (See § 27-438.)
						15.	Commercial wind energy facilities. (See § 27-444.)
						16.	Water withdrawal or water distribution facility. (See § 27-449.)

Lot, Yard and Open Space Requirements					
Minimum Lot Requirements (See § 27-502)		Minimum Yard Requirements (See § 27-503)		Maximum Height Requirements (See § 27-504)	
1.	Minimum Lot Area Per Principal Use or Dwelling Unit:	1.	Front Yard: 40 feet from edge of road right-of-way or 65 feet from road center line, whichever is greater.	1.	Principal Structures: 35 feet or 3 stories, whichever is less.
	A. No Public Sewer or Water - 65,000 square feet (1 1/2 acres)				
	B. Public Sewer and/or Water - 43,560 square feet (1 acre)				
	C. Agricultural uses - no minimum.				
	D. Kennels, veterinary hospitals and clinics, educational institutions, RV parks, slaughter houses, and sewage treatment plants - 2 acres.				
	E. Mobile home parks and mineral extraction operations - 5 acres.				
	F. Sanitary or municipal waste landfills - 15 acres.				

Lot, Yard and Open Space Requirements					
Minimum Lot Requirements (See § 27-502)		Minimum Yard Requirements (See § 27-503)		Maximum Height Requirements (See § 27-504)	
	G. Commercial wind energy facilities - 25 acres.				
	H. Every lot shall meet the requirements of the Pennsylvania Sewage Facilities Act and all other applicable State or municipal regulations.				
2.	Minimum Lot Width:	2.	Rear Yard:	2.	Accessory Structures: 20 feet or 1 1/2 stories, whichever is less.
	A. No public sewer or water - 175 feet.		A. Principal structures - 50 feet.		
	B. Public sewer and/or water - 150 feet.		B. Accessory structures - 5 feet.		
	C. Agricultural uses - no minimum.				
3.	Maximum Building Coverage: 20%, not including agricultural uses.	3.	Side Yards: 20 feet each side.	3.	Agricultural Structures: no maximum. (See also § 27-504.2.)
		4.	Agricultural Uses - none; however, structures shall be setback an adequate distance from all adjoining properties so as to avoid potential health or safety problems.		

**§ 27-304. R-R Residential Rural District.** [Ord. 168, 8/11/1992, § 303; as amended by Ord. 175, 7/20/1994, § 5; by Ord. 213, 2/3/2004, Art. 3; by Ord. 221, 4/11/2006, Art. 2; by Ord. 223, 10/25/2006, Art. 1; by Ord. 227, 1/7/2008, Art. 1; by Ord. 231, 10/14/2008; by Ord. 240, 8/12/2009, Art. 3; by Ord. 251, 12/14/2010, § 2; by Ord. 258, 7/10/2012, Art. 1; by Ord. 260, 7/10/2012, Art. 1; by Ord. 269, 8/12/2014, Art. 1; by Ord. 271, 11/10/2015, Art. 2; and by Ord. No. 288, 3/10/2020]

Uses and Structures <sup>2</sup>							
Principal Permitted Uses and Structures		Permitted Accessory Uses and Structures		Special Exception Uses (See § 27-1102.D)		Conditional Uses (See § 27-1002)	
1.	Single-family detached dwellings. (See § 27-403.)	1.	Uses and structures customarily incidental to a permitted principal use.	1.	Mobile homes on individual lots. (See § 27-404.)	1.	Conversion apartments. (See § 27-447.)
2.	Churches and places of worship.	2.	Family day care homes.	2.	Home occupations. (See § 27-426.B.)	2.	Two-family dwellings. (See § 27-403.)
3.	Parks or playgrounds. (See § 27-411.)	3.	Signs. (See Part 7.)	3.	Family care units. (See § 27-437.)	3.	Single-family attached dwellings. (See § 27-405.)
4.	Timber harvesting. (See § 27-435.)	4.	Off-street parking and/or loading areas. (See §§ 27-801 and 27-802.)	4.	Outdoor solid fuel furnaces. (See § 27-440.)	4.	Educational institutions. (Public or private)

2. See also § 27-448 regarding oil and gas operations.

Uses and Structures							
Principal Permitted Uses and Structures		Permitted Accessory Uses and Structures		Special Exception Uses (See § 27-1102.D)		Conditional Uses (See § 27-1002)	
		5.	No-impact home-based businesses. (See § 27-426.A.)	5.	Day care center, group day care homes or nursery schools. (See § 27-410.)	5.	Government buildings, including police and fire stations.
		6.	Personal wind energy facilities. (See § 27-446.)	6.	Boarding or rooming houses. (See § 27-434.)	6.	Personal care homes.
		7.	Noncommercial boarding or raising of domestic chickens. (See § 27-423.)			7.	Public utility distribution lines and substations; essential services. (See § 27-422.)
						8.	Sewage treatment and/or water facilities (potable and/or nonpotable).
						9.	Nurseries, greenhouses, and truck gardens, including the sale of products grown or raised on the premises. (See § 27-423.)
						10.	Residential cluster developments. (See § 27-439.)
						11.	Public utility distribution lines and substations; essential services; government building.
						12.	Senior housing complexes. (See § 27-441.)

