

**CHAPTER 27  
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DISTRICT REGULATIONS**

**ARTICLE IV  
DISTRICT REGULATIONS**

**401 Designation of Districts**

**401.1 Designation**

For the purposes of this Ordinance, the Borough of Clarks Summit is hereby divided into the following Zoning Districts:

R-1	Low Density Residential District
R-2	Medium Density Residential District
R-3	High Density Residential District
RP	Residential-Professional District
CC	Central Commercial District
HC	Highway Commercial District
HC1	Highway Commercial District - Limited
MI	Manufacturing-Industry District
RU	Railway-Utility District

**401.2 Intent**

The intent of each District and the uses permitted in each District are set forth on the District Use Schedules contained in §404 of this Ordinance. Bulk and density standards for each District are set forth on the Schedule of Development Standards contained in §404 of this Ordinance.

**401.3 Floodplain Regulations**

A Floodplain Overlay District is hereby created to be coterminous with the flood hazard areas established by the Federal Emergency Management Agency for the Borough as shown on the most recent Federal Insurance Rate Maps. In addition to all the applicable standards of this Zoning Ordinance the requirements of the Borough Floodplain Ordinance shall apply in the Floodplain Overlay District.

**402 Official Zoning Map**

The location and boundaries of said districts are hereby established as shown on the Official Zoning Map of the Borough of Clarks Summit; which is hereby adopted by reference and declared to be a part of this Ordinance together with all amendments thereto.

**403 District Boundaries**

**403.1 Establishment**

District boundary lines are intended to follow or be parallel to the center line of streets, streams and railroads, and lot or property lines as they exist on a recorded deed or plan of record in the Lackawanna County Recorder of Deed's Office

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and on the Lackawanna County Tax Maps at the time of the enactment of this Ordinance, unless such district boundary lines are fixed by dimensions or otherwise as shown on the Official Zoning Map.

**403.2**    Interpretation

Where district boundaries are indicated as approximately following the center lines of streets or highways, street lines, or highway right-of-way lines, such center lines, street lines, or highway right-of-way lines shall be construed to be such boundaries. Where district boundaries are so indicated that they approximately follow the lot lines, such lot lines shall be construed to be said boundaries. Where district boundaries are so indicated that they are approximately parallel to the center lines or street lines of streets, or the center lines or right-of-way lines of highways, such district boundaries shall be construed as being parallel thereto and at such distance therefrom as indicated on the Official Zoning Map. If no distance is given, such dimensions shall be determined by the use of the scale shown on the Official Zoning Map. Where the boundary of a district follows a railroad line, such boundary shall be deemed to be located in the middle of the main tracks of said railroad line.

**403.3**    Uncertainty

In the event of uncertainty as to the true location of a district boundary line in a particular instance, the Zoning Officer is authorized to determine the correct district boundary in accord with the guidelines of this Zoning Ordinance. Any decision of the Zoning Officer may be appealed to the Zoning Hearing Board. It shall be the duty of the Zoning Hearing Board to render its determination with respect thereto.

**404**        District Regulations

District regulations are of two types, Use Regulations and Development Standards, which shall apply to any proposed new use, expansion of an existing use or change of use of any land or structure.

**404.1**    Use Regulations

District Use Regulations are provided in the following Schedule of Uses.

- A. Permits for principal permitted uses and accessory uses shall be issued by the Zoning Officer provided such uses comply with the standards in this Ordinance.
- B. Conditional uses and special exception uses shall be subject to the additional review procedures and criteria as specified in this Ordinance.
- C. No land and no structure in a particular zoning district shall be used for any use which is not specifically listed on the Schedule of Uses for that particular district, and only in accord with all other requirements of this Ordinance. In cases where this Ordinance provides different requirements for the same use, the most restrictive requirement shall apply.

**404.2**    Special Exceptions/Uses Not Specified in Schedule of Uses

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**A. Jurisdiction**

Whenever an application is made to the Zoning Officer for a legal and legitimate use which is neither specifically permitted nor specifically denied in any zoning district established under this Ordinance, the Applicant may petition the Borough Council to undertake, or the Borough Council may undertake on its own initiative, an amendment procedure to provide for the use in one or more zoning districts. The amendment procedure shall comply with § 1115 of this Zoning Ordinance and the applicable requirements of Article VI of the Pennsylvania Municipalities Planning Code.

**B. Findings**

In determining the district location of the proposed use, the Borough Council shall at a minimum consider the following questions:

1. Is the use similar to and compatible with the uses listed for the subject zoning district by the Schedule of Use Regulations?
2. Does the use in any way conflict with the intent of the zoning district and the general purpose and intent of this Zoning Ordinance?
3. Is the use permitted in any other zoning district?

**C. Planning Commission Review**

Prior to taking action on any amendment, the Borough Council shall submit the same to the Clarks Summit Borough Planning Commission and the Lackawanna County Regional Planning Commission for review and recommendation in accordance with the applicable requirements of Article VI of the Pennsylvania Municipalities Planning Code.

**D. Standards and Conditions**

The Clarks Summit Borough Council shall include in the amendment such reasonable standards and conditions applicable to the proposed use deemed 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.

**404.3 Development Standards**

The Schedule of Development Standards which follows establishes minimum standards for lot area; lot depth, average lot width and front, side and rear yards; and establishes maximum standards for building height and lot coverage. The standards also establish specific standards and criteria that apply to the use as may be appropriate to protect the public health, safety and welfare.

