

Town Zoning Transect

The 2 municipalities of Clarks Green and Clarks Summit are classified as Town. Within this category, 9 of the 24 districts appear to exist. To note, all nine districts might not be applicable to each of the municipalities. For example, district 7,8,9,13 could be found in both municipalities, while district 20 only exists in Clarks Green, and district 10,21 only exists in Clarks Summit.



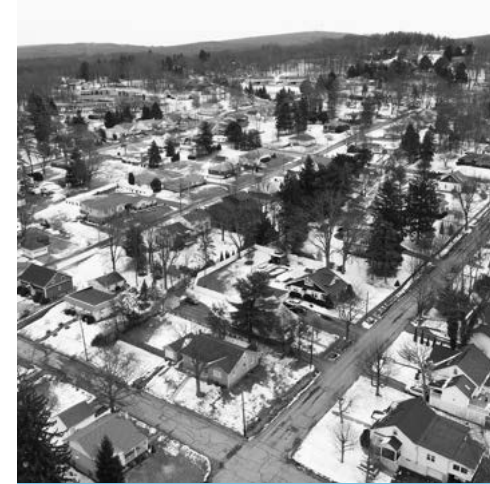
8A Town Single Family Residential



8B Town Single Family Residential



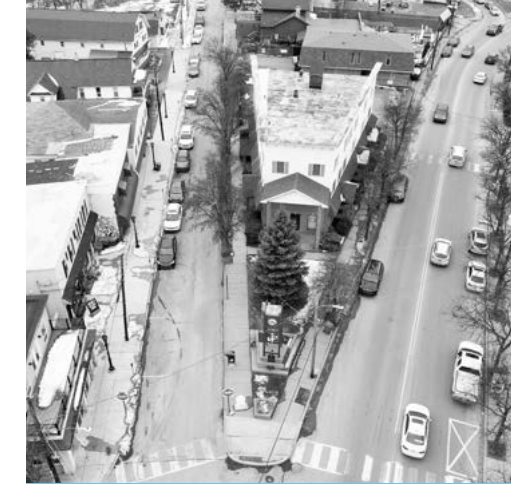
9 Town Mixed Residential



10 Town-City Single Family Residential



12B Suburban Center Residential



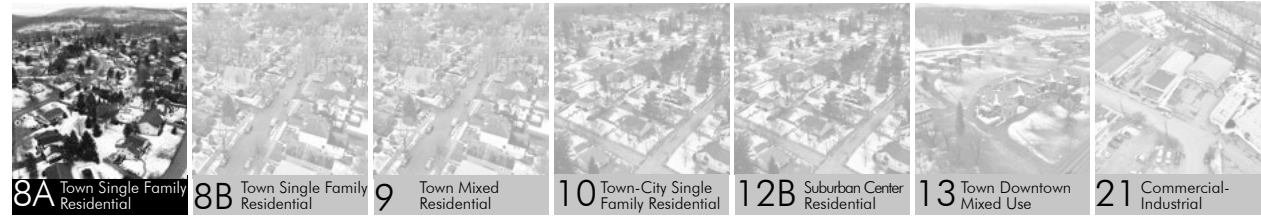
13 Town Downtown Mixed Use



21 Commercial-Industrial

8A Town Single Family Residential

Town



PERMITTED USES

PRINCIPAL USES		ACCESSORY USES	
Cluster residential development	P	Carport, garage, or shed, private	P
Dwelling: single-family detached	P	Dwelling: accessory (granny flat/garage apartment)	P
Municipal/government facility or use	SE	Home based business, no impact	P
Conservation	P	Essential services	P
		Greenhouse/nursery personal	P
		Off-street parking/loading accessory to residential uses	P
		Satellite dish/antenna *	P
		Solar energy device *	P