Lot, Yard and Open Space Requirements							
Minimum Lot Requirements (See § 27-502)			Minimum Yard Requirements (See § 27-503)			Maximum Height Requirements (See § 27-504)	
1.	Minimum lot area per principal use or dwelling unit:		1.	Front yard: 30 feet from edge of road right-of-way or 55 feet from road center line, whichever is greater, except as may be provided otherwise in Part 4 of this chapter.		1.	Principal structures: 35 feet or 3 stories, whichever is less.
	A.	No public sewer or water:					
	(1)	Single-family detached dwellings and other principal uses - 43,560 square feet (1 acre).					
	(2)	Two-family dwellings - 30,000 square feet per dwelling unit.					
	(3)	Conversion apartment - 30,000 square feet + 10,000 square feet per dwelling unit.					
	B.	Public sewer or water:					
	(1)	Single-family detached dwellings and other principal uses - 30,000 square feet					

Lot, Yard and Open Space Requirements									
Minimum Lot Requirements (See § 27-502)				Minimum Yard Requirements (See § 27-503)				Maximum Height Requirements (See § 27-504)	
	(2)	Two-family dwellings - 20,000 square feet per dwelling unit.							
	(3)	Conversion apartments - 20,000 square feet + 5,000 square feet per dwelling unit.							
	C.	Public sewer and water:							
	(1)	Single-family detached dwellings and other principal uses							
	(a)	Sewer and water available by 10/25/2006 - 15,000 square feet							
	(b)	Sewer and water available after 10/25/2006 - 20,000 square feet							
	(2)	Two-family dwellings - 15,000 square feet per dwelling unit							
	(3)	Conversion apartments - 15,000 square feet + 3,500 square feet per dwelling unit.							
	(4)	Single-family attached dwellings - 15,000 square feet + 3,000 square feet per dwelling unit.							
	(5)	Senior housing complexes - 5 acres. (See § 27-441.)							
2.	Minimum lot width:			2.	Rear yards:			2.	Accessory structures: 20 feet or 1 1/2 stories, whichever is less.
	A.	No public sewer or water: 150 feet.		A.	Principal structures				
	B.	Public sewer or water: 125 feet.							
	C.	Public sewer and water:							
	(1)	Single-family detached dwellings, two-family dwellings, and other principal uses — 100 feet.		(1)	No public sewer or water; or public sewer or water - 35 feet.				
	(2)	Single-family attached dwellings — 24 feet per dwelling unit (+ applicable side yard requirements for end units.)		(2)	Public sewer and water:				

Lot, Yard and Open Space Requirements									
Minimum Lot Requirements (See § 27-502)				Minimum Yard Requirements (See § 27-503)				Maximum Height Requirements (See § 27-504)	
						(a)	Single-family detached dwellings, two-family dwelling and other principal uses - 25 feet.		
						(b)	Single-family attached dwellings - 20 feet.		
					B.		Accessory structures - 5 feet.		
3.			Maximum building coverage: 30%	3.			Side yards (except as may be provided otherwise in Part 4 of this chapter):	3.	New agricultural structures: no maximum so long as the structures are set back a distance equal to their height in order to avoid potential health or safety problems.
				A.			Single-family detached dwellings, two-family dwellings and other principal uses -		
					(1)		No public sewer or water: 15 feet each side.		
					(2)		Public sewer or water: 15 feet each side.		
					(3)		Public sewer and water: 10 feet each side.		
				B.			Single-family attached dwellings - 20 feet each side for end units.		

