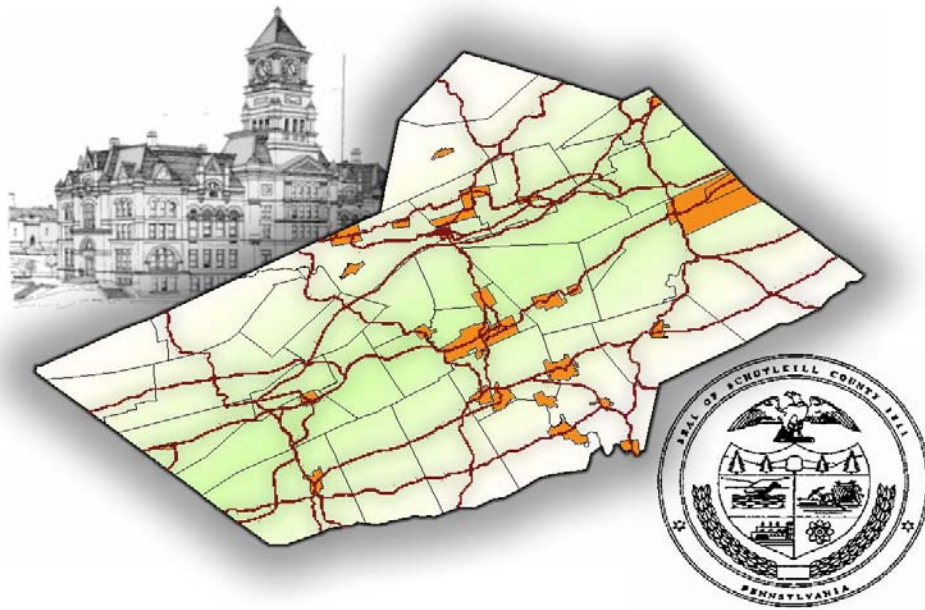


Schuylkill County Zoning Ordinance



Schuylkill County, Pennsylvania
Ordinance Number 2010-1

As Adopted by the Schuylkill County Board of Commissioners
On December 22, 2010.

306.M. I-C Industrial-Commercial District.

1. Permitted by Right Uses.

- a. Amusement Arcade
- b. Amusement Park or Water Park
- c. Animal Cemetery (S. 402)
- d. Assembly or Finishing of Products Using Materials Produced Elsewhere (such as products from plastics manufactured off-site)
- e. Auditorium (Commercial), Arena, Performing Arts Center or Exhibition-Trade Show Center
- f. Auto Repair Garage or Auto Service Station (S. 402)
- g. Auto, Boat or Mobile/Manufactured Home Sales (S. 402)
- h. Bakery, Retail
- i. Bed and Breakfast Inn (S. 402)
- j. Beverage Distributor (wholesale and/or retail)
- k. Building Supplies and Building Materials, Wholesale Sales of
- l. Bus Maintenance or Storage Yard
- m. Business Service Use (such as package delivery drop-off)
- n. Camp (S. 402) other than Recreational Vehicle Park
- o. Car Wash (S. 402)
- p. Catering, Custom, for Off-Site Consumption
- q. Cemetery (see Crematorium listed separately) (S. 402)
- r. Coal Gasification and/or Liquefaction Facility, which may involve fertilizer production and electricity production
- s. College or University - Educational and Support Buildings (other than environmental education center or residential uses)
- t. Commercial Communication Tower (S. 402)
- u. Community Center (limited to a government-sponsored or non-profit facility) or Library
- v. Conference Center
- w. Construction Company or Tradesperson's Headquarters (including but not limited to landscaping, building trades or janitorial contractor). See also as Home Occupation. Accessory outdoor storage shall be permitted provided it meets the screening requirements of Section 803
- x. Crafts or Artisan's Studio (see also as Home Occupation)
- y. Cultural Center or Museum
- z. Custom Printing, Copying, Faxing, Mailing or Courier Service