LOT DIMENSIONS STANDARDS

SINGLE / TWO FAMILY DWELLING						
Minimum lot size (sqft)	6,000	7,500	8,000	9,000	10,000	12000 or more
Minimum lot width (sqft)	120	120	120	120	120	120
Minimum lot depth (sqft)	100	100	100	100	100	100
Minimum front yard (sqft)	30	30	30	30	30	30
Minimum rear yard (sqft)	25	25	25	25	30	30
Minimum side yard, each (sqft)	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

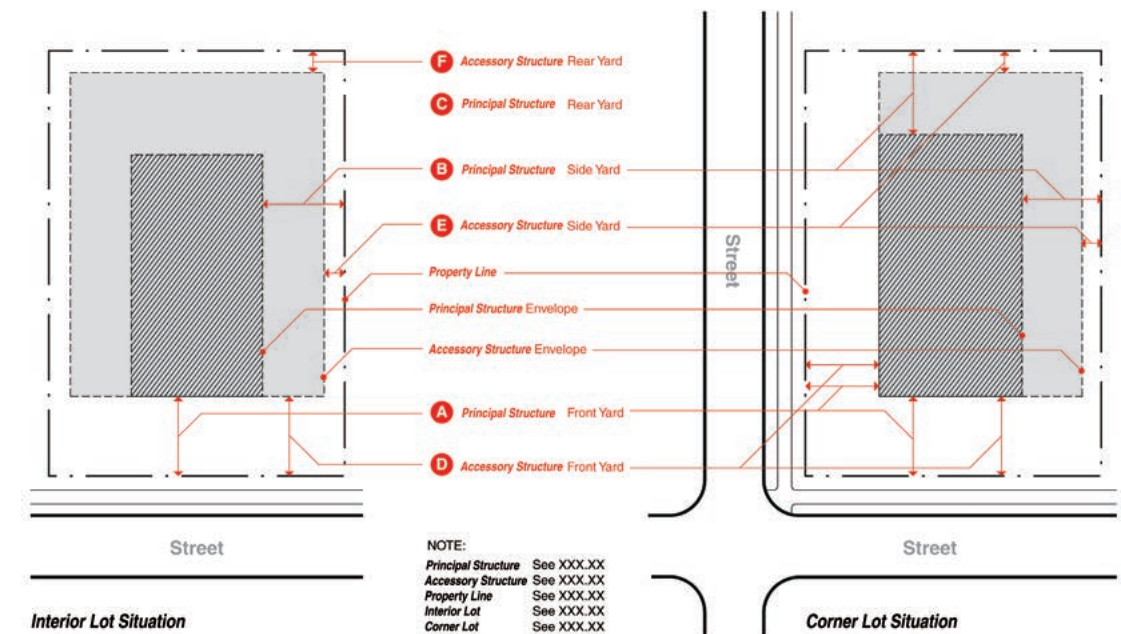
MAX. BUILDING HEIGHT

Principal Structure	35 ft
Accessory Structure	

MAX. LOT COVERAGE 25%

See Section 5.13

- PRINCIPAL STRUCTURE**
- A** Front Yard, on Local/Collector Street
- A** Front Yard, on Arterial Street
- B** Side Yard
- C** Rear Yard
- ACCESSORY STRUCTURE**
- D** Front Yard
- E** Side Yard
- F** Rear Yard



PREFERRED LOT CONFIGURATIONS

PUBLIC REALM STANDARDS

PARKING SPACE	
Required Parking Space	2
PORCH & PATIO	
Porch	N/A
Patio	N/A
SIDEWALK	
Minimum Width	6 ft
LIGHTING ZONE	See Section 5.10
COMPATIBILITY OF FENESTRATION	
Front Facade	N/A
LANDSCAPING	See Section 5.7
FENCE & WALLS	See Section 5.8