**§ 27-305. R-S Residential Suburban District.** [Ord. 168, 8/11/1992, § 304; as amended by Ord. 175, 7/20/1994, §§ 1, 5, 13, 14, 24; by Ord. 213, 1/28/2004, Art. 3; by Ord. 221, 4/11/2006, Art. 2; by Ord. 223, 10/25/2006, Art. 1; by Ord. 227, 1/7/2008, Art. 1; by Ord. 231, 10/14/2008; by Ord. 240, 8/12/2009, Art. 3; by Ord. 251, 12/14/2010, § 2; by Ord. 258, 7/10/2012, Art. 1; by Ord. 260, 7/10/2012, Art. 1; by Ord. 265, 5/14/2013, Art. 1; by Ord. 271, 11/10/2015, Art. 2; and by Ord. No. 288, 3/10/2020]

Uses and Structures <sup>3</sup>					
Principal Permitted Uses and Structures		Permitted Accessory Uses and Structures		Special Exception Uses (See § 27-1102.D)	
1.	Single-family detached dwellings. (See § 27-403.)	1.	Uses and structures customarily incidental to a permitted principal use.	1.	Mobile homes on individual lots. (See § 27-404.)
2.	Churches and places of worship.	2.	Family day care homes.	2.	Mobile home parks. (See § 27-408.)
3.	Libraries, museums, and art galleries.	3.	Signs. (See Part 7.)	3.	Day care centers, group day care homes or nursery schools. (See § 27-410.)
4.	Police and fire stations.	4.	Off-street parking and/or loading areas. (See §§ 27-801 and 27-802.)	4.	Personal care homes.
					Conditional Uses (See § 27-1002)
				1.	Conversion apartments. (See § 27-447.)
				2.	Two-family dwellings. (See § 27-403.)
				3.	Single-family attached dwellings. (See § 27-405.)
				4.	Multi-family dwellings and/or multi-family housing developments. (See § 27-406.)

3. See also § 27-448 regarding oil and gas operations.

Uses and Structures							
Principal Permitted Uses and Structures		Permitted Accessory Uses and Structures		Special Exception Uses (See § 27-1102.D)		Conditional Uses (See § 27-1002)	
5.	Parks or playgrounds. (See § 27-411.)	5.	No-impact home-based businesses. (See § 27-426.A.)	5.	Home occupations. (See § 27-426.B.)	5.	Planned residential developments. (See § 27-407.)
6.	Timber harvesting. (See § 27-435.)	6.	Personal wind energy facilities. (See § 27-446.)	6.	Group homes. (See § 27-431.)	6.	Educational institutions. (Public or private)
		7.	Boarding or rooming houses. (See § 27-434.)			7.	Jails or correctional institutions.
		8.	Outdoor solid fuel furnaces. (See § 27-340.)			8.	Commercial recreation facilities. (See § 27-411.)
		9.	Noncommercial boarding or raising of domestic chickens. (See § 27-423.)			9.	Public utility distribution lines and substations; essential services; government building. (See § 27-422.)
						10.	Nurseries, greenhouses, and truck gardens including the sale of products grown or raised on the premises. (See § 27-423.)
						11.	Occasional open-air sporting or cultural events. (See § 27-428.1.)
						12.	Sewage treatment and/or water facilities (potable and/or nonpotable); or waste management facilities.
						13.	Secondary residential dwelling unit. (See § 27-502.3.)
						14.	Residential cluster development (See § 27-439)
						15.	Senior housing complexes. (See § 27-441.)
						16.	Nursing homes. (See § 27-442.)

Lot, Yard and Open Space Requirements					
Minimum Lot Requirements (See § 27-502)		Minimum Yard Requirements (See § 27-503)		Maximum Height Requirements (See § 27-504)	
1.	Minimum lot area per principal use or dwelling unit:	1.	Front yard: 25 feet from the edge of road right-of-way or 50 from road center line, whichever is greater, except as may be provided otherwise in Part 4 of this chapter.	1.	Principal structures: 35 feet or 3 stories, whichever is less.
	A. No public sewer or water:				
	(1) Single-family detached dwellings and other principal uses - 40,000 square feet				



Lot, Yard and Open Space Requirements					
Minimum Lot Requirements (See § 27-502)			Minimum Yard Requirements (See § 27-503)		Maximum Height Requirements (See § 27-504)
	(2)	Two-family dwellings - 30,000 square feet per dwelling unit.			
	(3)	Conversion apartments - 30,000 square feet + 10,000 square feet per dwelling unit.			
	B. Public sewer or water:				
	(1)	Single-family detached dwellings and other principal uses - 20,000 square feet			
	(2)	Two-family dwellings - 15,000 square feet per dwelling unit.			
	(3)	Conversion apartments - 15,000 square feet + 5,000 square feet per dwelling unit.			
	C. Public sewer and water:				
	(1)	Single-family detached dwellings and other principal uses - 15,000 square feet			
	(2)	Two-family dwellings - 7,500 square feet per dwelling unit.			
	(3)	Single-family attached dwellings - 15,000 square feet + 2,000 square feet per dwelling unit.			
	(4)	Conversion apartments - 10,000 square feet + 2,500 square feet per dwelling unit.			
	(5)	Multi-family dwellings - 7,500 square feet + 2,000 square feet per dwelling unit.			
	D. Planned residential developments - 10 acres.				
	E. Residential cluster developments - 8 acres.				
	F. Senior housing complexes - 5 acres.				
	G. Mobile home parks - 3 acres.				
	H. Sewage treatment plants - 2 acres.				
	I. Every lot shall meet the requirements of the Pennsylvania Sewage Facilities Act and all other applicable State or municipal regulations.				

