

ARTICLE IV
Basic District Regulations

§ 470-16. Applicability of district regulations.

The regulations set by this chapter within each district shall be minimum regulations and shall apply uniformly to each class of uses or structures within each district, except as 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, structurally altered, razed, demolished or enlarged except in conformity with all the regulations herein specified for the district in which it is located.
- B. No building or other structure shall hereafter be erected or altered to exceed the height or bulk; to accommodate or house a greater number of families; to occupy a greater percentage of lot area; to have narrower or smaller rear yards, front yards, side yards, or other open spaces than herein required; or in any other manner contrary to the provisions of this chapter.
- C. No part of a yard, or other open space, or off-street parking or loading space required about or in connection with any building for the purpose of complying with this chapter, shall be included as part of a yard, open space, off-street parking or loading space similarly required for any other building.
- D. No yard or lot existing at the time of passage of this chapter shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this chapter shall meet at least the minimum requirements established by this chapter.
- E. Lot size adjustments. The minimum lot area required in this chapter shall be increased as required to meet DEP requirements for on-lot water supply and sewage disposal. Such determinations will be made by the PA DEP through its sewage module review process.
- F. Interpretation and uses not regulated. **[Added 2-6-2023 by Ord. No. 2023-01]**
 - (1) Minimum requirements. Where more than one provision of this section controls a particular matter, the provision that is more restrictive upon uses and structures shall apply.
 - (2) Uses not specifically regulated. This section addresses by special exception a proposed use which is neither specifically permitted nor specifically denied in any Zoning or Overlay district established under this section.
 - (a) Jurisdiction. An application shall be made to the Zoning Hearing Board which shall have the authority to permit the use or deny the use as a special exception.
 - (b) Findings. The use may be permitted only if the Zoning Hearing Board makes all of the following findings; and, the burden on proof shall be upon the applicant:
 - [1] The use is similar to and compatible with the uses listed for the subject zoning district by the Schedule of Use Regulations.

- [2] The use in no way conflicts with the intent of the zoning district or overlay district and the general purpose and intent of this Zoning Ordinance.
 - [3] The use is not permitted in any other zoning district in the Planning Area.
 - [4] The use where proposed would be consistent with the Pocono Township Comprehensive Plan.
- (3) Planning Commission. At the time the application is submitted to the Zoning Hearing Board, the Zoning Officer shall also provide a copy to the Township Planning Commission for review and recommendation. The Zoning Hearing Board shall not conduct a public hearing on the application until 30 days have passed from the time the application was referred to the Township Planning Commission.
- (4) Conditions. The Zoning Hearing Board may attach reasonable conditions and safeguards to any special exception approval granted for a use not specified in the Schedule of Uses, incorporating standards in this Zoning Ordinance for similar uses in the district and such other conditions as the Zoning Hearing Board may deem necessary to protect and promote the public health, safety, morals and welfare and to implement the purposes of this Zoning Ordinance and the Pennsylvania Municipalities Planning Code.

§ 470-17. R-1 Low Density Residential District.

- A. Intended purpose. The regulations for this district are intended to provide suburban residential areas in the Township with limited public utility services where low-density single-family residential development may occur. Higher densities at a future date would be contingent upon the provision of public water and sewer service.
- B. Uses and structures.
- (1) Permitted uses by right.
 - (a) Single-family detached dwellings.
 - (b) Essential services buildings and structures. (See § 470-57.)
 - (c) Customary accessory uses and buildings incidental to the above permitted uses. (See § 470-53.)
 - (d) Accessory buildings and uses customarily incidental to conditional uses approved under Subsection B(2) below.
 - (e) Home occupations. (See § 470-63.)
 - (f) Antennas and communication equipment buildings. (See § 470-44.)
 - (g) Churches and related uses. (See § 470-50.)
 - (h) Clubhouses for use by homeowners' associations. (See § 470-73.)
 - (i) Open space.