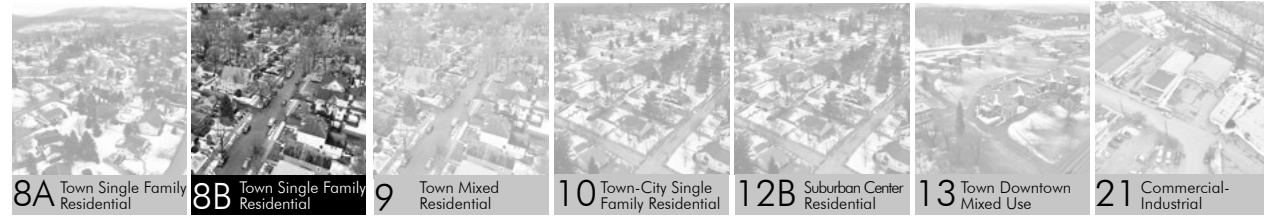
Clarks Summit Borough (With Alley)



Clarks Summit Borough (Without Alley)

8B Town Single Family Residential

Town



8A Town Single Family Residential 8B Town Single Family Residential 9 Town Mixed Residential 10 Town-City Single Family Residential 12B Suburban Center Residential 13 Town Downtown Mixed Use 21 Commercial-Industrial

PERMITTED USES

PRINCIPAL USES		ACCESSORY USES	
Bed-and-breakfast	C	Carport, garage, or shed, private	P
Cluster residential development	P	Dwelling: accessory (granny flat/garage apartment)	P
Dwelling: single-family detached	P	Home based business, no impact	P
Dwelling: two-family	P	Essential services	P
Municipal/government facility or use	SE	Greenhouse/nursery personal	P
Park, public	C	Off-street parking/loading accessory to residential uses	P
Conservation	P	Satellite dish/antenna *	P
		Solar energy device *	P

P = Permitted Use by Right C = Conditional Use SE = Use by Special Exception * to be used only for the occupants of the principal use

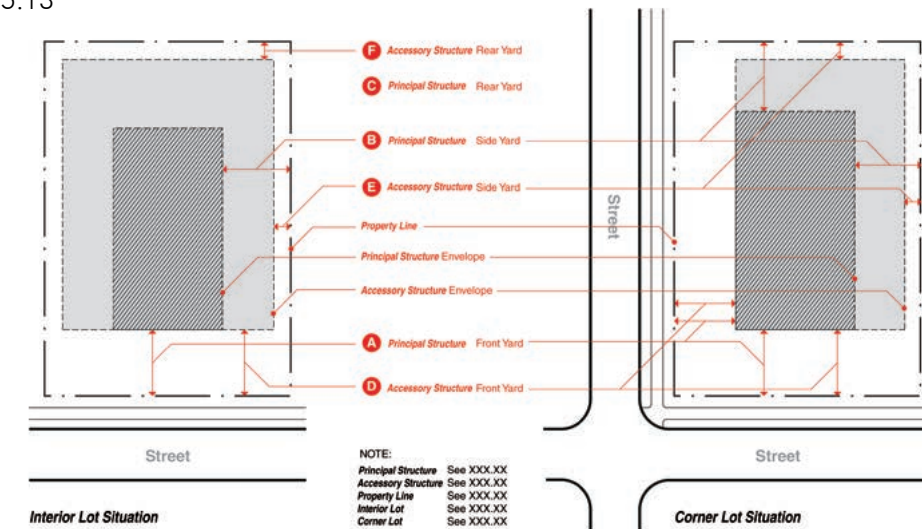
LOT DIMENSIONS STANDARDS

SINGLE / TWO FAMILY DWELLING						
Minimum lot size (sqft)	6,000	7,500	8,000	9,000	10,000	12000 or more
Minimum lot width (sqft)	50	60	70	90	100	120
Minimum lot depth (sqft)	100	100	100	100	100	100
Minimum front yard (sqft)	30	30	30	30	30	30
Minimum rear yard (sqft)	25	25	25	25	25	25
Minimum side yard, each (sqft)	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