Lot, Yard and Open Space Requirements					
Minimum Lot Requirements (See § 27-502)			Minimum Yard Requirements (See § 27-503)		Maximum Height Requirements (See § 27-504)
2.	Minimum lot width:		2.	Rear Yard (except as may be provided otherwise in Part 4 of this chapter):	2. Accessory structures: 20 feet or 1 1/2 stories, whichever is less.
	A.	Single-family Detached and Two-family dwellings	A.	Principal structures - 20 feet.	
	(1)	No public sewer or water - 125 feet.			
	(2)	Public sewer or water - 100 feet.			
	(3)	Public sewer and water - 80 feet.			
	B.	Single-family attached dwellings - 22 feet per dwelling unit (+ applicable side yard requirements for end units).	B.	Accessory Structures - 5 feet. (See also § 27-503.4.)	
3.	Maximum Building Coverage: 40%		3.	Side yards (except as may be provided otherwise in Part 4 of this chapter):	
			A.	Single-family detached dwellings and other principal uses - 10 feet each side.	
			B.	Single-family attached dwellings - 20 feet each side for end units.	

**§ 27-306. R-U Residential Urban District.** [Ord. 168, 8/11/1992, § 305; as amended by Ord. 175, 7/20/1994, §§ 2, 4, 5, 7-10, 15, 16, 24, 25; by Ord. 213, 1/29/2004, Art. 3; by Ord. 227, 1/7/2008, Art. 1; by Ord. 231, 10/14/2008; by Ord. 240, 8/12/2009, Art. 3; by Ord. 251, 12/14/2010, § 2; by Ord. 258, 7/10/2012, Art. 1; by Ord. 260, 7/10/2012, Art. 1; by Ord. 271, 11/10/2015, Art. 2; and by Ord. No. 288, 3/10/2020]

Uses and Structures <sup>4</sup>							
Principal Permitted Uses and Structures		Permitted Accessory Uses and Structures		Special Exception Uses (See § 27-1102.D)		Conditional Uses (See § 27-1002)	
1.	Single-family detached dwellings. (See § 27-403.)	1.	Uses and structures customarily incidental to a permitted principal use.	1.	Mobile homes on individual lots. (See § 27-404.)	1.	Two-family dwellings. (See § 27-403.)
2.	Churches and places or worship.	2.	Family day care homes	2.	Clubs, lodges and fraternal organization facilities. (See § 27-409.)	2.	Conversion apartments. (See § 27-447.)
3.	Libraries, museums, and art galleries.	3.	Signs. (See Part 7.)	3.	Day care centers, group day care homes or nursery schools. (See § 27-410.)	3.	Single-family attached dwellings. (See § 27-405.)
4.	Government buildings.	4.	Off-street parking and/or loading areas. (See §§ 27-801 and 27-802.)	4.	Personal care or nursing homes. (See § 27-442.)	4.	Multi-family dwellings. (See § 27-406.)

4. See also § 27-448 regarding oil and gas operations.

Uses and Structures							
Principal Permitted Uses and Structures		Permitted Accessory Uses and Structures		Special Exception Uses (See § 27-1102.D)		Conditional Uses (See § 27-1002)	
5.	Police and fire stations.	5.	No-impact home-based businesses. (See § 27-426.A.)	5.	Professional offices.	5.	Multi-family housing developments. (See § 27-406.E.)
6.	Parks or playgrounds. (See § 27-411.)	6.	Personal wind energy facilities. (See § 27-446.)	6.	Home occupation. (See § 27-426.B.)	6.	Educational institutions. (Public or private)
		7.	Noncommercial boarding or raising of domestic chickens. (See § 27-423.)	7.	Group homes. (See § 27-404.)	7.	Personal, consumer, and business services.
				8.	Boarding or rooming houses. (See § 27-434.)	8.	Restaurants. (See § 27-414.)
				9.	Medical or dental offices or clinics.	9.	Public utility distribution lines and substations; essential services. (See § 27-422.)
				10.	Veterinary hospitals and clinics.	10.	Occasional open air sporting and cultural events. (See § 27-428.1.)
				11.	Bed and breakfast establishments.	11.	Sewage treatment and/or water facilities (potable and/or nonpotable); or waste management facilities.
				12.	Motels.	12.	Accessory repair and storage facilities for permitted retail uses. (See § 27-427.)
				13.	Outdoor solid fuel furnaces. (See § 27-440.)	13.	Secondary residential dwelling units. (See § 27-502.3.)
						14.	Neighborhood retail activities. (See § 27-414.)