- (j) Forestry. (See § 470-58.)
 - (k) Keeping of equine animals. (See § 470-65.)
- (2) Conditional uses. The following uses are permitted subject to the review and approval by the Board of Commissioners (See § 470-38.):
 - (a) Agricultural operations (farms). (See § 470-41.)¹
- (3) Special exception uses. The following uses are permitted subject to the review and approval by the Zoning Hearing Board (See § 470-37.): **[Added 1-17-2006 by Ord. No. 120]**
 - (a) Communication towers. (See § 470-52.)
- C. Lot, yard, and height requirements.
 - (1) Basic dimensions, as follows. (See attachment "R-1 District Lot, Yard and Height Requirements.")
 - (2) Building height.
 - (a) Principal building: 35 feet.
 - (b) Accessory building: 25 feet.
- D. Parking and loading requirements. Off-street parking and loading requirements shall be provided in accordance with § 470-34 of this chapter.
- E. Signs. All proposed signs shall conform to the requirements of Article VII of this chapter.

§ 470-18. R-2 Medium Density Residential District.

- A. Intended purpose. The regulations for this district are intended to provide suburban residential areas in the Township with limited public utility services where medium-density residential development may occur. Higher densities at a future date would be contingent upon the provision of public water and sewer service.
- B. Uses and structures.
 - (1) Permitted uses by right.
 - (a) Single-family detached dwellings.
 - (b) Two-family dwellings.
 - (c) Multifamily dwellings.
 - (d) Churches and related uses. (See § 470-50.)
 - (e) Clubhouses for use by homeowners' associations. (See § 470-73.)

1. Editor's Note: Former Subsection B(2)(b), regarding other uses determined to be of the same general character, which immediately followed, was repealed 2-6-2023 by Ord. No. 2023-01.

- (f) Open space.
- (g) Essential services buildings and structures. (See § 470-57.)
- (h) Customary accessory uses and buildings incidental to the above permitted uses. (See § 470-53.)
- (i) Accessory buildings and uses customarily incidental to uses approved under Subsection B(2) and (3) below.
- (j) Home occupations. (See § 470-63.)
- (k) Mobile home parks. (See § 470-71.)
- (l) Antennas and communication equipment buildings. (See § 470-44.)
- (m) Forestry. (See § 470-58.)
- (n) Keeping of equine animals. (See § 470-65.)
- (2) Special exception uses. The following uses are permitted subject to the review and approval by the Zoning Hearing Board (See § 470-37.):
 - (a) Communications towers. (See § 470-52.)
- (3) Conditional uses. The following uses are permitted subject to the review and approval by the Board of Commissioners (See § 470-38.):
 - (a) Planned residential development. (See Article VI.)
 - (b) Boardinghouses. (See § 470-47.)
 - (c) Agricultural operations (farms). (See § 470-41.)
 - (d) Bed-and-breakfast establishments. (See § 470-46.)
 - (e) Educational uses. (See § 470-60.)
 - (f) Day-care facilities. (See § 470-54.)
 - (g) Nursery schools. (See §§ 470-60 and 470-54.)²

C. Lot, yard, and height requirements.

- (1) Basic dimensions as follows. (See attachment "R-2 District Lot, Yard and Height Requirements.")
- (2) Building height.
 - (a) Principal building: 35 feet.
 - (b) Accessory building: 25 feet.

2. Editor's Note: Former Subsection B(3)(h), regarding other uses determined to be of the same general nature, which immediately followed, was repealed 2-6-2023 by Ord. No. 2023-01.

- D. Parking and loading requirements. Off-street parking and loading requirements shall be provided in accordance with § 470-34 of this chapter.
- E. Signs. All proposed signs shall conform to the requirements of Article VII of this chapter.

§ 470-19. RD Recreation District.

- A. Intended purpose. The regulations of this district are intended to maximize open space while allowing for recreational activities that generate employment, retail trade, retail services, tourism, and related dining/lodging and entertainment uses.

- B. Uses and structures.

