



# Dingman Township

*Pike County, Pennsylvania*

## Zoning Use Chart

**As found in Section 305 of the Dingman Township Zoning Ordinance**

| District Intent  | Principal Permitted Uses   | Conditional Uses  | Special Exception Uses   | Accessory Uses   |
|--|--|---|--|--|
| <p><b>NC Neighborhood Commercial District:</b></p> <p>The intent of this district is to provide areas for the normal development of business and service activities to serve the needs of the Township and surrounding communities as opposed to facilities designed to service the larger region.</p> | <p>Municipal Parks and Playgrounds</p> <p>No Impact Home-Based Businesses</p> <p>School Bus Shelters</p> <p>Timber Harvesting</p> <p>Transient Use of Residential Properties</p> | <p>Animal Hospitals (without kennel facilities)</p> <p>Bed &amp; Breakfast Establishments</p> <p>Business &amp; Professional Offices</p> <p>Churches</p> <p>Convenience Stores (without gas)</p> <p>Essential Services</p> <p>Home Occupations</p> <p>Inns (limited to less than 30 seats &amp; 10 rooms)</p> <p>Low Impact Retail and Service Establishments</p> <p>Residences Connected to Other Permitted Uses</p> | <p>Communications towers</p> <p>Multi-Family dwellings</p> <p>Public &amp; Semi-public Uses</p> <p>Kennels</p> | <p>Ancillary Services &amp; Facilities</p> <p>Antennas Mounted on Existing Buildings</p> <p>Private Greenhouses</p> <p>Private Stables</p> <p>Swimming Pools</p> <p>Tool Sheds</p> <p>Other Customary Private Residential Accessory Uses</p> <p>Other Customary Commercial Accessory Uses.</p> |

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|  |  | Residential Conversions<br>Residential Subdivision<br>Facilities & Amenities<br>Food Establishments (less than<br>30 seats)<br>Single-family dwellings<br>Specialty shops<br>Two-family dwellings<br>Undertaking establishments<br>Minor Day Care Uses<br>Distributed Antenna System<br>Poles<br>Warehouse, Contractor<br>(Maximum 5,000 sq. ft.of floor<br>area. |   |   |
| <b>RC Resort Commercial District:</b><br><br>This district is designed to provide areas of more intensive commercial and resort activity on roads adequate to handle traffic for those activities. | Municipal Parks and Playgrounds<br><br>No Impact Home-Based Businesses<br><br>School Bus Shelters<br><br>Timber Harvesting<br><br>Nurseries, Commercial<br><br>Transient Use of Residential Properties | Animal Hospitals<br><br>Banks<br><br>Bed & Breakfast Establishments<br><br>Business & Professional Offices<br><br>Car Washes<br><br>Churches<br><br>Commercial Flea Markets<br><br>Commercial Recreation<br><br>Convenience Stores<br><br>Day Care Facilities   | Communications Towers<br><br>Public & Semi-Public Uses<br><br>Kennels | Ancillary Services & Facilities<br><br>Antennas Mounted on Existing Buildings<br><br>Private Greenhouses<br><br>Private Stables<br><br>Swimming Pools<br><br>Tool Sheds<br><br>Other Customary Private Residential Accessory Uses<br><br>Other Customary Commercial Accessory Uses.<br><br>Minor additions to camp buildings that would not |

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| Drive-In Businesses                          |
| Essential Services                           |
| Food Establishments                          |
| Gasoline Stations                            |
| Greenhouses, Commercial                      |
| Health Care Facilities                       |
| Home Occupations                             |
| Inns   |
| Light Manufacturing                          |
| Low Impact Retail and Service Establishments |
| Model Homes                                  |
| Motels & Hotels                              |
| Motor Vehicle Sales & Service                |
| Residences Connected to Other Permitted Use  |
| Retail & Service Establishments              |
| Sales & Service of Equipment                 |
| Self-Storage Facilities                      |
| Shopping Centers & Malls                     |
| Specialty Shops                              |
| Theaters                                     |
| Undertaking Establishments                   |
| Wholesale Businesses                         |
| Mixed-Use Projects                           |

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| increase occupancy (e.g. decks, porches, small additions) |
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|  |   | Drive-though Businesses<br>Minor Day Care Uses<br>Shooting Facilities<br>Large Hotels, Motels, Inns, & Resorts<br>Distributed Antenna System Poles<br>Camps<br>Warehouses, Contractor (maximum 20,000 sq. ft of floor area..<br>Warehouse, Public<br>Warehouse, Terminal   |  |  |
| <b>CP Conservation and Parks District:</b><br><br>This district is intended to preserve the scenic beauty of parks and open spaces and protect special natural areas including Delaware Water Gap Recreation Area, State Gamelands, and State Forest Lands. Special performance standards are provided in this Zoning Ordinance so that private lands within the district are developed in such a manner to afford the reasonable use of such parcel and concurrently afford protection of the character of the District and the identified special natural areas. | Single Family Dwellings<br>Essential Services<br>Hunting & Fishing Cabins<br>Agricultural Uses not including intensive livestock operations<br>No Impact Home Based Businesses<br>Public Parks and Playgrounds<br>Transient Use of Residential Properties | Public Recreation Facilities<br>Tourist Recreational Facilities<br>Home Occupations<br>Bus Shelters<br>Minor Natural Resource Uses<br>Boat / Canoe Liveries<br>Intensive Livestock Operations<br>Public Stables<br>Natural Resource Uses<br>Boarding & Tourist Homes<br>Boating Access Areas<br>Cluster Development<br>Commercial Nurseries<br>Shooting Facilities | Cemeteries<br>Clubhouses & lodges<br>Kennels<br>Public & Semi-public Uses<br>Apartment Conversions<br>Day care facility (with a minimum lot size of 2 acres) | swimming pools<br>tool sheds<br>private greenhouses<br>private stables<br>antennas mounted on existing buildings<br>ancillary services or facilities<br>customary private residential accessory uses<br>Minor additions to camp buildings that would not increase occupancy (e.g. decks, porches, small additions) |