Lot, Yard and Open Space Requirements					
Minimum Lot Requirements (See § 27-502)		Minimum Yard Requirements (See § 27-503)		Maximum Height Requirements (See § 27-504)	
1.	Minimum Lot Area Per Principal Use or Dwelling Unit: Public Sewer and Water;	1.	Front Yard: 50 feet from road center line or 25 feet from edge of road right-of-way, whichever is greater.	1.	Single-family detached, two-family and single-family attached dwellings:
	A. Single-family detached dwellings and other principal uses - 15,000 square feet			A.	Principal structures - 35 feet or three stories, whichever is less.
	B. Two-family dwellings - 7,500 square feet per dwelling unit.			B.	Accessory structures - 20 feet or 1 1/2 stories, which ever is less.
	C. Single-family attached dwellings - 15,000 square feet + 1,000 square feet per dwelling unit.				

Lot, Yard and Open Space Requirements					
Minimum Lot Requirements (See § 27-502)		Minimum Yard Requirements (See § 27-503)		Maximum Height Requirements (See § 27-504)	
	D. Conversion apartments - 7,500 square feet + 2,500 square feet per dwelling unit. No more than 3 units shall be permitted in conversion apartments.				
	E. Multi-family dwellings - 7,500 square feet + 2,000 square feet per dwelling unit.				
	F. Restaurants - 20,000 square feet				
	G. Motels - 43,560 square feet (1 acre)				
	H. Veterinary hospitals, educational institutions and sewage treatment plants - 2 acres.				
	I. Every lot must meet the requirements of the Pennsylvania Sewage Facilities Act and all other applicable State or municipal regulations.				
2.	Minimum lot width:	2.	Rear Yard:	2.	Multi-family dwellings: 75 feet or seven stories, whichever is less (subject to fire company review and approval)
	A. Single-family detached dwellings, two-family dwellings, and other principals uses - 80 feet.	A.	Principal Structures - 20 feet, except as may be provided otherwise in Part 4 of this chapter.		
	B. Single-family attached dwellings - 20 feet per dwelling unit (+ applicable side yard requirements for end units).	B.	Accessory Structures - 5 feet.		
3.	Maximum building coverage: 40%.	3.	Side Yards:	3.	Mobile homes and accessory structures: 20 feet of 1 1/2 stories, whichever is less.
		A.	Single-family detached and two-family dwellings - 5 feet each, except as may be provided otherwise in Part 4 of this chapter.		
		B.	Multi-family dwellings - 20 feet each side.		
		C.	Single-family attached dwellings - 20 feet on each end of structure; common line between dwelling units.		
		D.	Mobile homes - no less than 10 feet on either side; 25 feet total.		

**§ 27-307. C Commercial District.** [Ord. 168, 8/11/1992, § 306; as amended by Ord. 169, 9/10/1992, § 1; by Ord. 175, 7/20/1994, § 5; by Ord. 189, 2/10/1998, § 14; by Ord. 195, 2/10/1999, § 8; by Ord. 213, 1/29/2004, Art. 3; by Ord. 231, 10/14/2008; by Ord. 233, 12/9/2008, § I; by Ord. 240, 8/12/2009, Art. 3; by Ord. 251, 12/14/2010, § 2; by Ord. 258, 7/10/2012, Art. 1; by Ord. 260, 7/10/2012, Art. 1; by Ord. 265, 5/14/2013, Art. 1; and by Ord. 271, 11/10/2015, Art. 2]