(1) Permitted uses by right:

- (a) Transient dwelling accommodations including hotels, motels, resorts and lodges. (Excludes bed-and-breakfast establishments and boardinghouses, see conditional uses below.)
- (b) Commercial indoor and outdoor recreational and entertainment uses (See § 470-75.), including:
 - [1] Amusement parks.
 - [2] Boating and canoeing.
 - [3] Carnivals and fairs of temporary nature.
 - [4] Golf courses.
 - [5] Horseback riding. (See § 470-79.)
 - [6] Ice skating rink(s).
 - [7] Indoor shooting ranges.
 - [8] Nightclubs. (See § 470-77.)
 - [9] Restaurants. (See § 470-77.)
 - [10] Paintball playground.
 - [11] Ski resorts.
 - [12] Ski trails and slopes.
 - [13] Social halls.
 - [14] Swimming pools.
 - [15] Taverns. (See § 470-77.)
 - [16] Tennis courts.

- [17] Water parks.
- [18] Water slides.
- [19] Campgrounds. (See § 470-48.)
- (c) Retail establishments specifically related to the service of tourists, vacationers and visiting public and including the following (See § 470-74.):
 - [1] Archery shops.
 - [2] Bait and tackle shops.
 - [3] Camper/recreational vehicles - sales and service.
 - [4] Fishing equipment.
 - [5] Gift shops.
 - [6] Golf shops.
 - [7] Gun shops.
 - [8] Hunting equipment.
 - [9] Marinas - sales and service.
 - [10] Motorcycle shops/retail.
 - [11] Ski shops.
 - [12] Snowmobile/retail.
 - [13] Sport-related clothing shop.
 - [14] Sporting goods shops.
 - [15] Water ski shops.
- (d) Essential services buildings and structures. (See § 470-57.)
- (e) Churches and related uses. (See § 470-50.)
- (f) Single-family dwellings.
- (g) Two-family dwellings.
- (h) Multifamily dwellings.
- (i) Private clubs. (See § 470-73.)
- (j) Drive-through businesses (excluding vehicle washes). (See § 470-56.)
- (k) Riding clubs or riding stables. (See § 470-79.)
- (l) Open space.

- (m) Customary accessory uses incidental to the above permitted uses. (See § 470-53.)
- (n) Home occupations. (See § 470-63.)
- (o) Dormitories. (See § 470-55.)
- (p) Forestry. (See § 470-58.)
- (q) Keeping of equine animals. (See § 470-65.)
- (r) Educational uses. (See § 470-60.)
- (s) Antennas and communication equipment buildings. (See § 470-44.)
- (t) Helipads for emergency services. (See § 470-62.)
- (2) Special exception uses. The following uses are permitted subject to the review and approval by the Zoning Hearing Board. (See § 470-37.)
 - (a) Communications towers. (See § 470-52.)
- (3) Conditional uses. The following uses are permitted subject to the review and approval by the Board of Commissioners. (See § 470-38.)
 - (a) Planned residential development. (See Article VI.)
 - (b) Boardinghouses. (See § 470-47.)
 - (c) Bed-and-breakfast establishments. (See § 470-46.)
 - (d) Governmental uses. (See § 470-60.)
 - (e) Agricultural operations (farms). (See § 470-41.)
 - (f) Sign plazas. (See Article VII.)

C. Lot, yard, and height requirements.

- (1) Lot requirements.
 - (a) Minimum lot area: two acres.
 - (b) Minimum lot width: 200 feet.
 - (c) Maximum impervious coverage: 35% for residential uses; 80% for other uses.
[Amended 7-18-2022 by Ord. No. 2022-04]
- (2) Yard requirements.
 - (a) Front yard depth: 50 feet.
 - (b) Side yard width: 25 feet; except when adjacent to the R-1 and R-2 Residential Districts or any existing residential dwelling, a minimum side yard of 40 feet is required.

- (c) Rear yard depth: 40 feet.
 - (d) Well: 15 feet.
 - (e) Septic: 10 feet.
- (3) Building height.
 - (a) Principal building: 50 feet.
 - (b) Accessory building: equal in height to principal building but in no event higher than 50 feet.
- D. Parking and loading requirements. Off-street parking and loading requirements shall be provided in accordance with § 470-34 of this chapter.
- E. Signs. All proposed signs shall conform to the requirements of Article VII of this chapter.