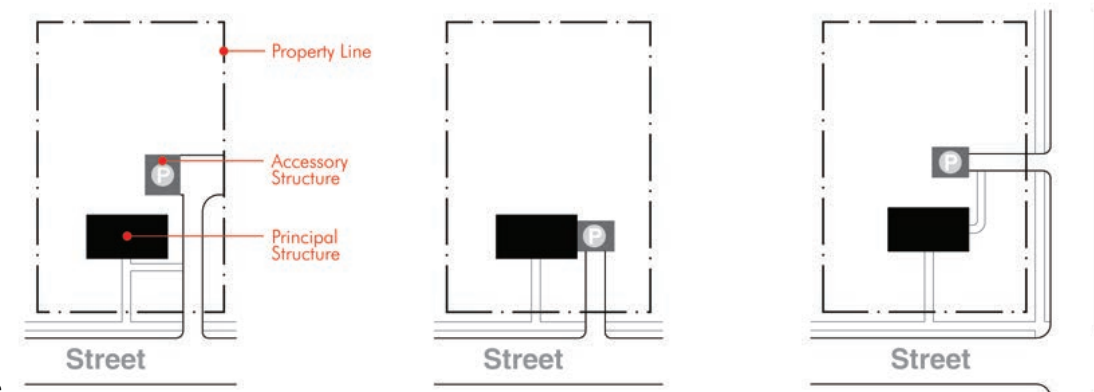
ALL OTHER USE	
MIN. LOT SIZE	5,000 sf
MIN. LOT WIDTH	
at Building Setback Line	50 ft
at Street Line	
MAX. BUILDING HEIGHT	
Principal Structure	35 ft
Accessory Structure	
MAX. LOT COVERAGE	
Building	%
Impervious Surface	30%

See Section 5.13

MIN. YARD SETBACK		
PRINCIPAL STRUCTURE	A Front Yard, on Local/Collector Street	30 ft
	A Front Yard, on Arterial Street	30 ft
	B Side Yard	10 ft
ACCESSORY STRUCTURE	C Rear Yard	25 ft
	D Front Yard	
	E Side Yard	
	F Rear Yard	



PREFERRED LOT CONFIGURATIONS



PUBLIC REALM STANDARDS

PARKING SPACE	
Required Parking Space	2

PORCH & PATIO	
Porch	N/A
Patio	N/A

SIDEWALK	
Minimum Width	6 ft

LIGHTING ZONE	
	See Section 5.10

COMPATIBILITY OF FENESTRATION	
Front Facade	N/A

LANDSCAPING	
	See Section 5.7

FENCE & WALLS	
	See Section 5.8



9 Town Mixed Residential

Town



PERMITTED USES

PRINCIPAL USES		ACCESSORY USES	
Bed-and-breakfast	C	Carport, garage, or shed, private	P
Cluster residential development	P	Dwelling: accessory (granny flat/garage apartment)	P
Conservation residential	C	Home based business, no impact	P
Dwelling: apartment building	C	Home based business, other	C
Dwelling: conversion apartment	P	Essential services	P
Dwelling: garden apartments	P	Greenhouse/nursery personal	P
Dwelling: single-family detached	P	Off-street parking/loading accessory to residential uses	P
Dwelling: townhouse	P	Satellite dish/antenna	P
Dwelling: two-family	P	Solar energy device	P
Municipal/government facility or use	SE		
Conservation	P		