Uses and Structures <sup>5</sup>					
Principal Permitted Uses and Structures		Permitted Accessory Uses and Structures		Special Exception Uses (See § 27-1102.D)	Conditional Uses (See § 27-1002)
1.	Clubs, lodges and fraternal organization facilities. (See § 27-409.)	1.	Uses and structures customarily incidental to a permitted principal use.	1.	Conversion apartments.
2.	Government buildings.	2.	Accessory repair and storage facilities for permitted retail uses. (See § 27-427.)	2.	Home occupations. (See § 27-426.B.)
3.	Police and fire stations.	3.	Signs. (See Part 7.)	3.	Boarding or rooming houses. (See § 27-434.)
4.	Commercial recreation facilities. (See § 27-411.)	4.	Off-street parking and/or loading facilities. (See §§ 27-801 and 27-802.)	4.	Libraries, museums and art galleries.
5.	Retail establishments. (See § 27-414.)	5.	Personal wind energy facilities. (See § 27-446.)	5.	Personal care homes.
6.	Personal, consumer and business services.	6.	Temporary storage trailers. (See § 27-427.4.)	6.	Enclosed warehousing and storage establishments.
7.	Restaurants, with or without a bar. (See § 27-414.)	7.	Accessory residential dwelling units.	7.	Heliports.
8.	Professional offices.			8.	[Reserved]
9.	Hotel, motels or bed and breakfast establishments, with or without a bar.			9.	Personal storage warehouses. (See § 27-443.)
10.	Public entertainment facilities, excluding adult entertainment facilities. (See § 27-415.)			10.	Day care centers, group day care homes or nursery schools. (See § 27-410.)
11.	Automotive fueling and/or service stations and/or repair shops. (See § 27-418.)				
12.	Car wash facilities.				
13.	Automotive sales and service establishments.				
14.	Bakeries and confectioneries.				
15.	Churches and places of worship.				

5. See also § 27-448 regarding oil and gas operations.

Uses and Structures							
Principal Permitted Uses and Structures		Permitted Accessory Uses and Structures		Special Exception Uses (See § 27-1102.D)		Conditional Uses (See § 27-1002)	
16.	Grocery stores or food markets.						
17.	Convenience markets.						
18.	Pet grooming and/or pet specialty shops.						
19.	Medical and dental clinics.						

Lot, Yard and Open Space Requirements					
Minimum Lot Requirements (See § 27-502)		Minimum Yard Requirements (See § 27-503)		Maximum Height Requirements (See § 27-504)	
1.	Minimum lot area per principal use: no minimum; however, each lot shall be of sufficient size to provide for all other required services, access and open space. In addition, every lot shall meet the requirements of the Pennsylvania Sewage Facilities Act and all other applicable State or municipal regulations.	1.	Front yard: 10 feet from edge of road right-of-way. No parking may be permitted within this required setback area.	1.	Principal and accessory structures: 40 feet or 3 stories, whichever is less.
2.	Minimum lot width: no minimum; however, space between nonabutting structures shall be no less than 5 feet. Common walls shall not be permitted, except where fireproof party walls are approved by the State Department of Labor and Industry.	2.	Rear yard: 5 feet; however, appropriate buffer yards shall be provided where required. (See § 27-506.)		
3.	Maximum building coverage: 65%.	3.	Side yards: 5 feet each side; however, appropriate buffer yards shall be provided where required. (See § 27-506.)		

**§ 27-308. IC Interchange Commercial District.** [Ord. 168, 8/11/1992; as added by Ord. 240, 8/12/2009, Art. 3; as amended by Ord. 251, 12/14/2010, § 2; by Ord. 260, 7/10/2012, Art. 1; by Ord. 265, 5/14/2013, Art. 1; and by Ord. 271, 11/10/2015, Art. 2]

Uses and Structures <sup>6</sup>							
Principal Permitted Uses and Structures		Permitted Accessory Uses and Structures		Special Exception Uses (See § 27-1102.D)		Conditional Uses (See § 27-1002)	
1.	Retail establishments (excluding adult entertainment establishments), except as listed otherwise below. (See § 27-414.)	1.	Uses and structures customarily incidental to a permitted principal use.	1.	Enclosed warehousing and storage establishments.	1.	Shopping centers.
2.	Personal, consumer and business services.	2.	Accessory repair and storage facilities for permitted retail uses.	2.	Personal storage warehouses. (See § 27-443.)	2.	Contractor's shops and yards. (See § 27-420.)
3.	Restaurants, with or without a bar. (See 27-414.)	3.	Signs. (See Part 7.)	3.	Digital billboards. (See § 27-705.1.)	3.	Wholesaling and jobbing establishments, including incidental retail outlets.

6. See also § 27-448 regarding oil and gas operations.

Uses and Structures					
Principal Permitted Uses and Structures		Permitted Accessory Uses and Structures		Special Exception Uses (See § 27-1102.D)	Conditional Uses (See § 27-1002)
4.	Professional offices.	4.	Off-street parking and/or loading facilities. (See §§ 27-801 and 27-802.)		4. Light manufacturing operations. (See § 27-419.)
5.	Hotels or motels, with or without a bar.	5.	Personal wind energy facilities. (See 27-446.)		5. Office complexes.
6.	Automotive fueling and/or service stations and/or repair shops. (See § 27-418.)	6.	Temporary storage trailers. (See § 27-427.4.)		6. Multi-tenant convenience plazas.
7.	Automotive sales and service establishments.	7.	Accessory residential dwelling units.		7. Public utility distribution lines and substations; essential services. (See § 27-422.)
8.	Convenience markets.				8. Sewage treatment and/or water facilities (potable and/or nonpotable); waste management facilities.
9.	Grocery stores or food markets.				9. Water withdrawal or water distribution facility. (See § 27-449.)
10.	Police and fire stations.				