§ 470-20. C Commercial District. [Amended 7-16-2018 by Ord. No. 2018-07; 2-6-2023 by Ord. No. 2023-01; 6-2-2025 by Ord. No. 2025-19]

- A. Intended purpose. This district is designed for commercial uses that are dependent on highway traffic or need open areas for display of merchandise.
- B. Uses and structures.
 - (1) Permitted uses by right:
 - (a) Single-family dwellings.
 - (b) Two-family dwellings.
 - (c) Multifamily dwellings.
 - (d) Open space.
 - (e) Home occupations. (See § 470-63.)
 - (f) Bed-and-breakfast establishments. (See § 470-46.)
 - (g) Boardinghouses. (See § 470-47.)
 - (h) Business or professional office or studio. (See § 470-74.)
 - (i) Banks, savings and loan associations, finance companies and similar types of businesses. (See § 470-74.)
 - (j) Personal and household service establishments such as, but not limited to, barbershops, beauty shops, laundromats, laundry and dry-cleaning shops, restaurants (See § 470-77.), tailor and seamstress shops, taverns (See § 470-77.), hotels, motels, and other places of lodging.
 - (k) Offices of plumbers, masons, carpenters, heating contractors and similar trades. (See § 470-74.)

- (l) Offices or laboratories for scientific, agricultural, or industrial research and development.
- (m) Retail business establishments for the sale of goods such as, but not limited to, antiques, appliances, audio/video, beverages, bicycles, books, clothing, confections, drugs, dry goods, flowers, food, furniture, gifts, hardware, jewelry, liquor, machinery, motorcycles, newspapers, notions, office equipment, paint, personal and household supplies, photographic supplies, sporting goods, stationery and tobacco. (See § 470-74.)
- (n) Shops for the repair of goods permitted to be sold by retail business establishments above. All activities shall be performed and all parts stored within the building or screened from view so as not to be visible from public streets or adjacent properties.
- (o) Retail establishments specifically related to the service of tourists, vacationers and visiting public. [See §§ 470-19B(1)(c) and 470-74.]
- (p) Nursery and garden retail. (See § 470-78.)
- (q) Wholesale produce and meat markets, mechanical equipment repair establishments, dry-cleaning and dyeing plants, carpet and rug cleaning establishments, laundries, sign painting, blueprinting and graphic reproduction shops, printing and publishing establishments, radio and television studios.
- (r) Private clubs. (See § 470-73.)
- (s) Drive-through businesses (excluding vehicle washes). (See § 470-56.)
- (t) Automatic and self-serve vehicle washes. (See § 470-86.)
- (u) Vehicle and mobile home/modular dwelling sales agency. (See § 470-74.)
- (v) Wholesaling businesses. (See § 470-87.)
- (w) Vehicle service and repair facilities. (See § 470-85.)
- (x) Vehicle fueling stations. (See § 470-84.)
- (y) Essential services buildings and structures. (See § 470-57.)
- (z) Farm equipment sales (See § 470-74.) and service. (See § 470-85.)
- (aa) Entertainment and recreational uses, including theaters, night clubs (See § 470-77.), art galleries, cultural establishments, skating rinks, billiard parlors, social halls and swimming pools.
- (bb) Churches and related uses. (See § 470-50.)
- (cc) Cemeteries. (See § 470-49.)
- (dd) Antennas and communication equipment buildings. (See § 470-44.)