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**R-1 LOW DENSITY RESIDENTIAL DISTRICT -- SCHEDULE OF USES**

<p><b>INTENT:</b> To provide areas adequate to accommodate the Borough's single-family housing needs, and limiting unnecessary intrusions of incompatible uses which might pose a threat to the health, safety, or welfare of families and individuals occupying said housing, and to allow certain public and semi-public uses compatible with residential neighborhoods.</p>			
PRINCIPAL PERMITTED USES	CONDITIONAL USES	SPECIAL EXCEPTIONS	ACCESSORY USES
<ul style="list-style-type: none"> <li>• Cluster residential development</li> <li>• Forestry</li> <li>• Single-family detached dwellings</li> </ul>	<ul style="list-style-type: none"> <li>• Cemeteries</li> <li>• Country clubs</li> <li>• Golf courses excluding miniature golf and golf driving ranges</li> <li>• Mobile home parks</li> <li>• Places of worship</li> </ul>	<ul style="list-style-type: none"> <li>• Recreational facilities, public</li> <li>• Public and semi-public buildings and uses</li> <li>• Group Homes</li> </ul>	<ul style="list-style-type: none"> <li>• Accessory uses customary to approved uses</li> <li>• Essential services</li> <li>• Gardens, greenhouses and nurseries for home use</li> <li>• Home occupations</li> <li>• Pets, keeping of</li> <li>• Private garages, carports, sheds</li> <li>• Private Parking Area</li> <li>• Private swimming pools</li> <li>• Required parking areas</li> <li>• Signs accessory to approved uses</li> <li>• Satellite dish antennae</li> <li>• Yard sales</li> </ul>

NOTE: Uses not specifically listed by this schedule shall not be permitted in the R-1 District.

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**R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT -- SCHEDULE OF USES**

<p><b>INTENT:</b> To delineate those areas which have developed with one and two-family dwellings , and to limit unnecessary intrusions of incompatible uses which might pose a threat to the health, safety, or welfare of families and individuals occupying said housing, and to allow certain public and semi-public uses compatible with residential neighborhoods.</p>			
PRINCIPAL PERMITTED USES	CONDITIONAL USES	SPECIAL EXCEPTIONS	ACCESSORY USES
<ul style="list-style-type: none"> <li>• Forestry</li> <li>• Public parks and playgrounds</li> <li>• Single-family detached dwellings</li> <li>• Two-family dwellings</li> </ul>	<ul style="list-style-type: none"> <li>• Bed and breakfast establishments</li> <li>• Places of worship</li> </ul>	<ul style="list-style-type: none"> <li>• Group Homes</li> <li>• Recreational facilities, public</li> <li>• Public and semi-public buildings and uses</li> <li>• Private stables</li> </ul>	<ul style="list-style-type: none"> <li>• Accessory uses customary to approved uses</li> <li>• Essential services</li> <li>• Gardens, greenhouses and nurseries for home use</li> <li>• Home occupations</li> <li>• Pets, keeping of</li> <li>• Private garages, carports, sheds</li> <li>• Private Parking Area</li> <li>• Private swimming pools</li> <li>• Required parking areas</li> <li>• Signs accessory to approved uses</li> <li>• Satellite dish antennae</li> <li>• Yard sales</li> </ul>

**NOTE:** Uses not specifically listed by this schedule shall not be permitted in the R-2 District.

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**R-3 HIGH DENSITY RESIDENTIAL DISTRICT -- SCHEDULE OF USES**

<p><b>INTENT:</b> To meet the housing needs of individuals and families in all income groups by providing areas for higher density residential development where such housing will not substantially alter traffic patterns or otherwise detract from single-family neighborhoods, and to limit intrusions of commercial and other incompatible uses which might pose a threat to the health, safety, or welfare of families and individuals occupying said housing, and to allow certain public and semi-public uses compatible with residential neighborhoods.</p>			
PRINCIPAL PERMITTED USES	CONDITIONAL USES	SPECIAL EXCEPTIONS	ACCESSORY USES
<ul style="list-style-type: none"> <li>• Conversion apartments</li> <li>• Condominiums</li> <li>• Day care, child</li> <li>• Day care, adult</li> <li>• Forestry</li> <li>• Garden apartments</li> <li>• Group homes</li> <li>• Single-family detached dwellings</li> <li>• Townhouses</li> <li>• Two-family dwellings</li> </ul>	<ul style="list-style-type: none"> <li>• Apartment buildings</li> <li>• Bed and breakfast establishments</li> <li>• Boarding and lodging houses</li> <li>• Clubs/lodges, private</li> <li>• Colleges or universities</li> <li>• Dormitories</li> <li>• Fraternities or sororities</li> <li>• Nursing homes</li> <li>• Personal care homes or centers</li> <li>• Places of worship</li> </ul>	<ul style="list-style-type: none"> <li>• Recreational facilities, public</li> <li>• Public and semi-public buildings and uses</li> </ul>	<ul style="list-style-type: none"> <li>• Accessory uses customary to approved uses</li> <li>• Essential services</li> <li>• Gardens, greenhouses and nurseries for home use</li> <li>• Home occupations</li> <li>• Pets, keeping of</li> <li>• Private garages, carports, sheds</li> <li>• Private Parking Area</li> <li>• Private swimming pools</li> <li>• Required parking areas</li> <li>• Signs accessory to approved uses</li> <li>• Satellite dish antennae</li> <li>• Yard sales</li> </ul>

**NOTE:** Uses not specifically listed by this schedule shall not be permitted in the R-3 District.

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**RP RESIDENTIAL / PROFESSIONAL DISTRICT -- SCHEDULE OF USES**

**INTENT:** To provide for professional commercial development in structures of residential appearance consistent with the neighborhood which will allow additional commercial opportunities in the Borough while preserving property values of proximate residential structures, and to limit intrusions of other commercial and incompatible uses which might pose a threat to the health, safety, or welfare of families and individuals occupying said housing, and to allow certain public and semi-public uses compatible with residential neighborhoods.