Lot, Yard and Open Space Requirements					
Minimum Lot Requirements (See § 27-502)		Minimum Yard Requirements (See § 27-503)		Maximum Height Requirements (See § 27-504)	
1.	Minimum lot area for principal use: no minimum; however, each lot shall be of sufficient size to provide for all other required services, access and open space. In addition, every lot shall meet the requirements of the Pennsylvania Sewage Facilities Act and all other applicable State or municipal regulations.	1.	Front yard: 10 feet from edge of road right-of-way. No parking may be permitted within this required setback area.	1.	Principal and accessory structures: 40 feet or 3 stories, whichever is less.
2.	Minimum lot width: no minimum; however, space between non-abutting structures shall be no less than 5 feet. Common walls shall not be permitted, except where fireproof party walls are approved by the State Department of Labor and Industry.	2.	Rear yard: 5 feet; however, appropriate buffer yards shall be provided where required. (See § 27-506.)		
3.	Maximum building coverage: 65%.	3.	Side yards: 5 feet each side; however, appropriate buffer yards shall be provided where required. (See § 27-506.)		

**§ 27-309. I Industrial District.** [Ord. 168, 8/11/1992, § 307; as amended by Ord. 189, 2/10/1998, § 14; by Ord. 231, 10/14/2008; by Ord. 240, 8/12/2009, Art. 3; by Ord. 251, 12/14/2010, § 2; by Ord. 260, 7/10/2012, Art. 1; by Ord. 265, 5/14/2013, Art. 1; and by Ord. 271, 11/10/

**2015, Art. 2]**

<b>Uses and Structures<sup>7</sup></b>							
<b>Principal Permitted Uses and Structures</b>		<b>Permitted Accessory Uses and Structures</b>		<b>Special Exception Uses (See § 27-1102.D)</b>		<b>Conditional Uses (See § 27-1002)</b>	
1.	Government buildings, including garages, repair or storage yards, and warehouses.	1.	Uses and structures customarily incidental to a permitted principal use.	1.	Heliports.	1.	Retail establishments. (See § 27-414.)
2.	Police and fire stations.	2.	Accessory manufacturing and repair incidental to a permitted retail use.	2.	Day care centers, group day care homes or nursery schools. (See § 27-410.)	2.	Restaurants.
3.	Automotive fueling and/or service stations. (See § 27-418.)	3.	Outdoor, unenclosed storage. (See § 27-427.1.)			3.	Veterinary hospitals and clinics.
4.	Automotive and truck repair garages. (See § 27-418.)	4.	Accessory storage trailers and/or temporary storage trailers. (See §§ 27-427.3 and 27-427.4.)			4.	Scrap processing, auto wrecking or salvage operations and junkyards. (See § 27-421.)
5.	Manufacturing plants; and research and testing laboratories. (See § 27-419.)	5.	Signs. (See Part 7.)			5.	Truck terminals.
6.	Contractor's shops and yards. (See § 27-420.)	6.	Off-street parking and/or loading areas. (See §§ 27-801 and 27-802.)			6.	Public utility distribution lines and substations; essential services. (See § 27-422.)
7.	Machinery repair and service facilities.	7.	Personal wind energy facilities. (See § 27-445.)			7.	Public utility service or storage yards.
8.	Tire recapping establishments.					8.	Communications antennas, towers, and/or equipment buildings. (See § 27-438.)
9.	Wholesaling and jobbing establishments, including incidental retail outlets.					9.	Occasional open-air sporting and cultural events. (See § 27-428.1.)
10.	Enclosed warehousing and storage establishments.					10.	Sewage treatment and/or water facilities (potable and/or nonpotable); waste management facilities; or waste incinerators.
11.	Wholesale or bulk laundries, dry cleaners, dyers, and similar uses.					11.	Borrow pits. (See § 27-432.)
12.	Bakeries and confectioneries.					12.	Water withdrawal or water distribution facility. (See § 27-449.)
13.	Open or outdoor storage.						
14.	Personal storage warehouses. (See § 27-443.)						