- (ee) Light manufacturing. (See § 470-69.)
- (ff) Mobile home parks. (See § 470-71.)
- (gg) Customary accessory uses incidental to the above permitted uses. (See § 470-53.)
- (hh) Forestry. (See § 470-58.)
- (ii) Transient dwelling accommodations including hotels, motels, and lodges.
- (jj) Keeping of equine animals. (See § 470-65.)
- (kk) Governmental and educational uses. (See § 470-60.)
- (ll) Nursery schools. (See §§ 470-60 and 470-54.)
- (mm) Riding clubs or riding stables. (See § 470-79.)
- (nn) Dormitories. (See § 470-55.)
- (oo) Hospitals. (See § 470-64.)
- (pp) Vehicle parking lot or garage.
- (qq) Helipads for emergency services. (See § 470-62.)
- (2) Special exception uses. The following uses are permitted subject to the review and approval by the Zoning Hearing Board. (See § 470-37.)
 - (a) Communications towers. (See § 470-52.)
 - (b) Life-care facilities. (See § 470-68.)
 - (c) Kennels. (See § 470-67.)
 - (d) Veterinary offices or animal hospitals. (See § 470-43.)
 - (e) Amusement arcades. (See § 470-42.)
 - (f) Gaming and off-track betting establishments. (See § 470-59.)
 - (g) Recreation facilities including bowling alleys, miniature golf courses, driving ranges and similar uses. (See § 470-75.)
 - (h) Keeping of wild or exotic animals. (See § 470-66.)
 - (i) Adult uses. (See § 470-40.)
- (3) Conditional uses. The following uses are permitted subject to the review and approval by the Board of Commissioners. (See § 470-38.)
 - (a) Shopping centers. (See § 470-82.)
 - (b) Day-care facilities. (See § 470-60.)
 - (c) Self-service storage facilities. (See § 470-81.)

- (d) Planned residential development. (See Article VI.)
 - (e) Regional impact developments. (See § 470-76.)
 - (f) Agricultural operations (farms). (See § 470-41.)
 - (g) Sign plazas. (See Article VII.)
 - (h) Billboards. (See Article VII.)
 - (i) (Reserved)
 - (j) Dispensary facility.
 - (k) Medical marijuana delivery vehicle office.
 - (l) Warehouses.
 - (m) Solar arrays atop existing commercial buildings.
- C. Lot, yard, and height requirements.
- (1) Lot requirements.
 - (a) Minimum lot area: one acre.
 - (b) Minimum lot width: 100 feet.
 - (c) Maximum impervious coverage: 35% for residential uses; 80% for other uses.
 - (2) Yard requirements.
 - (a) Front yard depth: 75 feet.
 - (b) Side yard width: 20 feet.
 - (c) Rear yard depth: 25 feet.
 - (d) Well: 15 feet.
 - (e) Septic: 10 feet.
 - (3) Building height.
 - (a) Principal building: 50 feet.
 - (b) Accessory building: 25 feet.
 - (4) Building separation. New nonresidential buildings shall be located not closer than 75 feet from existing residential dwellings.
- D. Parking and loading requirements. Off-street parking and loading requirements shall be provided in accordance with § 470-34 of this chapter.
- E. Signs. All proposed signs shall conform to the requirements of Article VII of this chapter.

§ 470-21. I Industrial District. [Amended 7-16-2018 by Ord. No. 2018-07; 6-2-2025 by Ord. No. 2025-19]

- A. Intended purpose. The regulations of this district are intended to maximize industrial potential while ensuring compatibility with the surrounding districts. The nature of such uses is not always compatible or desirable in residential neighborhoods, and they are often better located in areas which provide greater visibility and vehicular access. New residential development is excluded from this district, both to protect residences from an undesirable environment and to ensure the reservation of adequate areas for industrial development.
- B. Uses and structures.
- (1) Permitted uses by right.
- (a) Heavy commercial uses, which shall be carried on in a completely enclosed building, except for off-street parking and loading facilities, including wholesale businesses and warehouses, except bulk storage of chemicals, petroleum products and other flammable explosives, or noxious materials.
 - (b) Heavy commercial uses, which shall be carried on in a completely enclosed building, except for off-street parking and loading facilities, mechanical and vehicle equipment repair establishments and dry-cleaning and dyeing plants.
 - (c) Heavy commercial uses which do not require complete enclosure in a building include building materials, new and used machinery storage and sales, vehicle and trailer sales and storage, farm equipment and construction machinery establishments.
 - (d) Manufacturing, compounding, processing, packaging or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, toiletries, food products, beverages, confections, ceramics, clothing, plastics, electrical goods, furniture, hardware, tools, dies, patterns, professional and scientific instruments, handicraft products, electronics and small parts assembly and/or manufacture.
 - (e) Offices or laboratories for scientific, agricultural, or industrial research and development.
 - (f) Churches and related uses. (See § 470-50.)
 - (g) Essential services. (See § 470-57.)
 - (h) Self-service storage facilities. (See § 470-81.)
 - (i) Vehicle washes. (See § 470-86.)
 - (j) Home occupations. (See § 470-63.)
 - (k) Customary accessory uses incidental to the above permitted uses. (See § 470-53.)
 - (l) General industrial uses, which include the storage, manufacture, assembly, fabrication, packing, testing or other handling of products from raw materials and

from other previously prepared materials, not including retail activity.