P = Permitted Use by Right C = Conditional Use SE = Use by Special Exception

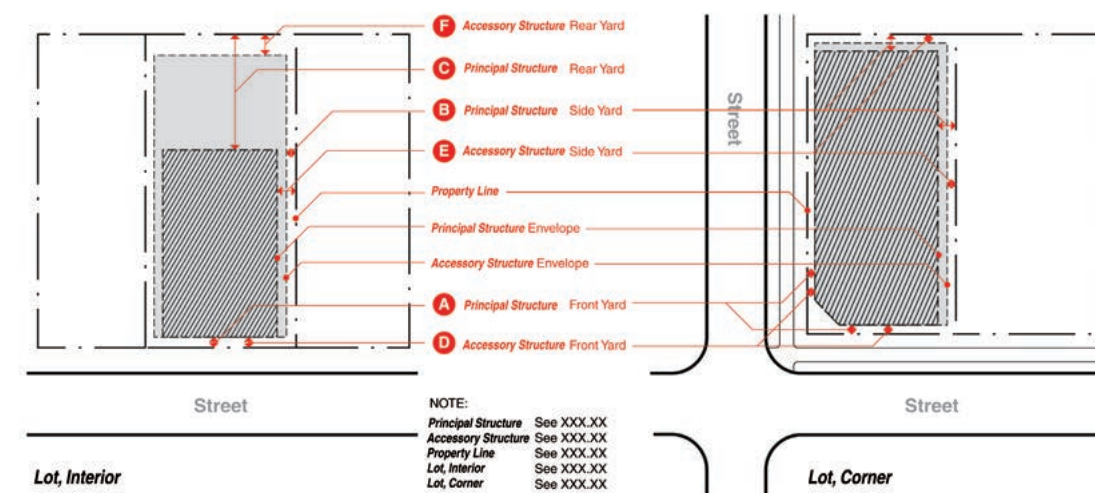
LOT DIMENSIONS STANDARDS

	SINGLE / TWO FAMILY DWELLING					
Minimum lot size (sqft)	6,000	7,500	8,000	9,000	10,000	12000 or more
Minimum lot width (sqft)	50	60	70	90	100	120
Minimum lot depth (sqft)	100	100	100	100	100	100
Minimum front yard (sqft)	30	30	30	30	30	30
Minimum rear yard (sqft)	25	25	25	25	25	25
Minimum side yard, each (sqft)	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

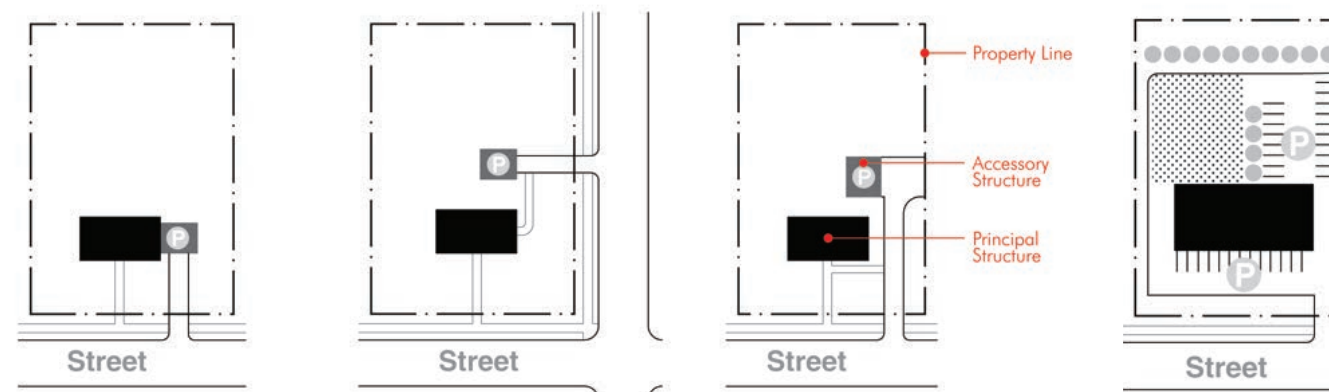
ALL OTHER USE	
MIN. LOT SIZE	6,000 sf
MIN. LOT WIDTH	
at Building Setback Line	50 ft
at Street Line	
MAX. BUILDING HEIGHT	
Principal Structure	35 ft
Accessory Structure	
MAX. LOT COVERAGE	
Building	%
Impervious Surface	30%