7. See also § 27-448 regarding oil and gas operations.



Lot, Yard and Open Space Requirements				
Minimum Lot Requirements (See § 27-502)		Minimum Yard Requirements (See § 27-503)		Maximum Height Requirements (See § 27-504)
1.	Minimum lot area per principal use: no minimum; however, each lot shall be of sufficient size to provide for all proposed structures, loading, unloading and parking areas, and all other required service, access and open space. In addition, every lot shall meet the requirements of the Pennsylvania Sewage Facilities Act and all other applicable State or municipal regulations. Furthermore, all new lots for industrial development shall be of such size as will permit 100% expansion of the initial, physical site improvements.	1.	Front yard: 10 feet from edge of road right-of-way. No parking may be permitted within this required setback area.	1. Principal and accessory structures: no height limitations.
2.	Minimum lot width: no minimum. (See lot area requirements above)	2.	Side and rear yards: none; however, appropriate buffer yards shall be provided where required. (See § 27-506.)	
3.	Maximum building coverage: no maximum.			

**§ 27-310. AE (Without FW) and A Floodplain District (Overlying District).** [Ord. 168, 8/11/1992, § 308; as amended by Ord. 195, 2/10/1999, § 5; by Ord. 213, 1/29/2004, Art. 3; by Ord. 240, 8/12/2009, Art. 3; by Ord. 260, 7/10/2012, Art. 1; by Ord. 266, 12/10/2013, Art. 2; and by Ord. 276, 11/10/2015, Art. 2]

Uses and Structures <sup>8</sup>			
Principal Permitted Uses and Structures		Permitted Accessory Uses and Structures	Special Exception Uses (See § 27-1102.D)
Same as the underlying district, and in addition:			Conditional Uses (See § 27-1002)
1.	Public, semi-public or private recreation facilities, including parks, playgrounds, picnic areas, hiking trails, hunting and fishing areas, etc. (See § 27-411.)		
2.	Agricultural uses, including land cultivation, raising of poultry or livestock, and/or horticultural activities. (See § 27-423.)		
3.	Temporary uses, such as carnivals or circuses. (See § 27-429.)		
Same as the underlying District			

8. See also § 27-448 regarding oil and gas operations.

- \* Note: All uses, activities, and/or development in this District shall be undertaken in strict compliance with the floodproofing requirements contained in Part 6 of this chapter.

Lot, Yard and Open Space Requirements		
Minimum Lot Requirements (See § 27-502)	Minimum Yard Requirements (See § 27-503)	Maximum Height Requirements (See § 27-504)
Same as the underlying District		

**§ 27-311. FW Floodway District (Overlying District).** [Ord. 168, 8/11/1992, § 309; as amended by Ord. 195, 2/10/1999, § 5; by Ord. 213, 1/29/2004, Art. 3; by Ord. 260, 7/10/2012, Art. 1; by Ord. 266, 12/10/2013, Art. 2; and by Ord. 276, 11/10/2015, Art. 2]

Uses and Structures <sup>9,10</sup>			
Principal Permitted Uses and Structures	Permitted Accessory Uses and Structures	Special Exception Uses (See § 27-1102.D)	Conditional Uses (See § 27-1002)
Same as the underlying district, and in addition:	Same as the underlying district, and:	Same as the underlying district, and:	Same as the underlying district, and:
1. Agricultural uses, including land cultivation, horticulture and outdoor nurseries. (See § 27-423.)	1. Accessory residential or commercial uses, such as yards, gardens, or pervious parking areas.	1. Storage of materials and equipment, provided they are not buoyant, flammable, or explosive and are not subject to major damage by flooding or can be firmly anchored in times of flooding.	1. Water related uses, such as docks, piers, etc. (See § 27-430.)
2. Temporary uses, such as carnivals or circuses. (See § 27-429.)			2. Utilities and public facilities and improvements, such as railroads, streets, bridges, transmission lines, water and sewage treatment plants, and similar uses. (See § 27-422.)
3. Undeveloped public or private recreation facilities, such as parks, day camps, picnic grounds, trails, wildlife and game preserves and hunting or fishing areas.			3. Mineral extraction operations. (See § 27-424.)

Principal Permitted Uses and Structures	Permitted Accessory Uses and Structures	Special Exception Uses (See § 27-1102.D)	Conditional Uses (See § 27-1002)
Same as the underlying District			

Lot, Yard and Open Space Requirements		
Minimum Lot Requirements (See § 27-502)	Minimum Yard Requirements (See § 27-503)	Maximum Height Requirements (See § 27-504)
Same as the underlying District		

9. Note: No development shall be permitted which will increase the base flood elevation.

10. See also § 27-448 regarding oil and gas operations.