- (m) Mineral recovery. (See § 470-70.)
- (n) Accessory uses, including such uses as the following: stockpiling; storage, maintenance and repair of construction and mining vehicles and equipment used for mineral recovery; sales of quarry or mining products; administrative offices; helipads (See § 470-62.); and asphalt manufacturing plants.
- (o) Truck and motor freight terminal, delivery and distribution centers. (See §§ 470-83 and 470-87.)
- (p) Communication towers. (See § 470-52.)
- (q) Forestry. (See § 470-58.)
- (r) Open space.
- (s) Antennas and communication equipment buildings. (See § 470-44.)
- (t) Governmental uses. (See § 470-60.)
- (u) Helipads for emergency services. (See § 470-62.)
- (v) Keeping of equine animals. (See § 470-65.)
- (2) Special exception uses. The following uses are permitted subject to the review and approval by the Zoning Hearing Board. (See § 470-37.)
 - (a) Commercial mulching, stump grinding and/or composting. (See § 470-51.)
 - (b) Salvage yards. (See § 470-80.)
 - (c) Ready-mix concrete manufacturing plants.
 - (d) Adult uses. (See § 470-40.)
- (3) Conditional uses. The following uses are permitted subject to the issuance of a conditional use permit by the Board of Commissioners. (See § 470-38.):
 - (a) Sign plazas. (See Article VII.)
 - (b) Billboards. (See Article VII.)
 - (c) Grower/processor facility.
 - (d) Medical marijuana delivery vehicle office.
 - (e) Academic clinical research center.
 - (f) Dispensary facility.
 - (g) Solar arrays atop existing industrial buildings.
 - (h) Solar farms.

- (i) Wind turbines.
- C. Lot, yard, and height requirements.
 - (1) Lot requirements.
 - (a) Minimum lot area: five acres.
 - (b) Minimum lot width: 300 feet.
 - (c) Maximum impervious coverage: 90%.
 - (2) Yard requirements.
 - (a) Front yard depth: 75 feet.
 - (b) Side yard width: 35 feet, except when adjacent to any residential district or any existing residential dwelling, a minimum side yard of 50 feet is required.
 - (c) Rear yard depth: 50 feet.
 - (d) Well: 15 feet.
 - (e) Septic: 10 feet.
 - (3) Building height.
 - (a) Principal building: 50 feet.
 - (b) Accessory building. Equal to principal building but in no event higher than 50 feet.
- D. Parking and loading requirements. Off-street parking and loading requirements shall be provided in accordance with § 470-34 of this chapter.
- E. Signs. All proposed signs shall conform to the requirements of Article VII of this chapter.
- F. General performance standards.
 - (1) All uses within the I Industrial District shall comply with the following general performance standards.
 - (a) Odor. No emission of unpleasant gases or other odorous matter shall be permitted in such quantity as to be offensive outside the lot lines of the tract.
 - (b) Toxic gases. The emission of noxious, toxic or corrosive gases or fumes injurious to persons, animals, property or vegetation is prohibited.
 - (c) Glare and heat. No use shall produce glare which is visible, or heat which is detectable, beyond the property line of the lot on which the operation is located. Direct glare from any lights shall not exceed 0.1 horizontal footcandle measured at the property line. At designated vehicular entrances/exits, a maximum illumination level of 0.5 horizontal footcandle shall be allowed, provided said area of illumination is limited to said property and adjoining pavement and right(s)-of-way of public streets. The area of illumination shall not extend beyond 50 feet from the

center line of the designated entrance/exit in any direction along the property line(s) of said property.