PRINCIPAL PERMITTED USES	CONDITIONAL USES	SPECIAL EXCEPTIONS	ACCESSORY USES
<ul style="list-style-type: none"> <li>- Apartment Buildings</li> <li>- Condominiums</li> <li>- Forestry</li> <li>- Garden Apartments</li> <li>- Public parks and playgrounds</li> <li>- Single-family detached dwellings</li> <li>- Townhouses</li> <li>- Two-family dwellings</li> </ul>	<ul style="list-style-type: none"> <li>- Bed and breakfast establishments</li> <li>- Nursing homes</li> <li>- Personal care homes or centers</li> <li>- Places of worship</li> <li>- Professional offices in buildings of a residential appearance consistent with the neighborhood and excluding any sale of goods, warehousing, service establishments, banks and similar uses - see special standards in §405</li> <li>- Renovations of existing structures into apartment and/or professional offices (those structures being in existence at the time of the adoption of this Ordinance)</li> </ul>	<ul style="list-style-type: none"> <li>- Group Homes</li> <li>- Recreational facilities, public</li> <li>- Public and semi-public buildings and uses</li> </ul>	<ul style="list-style-type: none"> <li>- Accessory uses customary to approved uses</li> <li>- Essential services</li> <li>- Gardens, greenhouses and nurseries for home use</li> <li>- Home occupations</li> <li>- Private garages, carports, sheds</li> <li>- Private Parking Area</li> <li>- Pets, keeping of</li> <li>- Private swimming pools</li> <li>- Required parking areas</li> <li>- Signs accessory to approved uses</li> <li>- Satellite dish antennae</li> </ul>

**NOTE:** Uses not specifically listed by this schedule shall not be permitted in the RP District.

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**RP RESIDENTIAL / PROFESSIONAL DISTRICT -- SCHEDULE OF USES**

**INTENT:** To provide for professional commercial development in structures of residential appearance consistent with the neighborhood which will allow additional commercial opportunities in the Borough while preserving property values of proximate residential structures, and to limit intrusions of other commercial and incompatible uses which might pose a threat to the health, safety, or welfare of families and individuals occupying said housing, and to allow certain public and semi-public uses compatible with residential neighborhoods.

PRINCIPAL PERMITTED USES	CONDITIONAL USES	SPECIAL EXCEPTIONS	ACCESSORY USES
<ul style="list-style-type: none"> <li>• Condominiums</li> <li>• Forestry</li> <li>• Public parks and playgrounds</li> <li>• Single-family detached dwellings</li> <li>• Townhouses</li> <li>• Two-family dwellings</li> </ul> <p style="font-size: 2em; transform: rotate(-45deg); opacity: 0.5; position: absolute; left: -100px; top: 100px;">Revised 30 Jan 2002</p>	<ul style="list-style-type: none"> <li>• Bed and breakfast establishments</li> <li>• Nursing homes</li> <li>• Personal care homes or centers</li> <li>• Places of worship</li> <li>• Professional offices in buildings of a residential appearance consistent with the neighborhood and excluding any sale of goods, warehousing, service establishments, banks and similar uses -- see special standards in §405</li> <li>• Renovations of existing structures into apartment and/or professional offices (those structures being in existence at the time of the adoption of this Ordinance)</li> </ul>	<ul style="list-style-type: none"> <li>• Group Homes</li> <li>• Recreational facilities, public</li> <li>• Public and semi-public buildings and uses</li> </ul>	<ul style="list-style-type: none"> <li>• Accessory uses customary to approved uses</li> <li>• Essential services</li> <li>• Gardens, greenhouses and nurseries for home use</li> <li>• Home occupations</li> <li>• Private garages, carports, sheds</li> <li>• Private Parking Area</li> <li>• Pets, keeping of</li> <li>• Private swimming pools</li> <li>• Required parking areas</li> <li>• Signs accessory to approved uses</li> <li>• Satellite dish antennae</li> </ul>

**NOTE:** Uses not specifically listed by this schedule shall not be permitted in the RP District.



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**CC CENTRAL COMMERCIAL DISTRICT -- SCHEDULE OF USES**

**INTENT:** To recognize the Borough's original business district and allow for the expansion of retail and service establishments to meet the needs of the residents of the Borough and adjoining communities, while excluding those heavier commercial uses which generate more traffic and other nuisances.