MIN. YARD SETBACK			
PRINCIPAL STRUCTURE	A	Front Yard, on Local/Collector Street	30 ft
	A	Front Yard, on Arterial Street	30 ft
	B	Side Yard	10 ft
ACCESSORY STRUCTURE	C	Rear Yard	25 ft
	D	Front Yard	
	E	Side Yard	
	F	Rear Yard	

See Section 5.13



PREFERRED LOT CONFIGURATIONS



PUBLIC REALM STANDARDS

PARKING SPACE	
Required Parking Space	2

PORCH & PATIO	
Porch	N/A
Patio	N/A

SIDEWALK	
Minimum Width	6 ft

LIGHTING ZONE	
	See Section 5.10

COMPATIBILITY OF FENESTRATION	
Front Facade	N/A

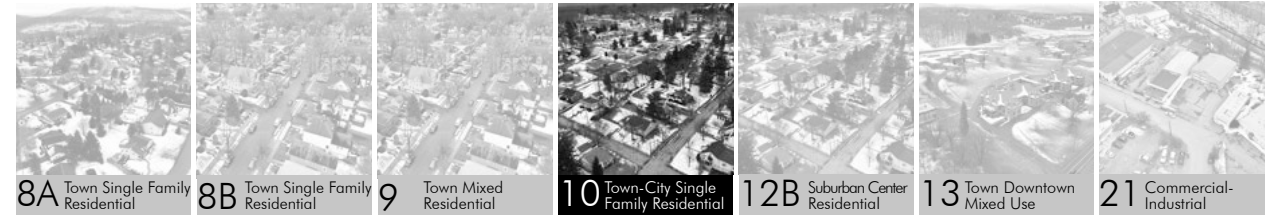
LANDSCAPING	
	See Section 5.7

FENCE & WALLS	
	See Section 5.8



10 Town-City Single Family Residential

Town



PERMITTED USES

PRINCIPAL USES		ACCESSORY USES	
Bed-and-breakfast	P	Carport, garage, or shed, private	P
Cluster residential development	P	Dwelling: accessory (granny flat/garage apartment)	P
Dwelling: apartment building	P	Home based business, no impact	P
Dwelling: garden apartments	P	Home based business, other	C
Dwelling: single-family detached	P	Community center or library	P
Dwelling: townhouse	P	Essential services	P
Dwelling: two-family	p	Greenhouse/nursery personal	P
Office, business or professional	C	Off-street parking/loading accessory to residential uses	P
Office, medical or dental	C	Satellite dish/antenna	P
Municipal/government facility or use	SE	Solar energy device	P
Park, public	P		
Conservation	P		
Abused person shelter	C		