- (d) Liquid wastes or sewage. No discharge is permitted except in accordance with all applicable local, county, state and federal, ordinances, laws, rules and regulations.
- (e) Vibration. Vibration shall not be perceptible except for not more than two minutes per hour from 7:00 a.m. to 5:00 p.m. beyond the lot line.
- (f) Noise. No noise shall exceed the decibel levels in the designated octave band shown below, except for emergency alarms or signals.

Octave Band Cycles per Second	Maximum Sound Level in Decibels Along Residential District Boundary	Maximum Sound Level in Decibels Along Property Line Other Than Residential District Boundary
10 to 600	50	55
600 to 2,400	38	40
2,400 to 4,800	35	38
Above 4,800	32	38

- (g) Emissions. All emissions shall be in compliance with all applicable local, county, state and federal ordinances, laws, rules, and regulations.

§ 470-22. CD Conservation District.

- A. Intended purpose. The regulations for this district are intended to provide open space areas in the Township.
- B. Uses and structures.
 - (1) Permitted uses by right.
 - (a) State game lands.
 - (b) State park areas.
 - (c) Game preserves.
 - (d) Game refuges.
 - (e) Wildlife sanctuaries.
 - (f) Bird and/or waterfowl sanctuaries.
 - (g) Noncommercial public parking areas for the above permitted uses.
 - (h) Nondwelling structures or buildings used for office space, display, lecture

auditoriums, and other customary uses provided such are clearly incidental to the above permitted uses.

- (i) Open space.
- (j) Essential services. (See § 470-57.)
- (k) Customary accessory uses incidental to the above permitted uses. (See § 470-53.)
- (l) Conservation.
- (m) Agricultural operations (farms). (See § 470-41.)
- (n) Forestry. (See § 470-58.)
- (o) Antennas and communication equipment buildings. (See § 470-44.)
- (2) Special exception uses. The following uses are permitted subject to the review and approval by the Zoning Hearing Board (See § 470-37.):
 - (a) Communication towers. (See § 470-52.)

C. Lot, yard, and height requirements.

- (1) Lot requirements.
 - (a) Minimum lot area: five acres.
 - (b) Minimum lot width: 300 feet.
 - (c) Maximum impervious coverage: 15%.
- (2) Yard requirements.
 - (a) Front yard depth: 100 feet.
 - (b) Side yard width: 50 feet.
 - (c) Rear yard depth: 50 feet.
 - (d) Well: 15 feet.
 - (e) Septic: 10 feet.
- (3) Building height.
 - (a) Principal building: 35 feet.
 - (b) Accessory building: 25 feet.
- (4) Building separation. New nonresidential buildings shall be located not closer than 75 feet from existing residential dwellings on adjacent properties.

D. Parking and loading requirements. Off-street parking and loading requirements shall be provided in accordance with § 470-34 of this chapter.

E. Signs. All proposed signs shall conform to the requirements of Article VII of this chapter.

§ 470-22.1. EP Enterprise Park Overlay District. [Added 2-6-2023 by Ord. No. 2023-01]

- A. Intent. To provide for warehousing and distribution in a manner that is compatible with any nearby homes. To carefully control these type of operations to avoid nuisances (such as excessive noise) and hazards. To encourage coordinated development, particularly in regard to traffic access. (See Attachment 4, EP Overlay District Map.³)
- B. Uses and structures.
 - (1) Conditional uses. The following uses are permitted subject to the issuance of a conditional use permit by the Board of Commissioner. (See § 470-38.):
 - (a) Truck terminals/distribution (See § 470-83).
 - (b) Warehouses (See § 470-87.5).
- C. Lot, yard, and height requirements.
 - (1) All lot, yard, and height requirements shall be the same as those within the underlying zoning district.
- D. Parking and loading requirements. Off-street parking and loading requirements shall be provided in accordance with § 470-34 of this chapter.
- E. Signs. All proposed signs shall conform to the requirements of Article VII of this chapter.

3. Editor's Note: Attachment 4 is included as an attachment to this chapter.