PRINCIPAL PERMITTED USES	CONDITIONAL USES	SPECIAL EXCEPTIONS	ACCESSORY USES
<ul style="list-style-type: none"> <li>• Bed and breakfast establishments</li> <li>• Boarding and lodging houses</li> <li>• Clubs/lodges, private</li> <li>• Condominiums</li> <li>• Conversion apartments</li> <li>• Day care, child</li> <li>• Day care, adult</li> <li>• Exercise clubs</li> <li>• Forestry</li> <li>• Garden apartments</li> <li>• Group homes</li> <li>• Office buildings</li> <li>• Professional offices</li> <li>• Public parks and playgrounds</li> <li>• Single-family detached dwellings</li> <li>• Townhouses</li> <li>• Two-family dwellings</li> <li>• Restaurants, traditional</li> <li>• Retail businesses</li> <li>• Service establishments</li> <li>• Taverns</li> </ul>	<ul style="list-style-type: none"> <li>• Abused person shelter</li> <li>• Amusement arcade</li> <li>• Apartment buildings</li> <li>• Banks</li> <li>• Colleges or universities</li> <li>• Dormitories</li> <li>• Fraternities or sororities</li> <li>• Funeral parlors</li> <li>• Health facilities</li> <li>• Nursing homes</li> <li>• Personal care home or center</li> <li>• Public Parking Area</li> <li>• Recreational facilities, private</li> <li>• Treatment centers</li> <li>• Veterinary clinics</li> </ul>	<ul style="list-style-type: none"> <li>• Recreational facilities, public</li> <li>• Public and semi-public buildings and uses</li> </ul>	<ul style="list-style-type: none"> <li>• Accessory uses customary to approved uses</li> <li>• Essential services</li> <li>• Gardens, greenhouses and nurseries for home use</li> <li>• Home occupations</li> <li>• Private garages, carports, sheds</li> <li>• Pets, keeping of</li> <li>• Private Parking Area</li> <li>• Private swimming pools</li> <li>• Required parking areas</li> <li>• Signs accessory to approved uses</li> <li>• Satellite dish antennae</li> <li>• Yard sales</li> </ul>

- NOTES:**
1. Uses not specifically listed by this schedule shall not be permitted in the CC District.
  2. See §504.5 for off-street parking in the CC District.

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**HC HIGHWAY COMMERCIAL DISTRICT -- SCHEDULE OF USES**

**INTENT:** To provide areas within the Borough for the location of businesses and commercial enterprises of all types catering to the needs of local residents as well as surrounding communities and the region and travelers.

PRINCIPAL PERMITTED USES	CONDITIONAL USES	SPECIAL EXCEPTIONS	ACCESSORY USES
<ul style="list-style-type: none"> <li>- Bed and breakfast establishments</li> <li>- Boarding and lodging houses</li> <li>- Clubs/lodges, private</li> <li>- Conversion apartments</li> <li>- Day care, child</li> <li>- Day care, adult</li> <li>- Exercise clubs</li> <li>- Forestry</li> <li>- Funeral parlors</li> <li>- Garden apartments</li> <li>- Group homes</li> <li>- Medical clinics</li> <li>- Office buildings</li> <li>- Places of worship</li> <li>- Professional offices</li> <li>- Public parks and playgrounds</li> <li>- Recycling units, mobile</li> <li>- Restaurants, traditional</li> <li>- Retail businesses</li> <li>- Service establishments</li> <li>- Single-family detached dwellings</li> <li>- Taverns</li> <li>- Two-family dwellings</li> <li>- Veterinary clinics</li> <li>- Wholesale businesses</li> </ul>	<ul style="list-style-type: none"> <li>- Abused person shelter</li> <li>- Amusement arcade</li> <li>- Apartment buildings</li> <li>- Banks</li> <li>- Betting uses</li> <li>- Bus terminal</li> <li>- Car washes</li> <li>- Cell sites</li> <li>- Colleges or universities</li> <li>- Convenience stores</li> <li>- Dormitories</li> <li>- Flea markets</li> <li>- Fraternities or sororities</li> <li>- Gasoline service station</li> <li>- Golf course, miniature</li> <li>- Greenhouse, commercial</li> <li>- Health facilities</li> <li>- Hotels</li> <li>- Institutional uses</li> <li>- Kennels</li> <li>- Manufacturing, light</li> <li>- Motels</li> <li>- Multi-family projects</li> <li>- Nursing homes</li> <li>- Personal care home or center</li> <li>- Public Parking Area</li> <li>- Recreational facilities, private</li> <li>- Recycling collection facilities, large</li> <li>- Recycling collection facilities, small</li> <li>- Restaurants, fast-food</li> <li>- Shopping centers and malls</li> <li>- Theaters</li> <li>- Townhouses</li> <li>- Trade schools</li> <li>- Treatment centers</li> <li>- Vehicle or equipment sales operations</li> <li>- Vehicle or equipment repair operations</li> </ul>	<ul style="list-style-type: none"> <li>- Recreational facilities, public</li> <li>- Public and semi-public buildings and uses</li> </ul>	<ul style="list-style-type: none"> <li>- Accessory uses customary to approved uses</li> <li>- Essential services</li> <li>- Gardens, greenhouses and nurseries for home use</li> <li>- Home occupations,</li> <li>- Pets, keeping of</li> <li>- Private garages, carports, sheds</li> <li>- Private Parking Area</li> <li>- Private swimming pools</li> <li>- Required parking areas</li> <li>- Signs accessory to approved uses</li> <li>- Satellite dish antennae</li> <li>- Yard sales</li> </ul>