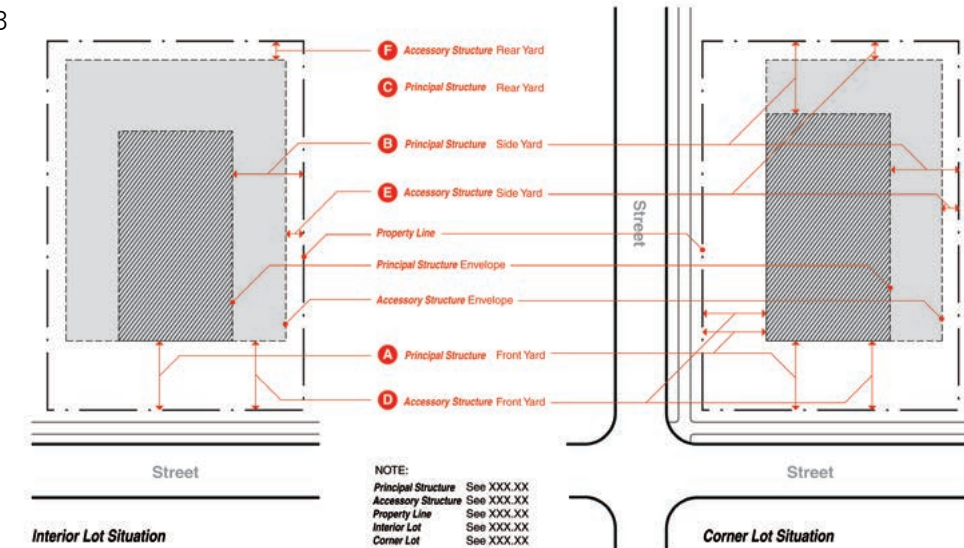
LOT DIMENSIONS STANDARDS

	SINGLE / TWO FAMILY DWELLING					
Minimum lot size (sqft)	6,000	7,500	8,000	9,000	10,000	12000 or more
Minimum lot width (sqft)	50	60	70	90	100	120
Minimum lot depth (sqft)	100	100	100	100	100	100
Minimum front yard (sqft)	30	30	30	30	30	30
Minimum rear yard (sqft)	25	25	25	25	25	25
Minimum side yard, each (sqft)	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

ALL OTHER USE	
MIN. LOT SIZE	7,500 sf
MIN. LOT WIDTH	
at Building Setback Line	50 ft
at Street Line	
MAX. BUILDING HEIGHT	
Principal Structure	35 ft
Accessory Structure	
MAX. LOT COVERAGE	
Building	%
Impervious Surface	30%

MIN. YARD SETBACK			
PRINCIPAL STRUCTURE	A	Front Yard, on Local/Collector Street	30 ft
	A	Front Yard, on Arterial Street	30 ft
	B	Side Yard	10 ft
ACCESSORY STRUCTURE	C	Rear Yard	25 ft
	D	Front Yard	
	F	Rear Yard	

See Section 5.13



PREFERRED LOT CONFIGURATIONS

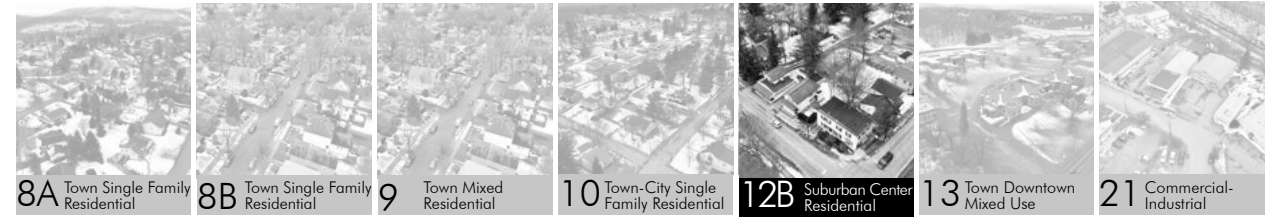
PUBLIC REALM STANDARDS

PARKING SPACE	
Required Parking Space	2
PORCH & PATIO	
Porch	N/A
Patio	N/A
SIDEWALK	
Minimum Width	6 ft
LIGHTING ZONE	
	See Section 5.10
COMPATIBILITY OF FENESTRATION	
Front Facade	N/A
LANDSCAPING	
	See Section 5.7
FENCE & WALLS	
	See Section 5.8



12B Suburban Center Residential

Town



PERMITTED USES

PRINCIPAL USES			
Bed and breakfast	P	College or university	C
Boarding or lodging house	P	Convenience store	C
Membership club, fraternity, or sorority	P	Gasoline service station	C
Conversion apartments	P	Landscape/nursery, retail	C
Day care center, adult	P	Hotels	C
Day care center, child	P	Motels	C
Health/fitness club	P	Dwelling: apartment building	C
Forestry	P	Nursing home	C
Funeral homes	P	Personal care home	C
Garden apartments	P	Recreational facility, private	C
Group homes	P	Recycling, small scale	C
Office, medical or dental	P	Restaurants, drive through/drive-in	C
Office, business or professional	P	Shopping center or mall	C
Place or worship/assembly	P	Dwelling: townhouses	C
Park, public	P	School, commercial	C
Restaurant	P	Vehicle or equipment sales	C
Retail establishment	P	Vehicle repair garage	C
Personal service establishment	P	Recreational facility, public	SE
Dwelling: single-family detached	P		
Bar or tavern	P		
Dwelling: two-family	P		
Animal hospital or veterinary clinic	P		
Wholesale establishment	P		
Abused persons shelter	C		
Bank or financial institution	C		
Car or truck wash	C		