Schuylkill County Zoning Ordinance

- aa. Day Care Center, Adult (S. 402) or Day Care Center, Child (S. 402) (see also as an accessory use)
- bb. Day Care Center accessory to and on the same lot as an existing lawful Place of Worship
- cc. Day Care as accessory to a dwelling(S. 403)
 - Family Day Care Home
 - Group Day Care Home
- dd. Distribution as a principal use (see also Trucking Company Terminal)
- ee. Emergency Services Station, which may include an Accessory Banquet Hall
- ff. Exercise Club
- gg. Financial Institution (includes banks), with any “Drive-through” facilities meeting Section 403
- hh. Flea Market / Auction House
- ii. Forestry (which shall not by itself require a zoning permit unless new or expanded buildings are involved)
- jj. Funeral Home
- kk. Garden Center, Retail (see also “Wholesale Greenhouses”)
- ll. Gas or Oil Well (S. 402)
- mm. Groundwater or Spring Water withdrawal averaging less than 100,000 gallons per day, (which shall not by itself require a zoning permit unless new or expanded buildings or structures are involved) (S. 402)
- nn. Groundwater or Spring Water withdrawal facility averaging more than 100,000 gallons per day, which may involve loading, trucking and bottling (S. 402)
- oo. Group Home within a lawful existing dwelling unit (S. 402), not including a Treatment Center
- pp. Helipad, Heliport (S. 402)
- qq. Home Occupation, Major or Minor (S. 403)
- rr. Hospital or Surgery Center
- ss. Hotel/Motel (S. 402)
- tt. Industrial Equipment Sales, Rental and Service, other than vehicles primarily intended to be operated on public streets
- uu. Laundromat or Laundry, Commercial or Industrial
- vv. Livestock or Poultry, Raising of-Intensive (S. 402).. Livestock or Poultry, Raising of Non-Intensive (which shall not by itself require a zoning permit unless new or expanded buildings are involved)
- ww. Lumber Yard

- xx. Manufacture and/or bulk processing of the following, provided manufacturing occurs only indoors:
- Apparel, Textiles, Shoes and Apparel Accessories (see also Crafts Studio)
 - Ceramics Products (other than Crafts Studio)
 - Clay, Brick, Tile and Refractory Products
 - Computers and Electronic and Microelectronic Products
 - Electrical Equipment, Appliances and Components
 - Ethanol Manufacturing and/or Bulk Storage and provided a 500 feet setback is required from such manufacturing or storage facilities from an R-2 or R-3 district and provided bulk storage shall not be allowed without manufacturing
 - Fabricated Metal Products (except Explosives, Fireworks or Ammunition) and/or Machine Shops
 - Food and Beverage Manufacturing and Processing (S. 402)
 - Gaskets
 - Glass and Glass Products (other than Crafts Studio)
 - Jewelry and Silverware
 - Leather and Allied Products (other than Crafts Studio or Tannery)
 - Machinery
 - Manufactured or Modular Housing Manufacture
 - Medical Equipment and Supplies
 - Paper and Paper Products (including recycling, but not including manufacture of raw paper pulp)
 - Pharmaceuticals and Medicines
 - Plastics, Polymers, Resins, Vinyl, Coatings, Cleaning Compounds, Soaps, Adhesives, Sealants, Printing Ink or Photographic Film
 - Products from Previously Manufactured Materials, such as glass, leather, plastics, cellophane, textiles, rubber or synthetic rubber
 - Scientific, Electronic and Other Precision Instruments
 - Sporting Goods, Toys, Games, Musical Instruments or Signs
 - Transportation Equipment
 - Wood Products and Furniture (not including raw paper pulp)
- yy. Manufacturing, Custom, of Prototypes or Accessory Manufacturing in Combination with Principal Research and Development
- zz. Membership Club Meeting and Non-Commercial Recreational Facilities, provided that an “After Hours Club”, “Tavern” or uses listed separately in Section 306 shall only be allowed if so listed and if the requirements for that use are also met(S. 402)
- aaa. Mineral Extraction (S. 402) limited to coal. See other types under special exception uses.
- bbb. Nature Preserve or Environmental Education Center
- ccc. Nursing Home or Personal Care Home / Assisted Living (S. 402)
- ddd. Office (may include medical labs, see also Home Occupation) (S. 402)
- eee. Outdoor Storage and Display as accessory to a business use shall also comply with Sections 402, 803 and 804

Schuylkill County Zoning Ordinance

- fff. Package Delivery Services Distribution Center
- ggg. Packaging
- hhh. Parking Garage or Parking Lot (S. 603G.)
- iii. Personal Services (includes tailoring, custom dressmaking, haircutting / styling, travel agency, drycleaning, shoe repair, “massage therapy, certified” and closely similar uses) (see also Home Occupation)
- jjj. Photo Processing, Bulk
- kkk. Picnic Grove, Commercial (S. 402)
- lll. Place of Worship (S. 402) (includes Church)
- mmm. Printing or Bookbinding
- nnn. Recording Studio, Music
- ooo. Recreational, Commercial Indoor (includes bowling alley, roller or ice skating rink, batting practice, and closely similar uses)
- ppp. Recreational Commercial Outdoor (including miniature golf course, golf driving range, archery, paintball and closely similar uses); other than uses listed separately in Section 306 (S. 402)
- qqq. Recreational Vehicle Park, which may include an accessory camp store that is primarily for use by campers (S. 402)
- rrr. Recycling Center, Bulk Processing, provided all operations of an industrial scale occur within an enclosed building (this does not include a solid waste disposal or transfer facility) (S. 402)
- sss. Renewable Energy Facility, also see Solar Energy, Wind Turbines and other renewable energy uses listed separately (S. 402)
- ttt. Repair Service, Household Appliance
- uuu. Research and Development, Engineering or Testing Facility or Laboratory (other than medical laboratories, which is considered an office use)
- vvv. Restaurant or Banquet Hall (S. 402), which may include drive-through service (S. 403)
- www. Retail Store (not including uses listed individually in Section 306) or Shopping Center, and which may include a building occupied by multiple retail stores and which may include drive-through service for a pharmacy
- xxx. Sawmill/Planing Mill
- yyy. School, Public or Private, Primary or Secondary (S. 402)
- zzz. Self-Storage Development (S. 402)
- aaaa. Solar Energy Collection and Processing
- bbbb. Stable, Non-Household; includes horse-riding academy) (S. 402)
- cccc. Swimming Pool, Non-Household (S. 402)