**NOTE:** Uses not specifically listed by this schedule shall not be permitted in the HC District.

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**HC1 HIGHWAY COMMERCIAL DISTRICT - LIMITED -- SCHEDULE OF USES**

INTENT: To provide areas within the Borough for the location of businesses and commercial enterprises of limited types catering to the needs of local residents as well as surrounding communities and the region and travelers.			
PRINCIPAL PERMITTED USES	CONDITIONAL USES	SPECIAL EXCEPTIONS	ACCESSORY USES
<ul style="list-style-type: none"> <li>- Apartments in combination with business use</li> <li>- Apparel stores</li> <li>- Banks &amp; other financial institutions</li> <li>- Barber shops &amp; Beauty parlors</li> <li>- Bed and breakfast establishments</li> <li>- Book &amp; stationery stores</li> <li>- Drug stores</li> <li>- Dry goods &amp; variety stores</li> <li>- Florists</li> <li>- Forestry</li> <li>- Garden Apartments</li> <li>- Jewelry stores</li> <li>- Medical clinics</li> <li>- Multi-family projects</li> <li>- Office Buildings</li> <li>- Paint &amp; wallpaper stores</li> <li>- Restaurants, traditional</li> <li>- Retail businesses</li> <li>- Single-family</li> <li>- Shoe repair</li> <li>- State liquor stores</li> <li>- Tailors</li> <li>- Townhouses</li> <li>- Two-family dwelling</li> <li>- Wholesale businesses</li> </ul>	<ul style="list-style-type: none"> <li>- Abused person shelter</li> <li>- Apartment buildings</li> <li>- Colleges or universities</li> <li>- Dormitories</li> <li>- Flea markets</li> <li>- Fraternities or sororities</li> <li>- Golf course, miniature</li> <li>- Greenhouse, commercial</li> <li>- Health facilities</li> <li>- Hotels</li> <li>- Institutional uses</li> <li>- Manufacturing, light</li> <li>- Motels</li> <li>- Nursing homes</li> <li>- Personal care home or center</li> <li>- Public Parking Area</li> <li>- Recreational facilities, private</li> <li>- Restaurants, fast food</li> <li>- Trade schools</li> <li>- Vehicle or equipment sales</li> </ul>	<ul style="list-style-type: none"> <li>- Recreational facilities, public</li> <li>- Public and semi-public buildings and uses</li> </ul>	<ul style="list-style-type: none"> <li>- Accessory uses customary to approved uses</li> <li>- Essential services</li> <li>- Gardens, greenhouses and nurseries for home use</li> <li>- Home occupations</li> <li>- Pets, keeping of</li> <li>- Private garages, carports, sheds</li> <li>- Private Parking Area</li> <li>- Private swimming pools</li> <li>- Required parking areas</li> <li>- Signs accessory to approved uses</li> <li>- Satellite dish antennae</li> <li>- Yard sales</li> </ul>

NOTE: Uses not specifically listed by this schedule shall not be permitted in the HC1 District.

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**MI MANUFACTURING/INDUSTRY DISTRICT -- SCHEDULE OF USES**

<b>INTENT:</b> To reserve those areas in the Borough best suited for manufacturing and industry, uses with potential for greater community impact, and other offensive uses based on location, existing uses and facilities, and the relationship to other land uses.			
<b>PRINCIPAL PERMITTED USES</b>	<b>CONDITIONAL USES</b>	<b>SPECIAL EXCEPTIONS</b>	<b>ACCESSORY USES</b>
<ul style="list-style-type: none"> <li>- Bus terminals</li> <li>- Crematoria</li> <li>- Fire Companies</li> <li>- Forestry</li> <li>- Gasoline service station</li> <li>- Kennels</li> <li>- Manufacturing, light</li> <li>- Recyclable processing facilities</li> <li>- Recycling collection facilities, large</li> <li>- Recycling collection facilities, small</li> <li>- Recycling units, mobile</li> <li>- Self-storage facilities</li>   <li>- Truck washes</li> <li>- Vehicle or equipment repair operation</li> </ul>	<ul style="list-style-type: none"> <li>- Adult businesses</li> <li>- Agricultural products processing</li> <li>- Amusement parks</li> <li>- Bulk fuel storage facilities</li> <li>- Cell sites</li> <li>- Commercial antenna sites</li> <li>- Heliports, private</li> <li>- Heliports, public</li> <li>- Indoor shooting ranges</li> <li>- Junk yards</li> <li>- Livestock operations</li> <li>- Manufacturing and industry</li> <li>- Natural resources processing</li> <li>- Public Parking Area</li> <li>- Slaughter houses</li> <li>- Solid waste facilities, commercial</li> <li>- Solid waste facilities, public</li> <li>- Solid waste staging areas</li> <li>- Stables, commercial</li> <li>- Truck terminals</li> <li>- Warehouses</li> </ul>	none	<ul style="list-style-type: none"> <li>- Accessory uses customary to approved uses</li> <li>- Essential services</li> <li>- Private Parking Area</li> <li>- Required parking areas</li> <li>- Signs accessory to approved uses</li> <li>- Satellite dish antennae</li> </ul>

**NOTE:** Uses not specifically listed by this schedule shall not be permitted in the MI District.

**RU RAILWAY-UTILITY DISTRICT-- SCHEDULE OF USES**

<b>INTENT:</b> To recognize the existing railroad line and utilities associated with the railroad right-of-way and to reserve the area for such uses by limiting intrusions of incompatible uses.			
<b>PRINCIPAL PERMITTED USES</b>	<b>CONDITIONAL USES</b>	<b>SPECIAL EXCEPTIONS</b>	<b>ACCESSORY USES</b>
<ul style="list-style-type: none"> <li>- Forestry</li> <li>- Railway lines</li> <li>- Public utility lines</li> </ul>	<ul style="list-style-type: none"> <li>- Cell sites</li> <li>- Commercial antenna sites</li> <li>- Private buildings associated with permitted and conditional uses</li> </ul>	<ul style="list-style-type: none"> <li>- Public and semi-public buildings associated with permitted and conditional uses</li> </ul>	<ul style="list-style-type: none"> <li>- Accessory uses customary to approved uses</li> <li>- Essential services</li> <li>- Required parking areas</li> <li>- Signs accessory to approved uses</li> </ul>

**NOTE:** Uses not specifically listed by this schedule shall not be permitted in the RU District.

## SCHEDULE OF DEVELOPMENT STANDARDS

(Note: larger lot sizes, increased setbacks and other more restrictive standards may be required by other Ordinance sections.)

