

SECTION 404 CLASSES OF ZONING DISTRICTS

For the purpose of this Ordinance, Pittston Township is hereby divided into eight (8) Zoning Districts as designated below:

- R-1 SINGLE FAMILY RESIDENCE DISTRICT
- R-2 TWO FAMILY RESIDENCE DISTRICT
- C-1 CONSERVATION DISTRICT
- B-1 COMMUNITY BUSINESS DISTRICT
- B-2 HIGHWAY BUSINESS DISTRICT
- I-1 INDUSTRIAL DISTRICT
- I-2 INDUSTRIAL FLEXIBLE DISTRICT
- I-3 INDUSTRIAL REDEVELOPMENT DISTRICT

SECTION 405 DEGREE OF RESTRICTIVENESS

The phrase, “ more restrictive uses,” as employed in this ordinance shall mean the following:

Sec. 405.1 Those uses permitted in an R-1 Zone are the most restrictive

Sec. 405.2 All other uses are less restrictive in accordance with the following hierarchy of zones, with the I-3 zone being the least restrictive zone: R-2,C-1, B-1, B-2, I-1, I-2, and I-3.

Sec. 405.3 Where a use is specifically enumerated in a less restrictive zone, such use shall not be permitted in a more restrictive zone unless it is specifically enumerated as a permitted use therein.

Sec. 405.4 This hierarchy shall be utilized in determining use changes of nonconforming uses.

SECTION 406 LIMITATION OF LAND USE

Except as provided in this Ordinance, no building or part thereof or other structure shall be erected, altered, added to or enlarged, nor shall any land, building, structures or premises be used, designed or intended to be used for any purpose other than the uses hereinafter listed as permitted in the zone in which such building or premises are located.

ARTICLE 5: ZONING DISTRICT REGULATION OF PERMITTED USES
AND BASIC DIMENSION REQUIREMENTS

The following Tables and schedules set forth the basic restrictions, standards and controls intended to regulate future development uniquely in each zone district:

Table No. 1

Land Use Classifications. Identifies uses permitted in each zone district

Table No. 2

Agricultural Uses. Identifies uses permitted as agricultural uses

Schedule I*

District Regulations in Conservation Zones and Residential Zones

Schedule II*

District Regulations in Multi-Family Residential Structures

Schedule III*

District Regulations for Residential Cluster Development

Schedule IV*

District Regulations for Nonresidential Zones.

* Each principal building, structure and/or use shall be governed by the following regulations, unless more restrictive standards are applicable, including but not limited to State regulations and supplementary regulations contained elsewhere in this Ordinance.

Approvals : X/Principal Permitted SE/Special Exception CU/Conditional A/Accessory

USE	ZONING DISTRICT									REFERENCE SECTION
	C-1	R-1	R-2	B-1	B-2	I-1	I-2	I-3		
Accessory uses (Residential)	X	X	X	X	X					
Agricultural Uses (1)	X									
Assisted Living Facilities (Day Care Homes)			SE	SE	SE					
Cemeteries & Mausoleum's	SE									
Conditional Uses	CU		CU	CU	CU					
Conversions			X	X						
Crematoriums	SE									
Dwelling, Multi-family			SE							
Dwelling, Single-family Detached	X	X	X	X	X					
(Including Cluster)	SE	SE	SE							
Dwelling, Single-family Semi-attached		X	X							
Dwelling, Two-family, Duplex/Semi-attached			X							
Dwelling Groups, Townhouse, 2F, G. Apt.			SE							
Essential Services-enclosed	SE	SE	SE	SE	SE	SE	SE	SE	SE	
Essential Services-open	X	X	X	X	X	X	X	X	X	
Forestry	X	X	X	X	X	X	X	X	X	
Group Homes For Handicapped	X	X	X							
Halfway House							CU			
Home Occupations	SE	SE	SE							
Housekeeping Cottages	SE	SE	SE							
Large Scale Residential Development	SE	SE	SE							
Mixed Use				X	X					
Mobile Home Park	CU									
No-impact Home Based Occupation	X	X	X							
Non profit clubs, lodges, and similar uses			SE							
Nurseries and Greenhouses, Residential	X	SE	SE							
Nursing facil. skilled & intermediate & personal care							SE			
Nursing Home				X	X					
Open Space	X	X	X				X	X		
Outdoor Storage	SE					X				
Personal Care Home							SE			
Recreation, Open Space	X	X	X							
Religious Places of Worship		SE	SE	SE	SE					
Rooming and Boarding				SE	SE					
Bed and Breakfast				SE	SE					
Telecommunications Facility, Residential	A	A	A	A	A					
Temporary Use, Residential		SE	SE							
Notes and Comments:										
<i>(1) Refer to Table No. 2 for Agricultural and related uses.</i>										