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|   |  | Bed & Breakfast Establishments<br><br>Residential Subdivision<br>Facilities & Amenities<br><br>Timber Harvesting<br><br>Communications Towers<br><br>Inns<br><br>Golf Courses<br><br>Minor Day Care Uses<br><br>Distributed System Antenna<br>Poles<br><br>Camps                 |   |                     |
| <b>R-1 Low Density Residential District:</b><br><br>This district is intended to provide sufficient space for low density residential development on lots of adequate size to safely permit the use of either public or on-site sewage disposal and water supply. | Single Family Dwellings<br><br>Essential Services<br><br>No Impact Home-Based Businesses<br><br>Churches<br><br>Public Schools<br><br>Public Parks and Playgrounds | Golf Courses<br><br>Cemeteries<br><br>Cluster Development<br><br>Distributed Antenna System Poles<br><br>Bus Shelters<br><br>Minor Natural Resource Uses<br><br>Bed & Breakfast Establishments<br><br>Residential Subdivision<br>Facilities & Amenities<br><br>Timber Harvesting | Public & Semi-Public Uses<br><br><br>Home Occupations | Same as CP District |

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|   |  | Minor Day Care Uses  |   |   |
| <b>RU Rural District:</b><br><br>This district is intended to provide for the maintenance of open space and the rural character of the Township while allowing flexibility in the location of certain commercial and industrial uses. | Single family dwellings<br>boarding & tourist homes<br>essential services<br>commercial nurseries<br>hunting & fishing cabins<br>agricultural uses not including intensive livestock operations<br>two-family dwellings<br>golf courses<br>churches<br>cemeteries<br>No Impact Home-Based Businesses<br>public parks & playgrounds | Tourist Recreational Facilities<br>Cluster Development<br>Nursing Facilities<br>Medical Clinics<br>Light Manufacturing<br>Retail Establishments Designed to Serve the Immediate Area<br>Natural Resource Uses<br>Home Occupations<br>Bus Shelters<br>Minor Natural Resource Uses<br>Public Stables<br>Bed & Breakfast Establishments<br>Timber Harvesting<br>Residential Subdivision Facilities & Amenities<br>Minor Day Care Uses<br>Junkyards<br>Distributed System Antenna Poles<br>Camps<br>Warehouse, Contractor (Maximum 5,000 sq. ft.of floor area. | Public Uses<br>Kennels<br>Greenhouses<br>Undertaking Establishments<br>Adult Oriented Businesses<br>Body Piercing, Tattoo, and Fortune Telling Businesses | Same as CP district<br><br>Minor additions to camp buildings that would not increase occupancy (e.g. decks, porches, small additions) |

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| <p><b>ND-2 Limited Neighborhood Development District:</b></p> <p>This district is intended to provide areas for professional offices, mobile home parks, and transient population, located away from residences and areas where the uses would represent an intrusion due to noise and other factors, yet near areas with recreation potential that lend themselves to active use.</p> | <p>Mobile Home Parks **</p> <p>All principal permitted uses allowed in R-1 district</p> <p>golf courses</p> <p>public recreation *</p> <p>tourist recreational facilities</p> <p>clubhouses &amp; lodges</p> <p>No Impact Home-Based Businesses</p> <p>Recreational Vehicles ***</p> <p>Recreational Vehicle Pads ****</p> <p>Public Parks &amp; playgrounds</p> <p>* owned by the municipality</p> <p>** subject to the provisions of the Subdivision Ordinance, Article V</p> <p>*** When sited on a Recreational Campground lot approved for the RV unit type</p> <p>**** When sited on an Recreational Campground lot</p> | <p>Recreational Vehicle Parks *</p> <p>Professional Offices</p> <p>Campgrounds *</p> <p>Commercial Services for Campgrounds &amp; Recreational Vehicle Parks *</p> <p>Home Occupations</p> <p>Bus Shelters</p> <p>Minor Natural Resource Uses</p> <p>Residential Subdivision Facilities &amp; Amenities</p> <p>Communications Towers</p> <p>Minor Day Care Uses</p> <p>Distributed Antenna System Poles</p> <p>* subject to the standards and provisions of the Subdivision Ordinance, Article VI</p> | <p>public &amp; semi-public uses</p> <p>adult oriented businesses</p> <p>body piercing, tattoo, and fortune telling businesses</p> | <p>gardens</p> <p>tool sheds</p> <p>antennas mounted on existing buildings</p> <p>Decks, screened porches, platforms, sheds, gazebos*</p> <p>* When sited on an approved Recreational Vehicle Campground lot</p> |
| <p><b>FP Floodplain District:</b></p> <p>(See section 307.3)</p>   | <p>see section 307.3.4</p> <p>Public parks &amp; playgrounds</p>  | <p>boating access areas not including any permanent structures</p>  | <p>Bed and Breakfast Establishments*</p> <p>Offices*</p> <p>Day care facility *</p>  | <p>none</p>  |

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|--|-------------------------------|--|---|--|
|  | No Impact Home Based-Business | residential subdivision facilities and amenities | * When created in a pre-existing structure and subject to the provisions of Section 307 |  |
|  | Timber Harvesting             | Distributed Antenna System Poles                 |   |  |

**Copies of this ordinance may also be obtained through the Dingman Township Office.**