<b>PART 1 -- RESIDENTIAL LOT SIZES AND DENSITY</b>									
Zoning district	R-1 District	R-2 District	R-3 District	RP District	CC District	HC District	HC1 District	MI District	
<b>Minimum lot size (sq. ft.)</b>									
Single-family dwellings	10,000	7,500	6,000	7,500	6,000	6,000	6,000	6,000	not permitted
Two-family dwellings	not permitted	10,000	8,000	10,000	8,000	8,000	8,000	8,000	not permitted
Garden apartments	not permitted	not permitted	12,000	12,000	12,000	12,000	12,000	12,000	not permitted
Townhouses	not permitted	not permitted	12,000	12,000	12,000	12,000	12,000	12,000	not permitted
Apartment buildings	not permitted	not permitted	9,000	9,000	9,000	9,000	9,000	9,000	not permitted
<b>Minimum average lot size for multi-family dwellings (sq. ft. per dwelling unit) SEE ALSO §603</b>									
Garden apartments	not permitted	not permitted	4,000	4,000	4,000	4,000	4,000	4,000	not permitted
Townhouses	not permitted	not permitted	4,000	4,000	4,000	4,000	4,000	4,000	not permitted
Apartment buildings	not permitted	not permitted	3,000	3,000	3,000	3,000	3,000	3,000	not permitted
<b>Mobile home parks SEE ALSO §607</b>									
Minimum parcel size (sq. ft.)	87,120	not permitted	not permitted	not permitted	not permitted	not permitted	not permitted	not permitted	not permitted
Minimum site size (sq. ft.)	3,000	not permitted	not permitted	not permitted	not permitted	not permitted	not permitted	not permitted	not permitted
Maximum # units per acre	10	not permitted	not permitted	not permitted	not permitted	not permitted	not permitted	not permitted	not permitted

# SCHEDULE OF DEVELOPMENT STANDARDS

(Note: larger lot sizes, increased setbacks and other more restrictive standards may be required by other Ordinance sections.)

<b>PART 1 -- RESIDENTIAL LOT SIZES AND DENSITY</b>										
Zoning district	R-1 District	R-2 District	R-3 District	RP District	CC District	HC District	HC1 District	MI District		
<b>Minimum lot size (sq. ft.)</b>										
Single-family dwellings	10,000	7,500	6,000	7,500	6,000	6,000	6,000	6,000	not permitted	not permitted
Two-family dwellings	not permitted	10,000	8,000	10,000	8,000	8,000	8,000	8,000	not permitted	not permitted
Garden apartments	not permitted	not permitted	12,000	not permitted	12,000	12,000	12,000	12,000	not permitted	not permitted
Townhouses	not permitted	not permitted	12,000	not permitted	12,000	12,000	12,000	12,000	not permitted	not permitted
Apartment buildings	not permitted	not permitted	9,000	not permitted	9,000	9,000	9,000	9,000	not permitted	not permitted
<b>Minimum average lot size for multi-family dwellings (sq. ft. per dwelling unit) SEE ALSO §603</b>										
Garden apartments	not permitted	not permitted	4,000	not permitted	4,000	4,000	4,000	4,000	not permitted	not permitted
Townhouses	not permitted	not permitted	4,000	not permitted	4,000	4,000	4,000	4,000	not permitted	not permitted
Apartment buildings	not permitted	not permitted	3,000	not permitted	3,000	3,000	3,000	3,000	not permitted	not permitted
<b>Mobile home parks SEE ALSO §607</b>										
Minimum parcel size (sq. ft.)	87,120	not permitted	not permitted	not permitted	not permitted	not permitted	not permitted	not permitted	not permitted	not permitted
Minimum site size (sq. ft.)	3,000	not permitted	not permitted	not permitted	not permitted	not permitted	not permitted	not permitted	not permitted	not permitted
Maximum # units per acre	10	not permitted	not permitted	not permitted	not permitted	not permitted	not permitted	not permitted	not permitted	not permitted

**SCHEDULE OF DEVELOPMENT STANDARDS**

(Note: larger lot sizes, increased setbacks and other more restrictive standards may be required by other Ordinance sections.)

<b>PART 2 -- LOT DIMENSIONS FOR SINGLE-FAMILY AND TWO-FAMILY DWELLINGS IN ALL DISTRICTS</b>							
Where the minimum lot size required in Part 1 in sq. ft. is	6,000	7,500	8,000	9,000	10,000	12,000	
Minimum lot width (feet)*	50	60	60	80	90	90	
Minimum lot depth (feet)*	100	100	100	100	100	100	
Minimum front yard (feet)	30	30	30	30	35	30	
Minimum rear yard (feet)	25	25	25	25	30	30	
Minimum side yard, each (feet)	10	10	10	10	10	10	
Maximum depth to width ratio	3.5 : 1	3.5 : 1	3.5 : 1	3.5 : 1	3.5 : 1	3.5 : 1	
<b>MULTI-FAMILY DWELLINGS - §603.2 // MOBILE HOMES - §607</b>							
*NOTE: Minimum lot width and depth shall not be less than the stated standard. The values may be greater in order to comply with the minimum lot size requirement.							