TABLE NO. 1 (Continued) September 2012
PITTSTON TOWNSHIP
LAND USE CLASSIFICATIONS
APPROVALS X/Principal Permitted SE/Special Exception CU/Conditional A/Accessory

USE	ZONING DISTRICT									REFERENCE SECTION
	C-1	R-1	R-2	B-1	B-2	I-1	I-2	I-3		
Accessory Uses (Commercial)				A	A	A	A	A		
Adult Day Care				X	X	X				
Adult Entertainment							CU			
Airports	CU									
Amusement Arcade							X	X		
Amusement Park							SE			
Animal Hospitals and Kennels	SE				X					
Appliance Stores/Repair				X	X					
Athletic Club/Gymnasium				X	X					
Automobile Sales and Service										
-Gas Station				X	X	X	X	X		
-Laundry/Car Wash					SE	SE	X	X		
-Sales, New & Used				SE	SE	SE	SE	SE		
-Service Station				SE	SE	SE	SE	SE		
-Supplies				X	X	X	X	X		
Automobile wrecking yards						SE		SE		
Bakery (Retail)				X	X					
Bakery (Wholesale)					X	X	X	X		
Banks & Other Financial Services				X	X	X	X	X		
Bar, tavern				X	X	X	X	X		
Billiard/Pool Rooms				X						
Bowling Alley				X	X					
Bulk Fuel Storage, Accessory Use					A	A	A	A		
Bulk Fuel Storage, Principal Use						SE				
Business Offices, including corp. headquarters							X	X		
Camps and Campgrounds	SE									
Catering Establishments				X	X					
Cemeteries and Mausoleums	SE									
Child Day Care Facilities			X	X	X					
Civic & cultural facilities-theatre, auditorium,etc				SE	SE					
Civic & Religious Uses(not places of worship)				X	X					
Clubs, Lodges, and Other Social Organizations				X	X					
Contractors' Yards						X				
Convenience Stores				X	X					
Convention center, banquets, and similar places							SE	SE		
Country Club-Public/Private Golf, Tennis,etc	SE									
Crematories	SE									
Cultural facilities, incl. theater, library,museum,etc					X	X	X	X		
Data processing and record storage					X	X	X	X		
Day care facilities			X	X	X					
Drive-in/Drive Through Commercial Uses				SE	SE					
Drug Rehabilitation facilities							CU			
Drug Treatment Centers							CU			
Dry Cleaning and Laundry				X	X					

TABLE NO. 1 (Continued)September 2012

PITTSTON TOWNSHIP

LAND USE CLASSIFICATIONS

APPROVALS X/Principal Permitted SE/Special Exception CU/Conditional A/Accessory

USE	ZONING DISTRICT									REFERENCE SECTION
	C-1	R-1	R-2	B-1	B-2	I-1	I-2	I-3		
Feed and Grain Sales				X	X	X				
Field House and Arena	SE					SE				
Funeral home				SE	SE					
Game Propagation Farm and Wildlife Sanctuary	X									
Helicopter Landing Pad (2)	SE			SE	SE	SE				
Health Care Facilities including Hospitals	SE			SE	SE	SE				
Hotel/Motel				X	X		X	X		
Indoor amusement places and recreation places				X			X			
Indoor commercial recreation and sports facilities						X	X	X		
Junk Yards						SE				
Laboratory, research							X	X		
Laboratory, Testing							X	X		
Large Scale Commercial Development						SE	SE			
Laundromat				X	X					
Lumber Yard					X	X				
Machine Shop						X				
Manufacturing, Garment & Other Needle-Type						X	X	X		
Massage, Physical Therapy (Licensed or Certified only)					X					
Medical Clinic/Center				X	X					
Millwork and Other Wood Products						SE				
Miniature golf					X	X				
Mixed Use Structures (Retail & Residential)				X	X					
Night Clubs				X	X					
Nonprofit Clubs, lodges and similar uses		SE	SE	X	X					
Nursery Schools	X	X	X	X						
Office Buildings, including corp. headquarters				X	X	X	X	X		
Open space							X			
Outdoor storage	SE					X				
Parking lots	A	A	A	SE	SE	A	A	A		
Parking Structures (Public & Commercial)				SE	SE	SE				
Personal Services-Barber, beauty parlor,tailor,etc				X	X		X	X		
Photographic developing and printing						X	X	X		
Prisons & other detention/correctional facilities							CU			
Professional Services/Offices										
-Accounting, Legal and Other Similar Services				X	X	X	X	X		
Radio/TV Studios					X		X	X		
Recreation, indoor, commercial	SE			X	X		X	X		
Recreation, Nonresidential & Recreation, Private	SE						X	X		
Recreation Vehicle or Boat Sales						X				
Recreation, public (parks, playgrounds, open, etc.)	X	X	X							
Recycling Facilities							X			
Restaurants				X	X		X	X		
Retail Stores				X	X		X	X		
Riding Stables	X			X	X					