- dddd. Target Range, Firearms Completely indoor and enclosed (S. 402)
- eeee. Tavern which may include a State-licensed micro-brewery (not including an After Hours Club or Nightclub)
- ffff. Theater, Indoor Movie, other than an Adult Use
- gggg. Trade/Hobby School
- hhhh. Trucking Company Terminal (S. 402)
- iiii. U.S. Postal Service Facility, which may include a leased facility
- jjjj. Veterinarian Office (S. 402)
- kkk. Warehousing or Storage as a principal use or accessory use
- llll. Welding
- mmmm. Wholesale Sales (other than Motor Vehicles)
- nnnn. Wind Turbine, with unlimited number on a lot that are designed primarily for on-site electricity use, and which meets the requirements for an Accessory Wind Turbine in Section 403
- oooo. Wind Turbine(s), other than is allowed as an accessory use in Section 402
- ppppp. Accessory uses permitted by right (S. 103.A. and 307.C.)

2. Special Exception Uses.

- a. Asphalt Plant
- b. Composting, Commercial
- c. Crematorium
- d. Hunting Grounds, Commercial
- e. Junk Yard (S. 402)
- f. Liquid Fuel Storage, Bulk, for off-site distribution, other than: auto service station, retail propane distributor as listed separately, pre-packaged sales or fuel tanks for company vehicles
- g. Manufacture and/or bulk processing of the following, provided manufacturing occurs only indoors:
 - Agricultural Chemicals, Fertilizers or Pesticides
 - Cement Manufacture
 - Chemicals, Manufacture or Bulk Processing of, other than pharmaceuticals and types listed separately
 - Concrete, Cement, Lime and Gypsum Products, other than actual manufacture of cement
 - Explosives, Fireworks or Ammunition
 - Paper Raw Pulp
 - Metal Products, Primary
 - Mineral Products, Non-metallic (other than Mineral Extraction)
 - Paving Materials, other than bulk manufacture of asphalt
 - Roofing Materials and Asphalt Saturated Materials or Natural/Synthetic Rubber

Schuylkill County Zoning Ordinance

- h. Mineral Extraction and related processing, stockpiling and storage of materials removed from the site and/or buildings, other than coal mining which is allowed by right. (S. 402)A Gas or Oil Well is a separate use
- i. Motor Vehicle Racetrack (S. 402)
- j. Municipal Solid Waste (MSW) Landfill (which may include but is not limited to a construction and demolition waste landfill), Solid Waste Transfer Facility or Waste to Energy Facility (S. 402)
- k. Nightclub
- l. Off-Road Vehicle Parks include uses operating as a “club” or a business (S. 402)
- m. Pawn Shop
- n. Petroleum Refining
- o. Propane Retail Distributor, other than pre-packaged sales, with a 150 feet minimum setback required between any storage or dispensing facilities and any residential district, and with fire company review
- p. Sewage Treatment Plant for centralized service
- q. Slaughterhouse, Stockyard or Tannery, with a 400 feet minimum setback from all lot lines
- r. Treatment Center (S. 402)

3. Dimensional Requirements.

- a. Minimum lot area
43,560 sq. ft. without public/central water and without public/central sewage
35,000 sq. ft. with public/central water or with public/central sewage,
10,000 sq. ft. with public/central water and with public/central sewage.
See Note E, in Section 307.A.
- b. Minimum lot width measured at minimum building setback line shall be 150 feet, except 75 feet with public/central water and sewage services.
- c. Minimum front yard setback line shall be 10 feet, except 20 feet if a residential district is across the street. See Note D, in Section 307.A.
- d. Minimum rear yard setback shall be 20 feet. See Notes ** and A in Section 307.A.
- e. Minimum side yard setback for each side shall be 15 feet. See Notes ** and A in Section 307.A.
- f. Maximum percent building coverage shall be 60 percent. See Note F, in Section 307.A.
- g. Maximum percent impervious coverage shall be 90 percent. See Note F, in Section 307.A.
- h. Height. Section 307.B.
- i. Accessory Setbacks. See Section 307.C.