<b>PART 3 -- MAXIMUM BUILDING HEIGHT FOR SINGLE-FAMILY AND TWO-FAMILY DWELLINGS IN ALL DISTRICTS</b>				
Zoning district	R-1 District	R-2 District	R-3 District	RP District
Stories	2.5	2.5	2.5	2.5
Feet	35	35	35	35
<b>MULTI-FAMILY DWELLINGS - §603.2</b>				

<b>PART 4 -- MAXIMUM LOT COVERAGE IN FOR SINGLE-FAMILY AND TWO-FAMILY DWELLINGS IN ALL DISTRICTS</b>				
<b>Zoning district</b>	<b>R-1 District</b>	<b>R-2 District</b>	<b>R-3 District</b>	<b>RP District</b>
<b>Percent of lot</b>	25	30	30	30
<b>MULTI-FAMILY DWELLINGS - §603.2</b>				



## SCHEDULE OF DEVELOPMENT STANDARDS

(Note: larger lot sizes, increased setbacks and other more restrictive standards may be required by other Ordinance sections.)

PART 5 -- NON-RESIDENTIAL USES IN R-1, R-2, R-3 AND RP DISTRICTS (WHERE PERMITTED)								
Use	Minimum Lot Size (sq. ft.)	Minimum Dimensions (feet)		Minimum Yards (feet)			Maximum Building Height	Maximum Lot Coverage (percent)
		Width*	Depth*	Front	Rear	Sides		
<ul style="list-style-type: none"> <li>- Bed and breakfast establishments</li> <li>- Day care, child</li> <li>- Day care, adult</li> <li>- Professional offices in buildings of a residential appearance consistent with the neighborhood and excluding any sale of goods, warehousing, service establishments, banks and similar uses</li> </ul>	<ul style="list-style-type: none"> <li>- same as single-family dwelling requirement for the district</li> </ul>	<ul style="list-style-type: none"> <li>- same as single-family dwelling requirement for the district</li> </ul>	<ul style="list-style-type: none"> <li>- same as single-family dwelling requirement for the district</li> </ul>	<ul style="list-style-type: none"> <li>- same as single-family dwelling requirement for the district</li> </ul>	<ul style="list-style-type: none"> <li>- same as single-family dwelling requirement for the district</li> </ul>	<ul style="list-style-type: none"> <li>- 2.5 stories or 35 feet</li> </ul>	<ul style="list-style-type: none"> <li>- 30</li> </ul>	
<ul style="list-style-type: none"> <li>- Boarding and lodging houses</li> <li>- College or university</li> <li>- Clubs/lodges, private</li> <li>- Dormitories</li> <li>- Fraternities or sororities</li> <li>- Nursing homes</li> <li>- Places of worship</li> <li>- Public parks and playgrounds</li> <li>- Public and semi-public buildings and uses</li> <li>- Recreational facilities, public</li> <li>- Schools, public</li> <li>- Personal care homes or centers</li> </ul>	<ul style="list-style-type: none"> <li>- 10,000</li> </ul>	<ul style="list-style-type: none"> <li>- 90</li> </ul>	<ul style="list-style-type: none"> <li>- 100</li> </ul>	<ul style="list-style-type: none"> <li>- 35</li> </ul>	<ul style="list-style-type: none"> <li>- 30</li> </ul>	<ul style="list-style-type: none"> <li>- 10</li> </ul>	<ul style="list-style-type: none"> <li>- 2.5 stories or 35 feet</li> </ul>	<ul style="list-style-type: none"> <li>- 40</li> </ul>
<ul style="list-style-type: none"> <li>- Cemeteries</li> <li>- Country clubs</li> <li>- Golf courses excluding miniature golf and golf driving ranges</li> </ul>	<ul style="list-style-type: none"> <li>- 43,560</li> </ul>	<ul style="list-style-type: none"> <li>- 100</li> </ul>	<ul style="list-style-type: none"> <li>- 200</li> </ul>	<ul style="list-style-type: none"> <li>- 40</li> </ul>	<ul style="list-style-type: none"> <li>- 30</li> </ul>	<ul style="list-style-type: none"> <li>- 15</li> </ul>	<ul style="list-style-type: none"> <li>- 2.5 stories or 35 feet</li> </ul>	<ul style="list-style-type: none"> <li>- 40</li> </ul>

\*NOTE: Minimum lot width and depth shall not be less than the stated standard. The values may be greater in order to comply with the minimum lot size requirement.

**SCHEDULE OF DEVELOPMENT STANDARDS**

(Note: larger lot sizes, increased setbacks and other more restrictive standards may be required by other Ordinance sections.)