**TABLE NO. 1 (Continued)September 2012
PITTSTON TOWNSHIP
LAND USE CLASSIFICATIONS**

APPROVALS X/Principal Permitted SE/Special Exception CU/Conditional A/Accessory

COMMERCIAL AND OTHER	C-1	R-1	R-2	B-1	B-2	I-1	I-2	I-3	SECTION
Schools, private and public	SE	SE							
Schools (4)	SE					X	X	X	
Storage, Heavy Equipment							X		
Telecommunications Facilities, Commercial	SE					SE			
Temp Trailers for Offices and/or Material Staging						X			
Transient Businesses					SE				
Transient living facilities							CU		
Transportation Terminals						SE	X		
Treatment Centers							CU		
Truck/Freight Terminal/Distribution Center						SE	SE		
Truck/Trailer Storage Area						SE	X		
Visitors center					X	X			
Warehousing						X	X		
Wholesale Offices and Showrooms							X	X	
Woodland and Game Preserve, Fish Hatchery, etc	X								

TABLE NO. 1 (Continued) September 2012

**PITTSTON TOWNSHIP
LAND USE CLASSIFICATIONS**

APPROVALS X/Principal Permitted SE/Special Exception CU/Conditional A/Accessory

USE ZONING DISTRICT REFERENCE

MANUFACTURING AND OTHER USES	C-1	R-1	R-2	B-1	B-2	I-1	I-2	I-3	SECTION
Large-Scale Manufacturing Development							CU	CU	
Manufacturing Uses						X	X	X	
Manufacture or other use of hazardous materials; including fissionable materials							CU	CU	
Mineral extraction, including drilling for gas								CU	
Power generation facilities, public or private (5)							CU	CU	
Recycling Establishments							CU	CU	
Sanitary Land Fill						CU	CU	CU	
Sawmills							SE	SE	
Sewage Treatment Plant		CU					CU	CU	
Paper Manufacturing							SE	SE	
Slaughterhouses							SE	SE	
Solid waste disposal facilities						CU			
Staging area						CU			
Tanneries							SE	SE	
Tire Retreading and Recapping							SE	SE	
Transfer stations						CU			
WECS, including Solar energy generation		A	A				CU	CU	
Notes and Comments:									
(2) Also as an emergency landing zone and as an accessory use for a hospital.									
(3) On sites of not less than 5 acres.									
(4) Other: College, seminary, other post secondary education									
(5) Excluding wind power and solar power generation									

PITTSTON TOWNSHIP
TABLE NO. 2
AGRICULTURAL USES

AGRICULTURAL USES

Nothing in this Section is intended to preclude the rights and protections of bona fide agricultural operations afforded by the Pennsylvania Right To Farm Law, as amended; the Pennsylvania Agricultural Securities Area Law, as amended; and other applicable State statutes. Such rights and projections, in terms of limiting the application of the standards in the Zoning Law, shall be afforded to such uses of land which meet the minimum definition of agricultural use as established by the State statute.

Principal Permitted Uses

Agricultural uses as defined herein
Farm residences and accessory structures
Roadside stands for the sale of farm products grown or produced on premises
Tree farms and harvesting
Truck gardening

Accessory Uses

Accessory uses and structures customarily appurtenant to a principal permitted use

Special Exceptions

None.

Conditional Uses

Processing agricultural products produced on the premises, excluding meat products
Processing milk products, produced on premises, including bottling