<b>PART 6 -- NON-RESIDENTIAL USES IN CC, HC, HC1, MI AND RU DISTRICTS</b>									
District	Minimum Lot Size (sq. ft.)	Minimum Dimensions (feet)			Minimum Yards (feet)			Maximum Building Height	Maximum Lot Coverage (percent)
		Width*	Depth*	Front	Rear	Sides			
CC District	7,500	60	100	0	0	0**	3 stories or 40 feet	50	
HC District	7,500	60	100	25	10	10	3 stories or 40 feet	50	
HC1	7,500	60	100	25	10	10	3 stories or 40 feet	50	
MI District Principal Permitted Uses	10,000	90	100	35	30	10	3 stories or 40 feet	70	
MI District Conditional Uses	20,000	100	100	35	30	10	3 stories or 40 feet	70	
RU District	as needed to meet performance standards	Maximum depth to width ratio of 3.5:1		20	20	20	3 stories or 40 feet	85	

**NOTES:**

- \* Minimum lot width and depth shall not be less than the stated standard. The values may be greater in order to comply with the minimum lot size requirement.
- \*\* The zero side yard setbacks shall apply to lots with a width of 60 feet or less. Each side yard of any lot with a width greater than 60 feet shall not be less than 10 feet.

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**405 Professional Offices in the RP District -- Applicant Option**

Professional offices are permitted as principal permitted uses in the CC Central Commercial District and the HC Highway Commercial District which provides adequate locations and opportunities for the development of such uses. The intent of these special standards is to provide the business community additional opportunities for business location in the Borough while maintaining the essential residential character of RP District. A developer or business operator has the option of locating professional offices in RP Districts under the terms of this §405. RP Districts are primarily residential in character, but can accommodate professional businesses provided those businesses are adapted to existing residential structures which are maintained to be architecturally compatible with surrounding structures. New structures may be permitted in the RP District for professional offices provided such structures are architecturally compatible with surrounding structures and are consistent with the scale of such structures and compatible with the character of the surrounding area.

**405.1 Conditional Uses**

- A. **Requirements** - Professional offices shall be considered conditional uses in the RP District. In addition to all other applicable requirements the standards in this §405 shall apply. Professional offices shall be those uses which meet the definition of *professional office* in Article III of this Zoning Ordinance.
- B. **Factors for Evaluation** - In addition to the conditional use criteria in §1108.4, the Borough shall consider the following factors and characteristics in evaluating the application:
  - 1. Conformance to other ordinances and regulations.
  - 2. Logic of design.
  - 3. Exterior space use.
  - 4. Architectural character.
  - 5. Attractiveness.
  - 6. Material selection.
  - 7. Compatibility.
  - 8. Circulation -- vehicular and pedestrian.
  - 9. Maintenance aspects.

**405.2 Parking**

Adequate off-street parking shall be provided and in addition to the requirements of §504 of this Zoning Ordinance, the following additional provisions shall apply:

- A. **Location** - With the exception of off-street parking areas existing at the time of adoption of this §405, all off-street parking area shall be to the rear of the principal structure.
- B. **Buffers and Landscaping** - Parking area buffers and landscaping shall be required in accord with §504.13 and §701.2 of This Zoning Ordinance with special attention given to maintaining residential character and buffering adjoining residential uses.

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**405.3 Landscaping**

An overall landscaping plan meeting the requirements of §701.2 of This Zoning Ordinance shall be submitted by the Applicant for approval by the Borough.

**405.4 Building Construction, Exterior Remodeling, and Additions**

Specific architectural styles are not prescribed, however the structure shall be consistent with the design, scale and appearance of the surrounding neighborhood.

A. Existing Structures - In order to preserve the residential character of the RP District, the structural appearance of the building shall not be altered and the building shall be maintained in such manner as to preserve its appearance, style and scale. Alterations to restore or otherwise change a building to its original appearance shall be permitted.

B. All Building Construction, Exterior Remodeling, and Additions

1. Materials shall have good architectural character and shall be selected for consistency of the building with adjoining buildings.
2. Materials shall be selected for suitability to the type and design of the building.
3. Building components, such as windows, doors, eaves, and parapets shall have good proportions and interrelationships.
4. Colors shall be compatible with the residential neighborhood and only compatible accents shall be used.
5. Mechanical equipment or other utility hardware on roof, ground or buildings shall be screened from public view with materials consistent with the buildings.
6. Exterior lighting shall be integrated into the architectural concept. Fixtures, standards, and all exposed accessories shall be consistent with building design.

C. Building Maintenance - All buildings approved for professional offices in the RP District shall be maintained and restrictions as will assure continued maintenance of the building in accord with its existing appearance, style and scale, and the neighborhood character. Said covenants and restrictions shall be approved by the Borough Council with the recommendation of the Planning Commission. Said covenants and restrictions shall also apply to the construction of any additions to the building.

**405.5 Signs**

Signs for professional offices shall comply with the requirements of §505 of this Zoning Ordinance and the following

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additional standards:

- A. Signs shall be wood relief only with external illumination.
- B. Signs shall be designed as an integral architectural element of the building and component of the site.
- C. Sign colors, materials, and lighting shall be restrained and compatible with the building and site.

**405.6 Information Required**

In addition to the information required for conditional uses by §1108.6, applications for professional offices in the RP District shall include the following:

- A. Elevations - Complete elevations of all proposed renovation and construction, and related elevations of existing structures including:
  - 1. Scale.
  - 2. All signs on the elevations.
  - 3. Designation of the type, color and texture of all primary material proposed.
- B. Section Profiles - Two (2) section profiles through the site including:
  - 1. Scale.
  - 2. Building(s).
  - 3. Lighting fixtures and standards.
  - 4. Signs.
- C. Material Samples - Material samples for all major materials.