ACCESSORY USES

Essential services	P
Greenhouse/Nursery	P
Home Based Business, Other	P
Carport, garage, or shed, private	P
Parking, private	P
Off-street parking/loading accessory non-residential uses	P
Satellite dish/antenna	P

LOT DIMENSIONS STANDARDS

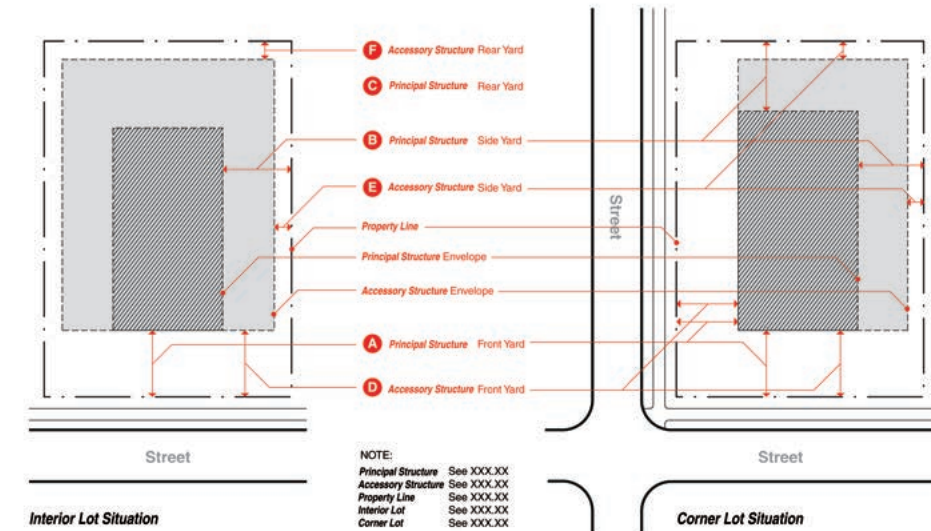
	SINGLE / TWO FAMILY DWELLING					
	6,000	7,500	8,000	9,000	10,000	12000 or more
Minimum lot size (sqft)	6,000	7,500	8,000	9,000	10,000	12000 or more
Minimum lot width (sqft)	50	60	70	90	100	120
Minimum lot depth (sqft)	100	100	100	100	100	100
Minimum front yard (sqft)	30	30	30	30	30	30
Minimum rear yard (sqft)	25	25	25	25	25	25
Minimum side yard, each (sqft)	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

ALL OTHER USE	
MIN. LOT SIZE	10,000 sf
MIN. LOT WIDTH	
at Building Setback Line	80 ft
at Street Line	
MAX. BUILDING HEIGHT	
Principal Structure	50 ft
Accessory Structure	
MAX. LOT COVERAGE	
Building	%
Impervious Surface	70%

See Section 5.13

MIN. YARD SETBACK

PRINCIPAL STRUCTURE	A	Front Yard, on Local/Collector Street	5 ft
	A	Front Yard, on Arterial Street	5 ft
ACCESSORY STRUCTURE	B	Side Yard	5 ft
	C	Rear Yard	25 ft
	D	Front Yard	
	E	Side Yard	
	F	Rear Yard	



PREFERRED LOT CONFIGURATIONS

PUBLIC REALM STANDARDS

PARKING SPACE	
Required Parking Space	2

PORCH & PATIO	
Porch	N/A
Patio	N/A

SIDEWALK	
Minimum Width	6 ft

LIGHTING ZONE	
	See Section 5.10

COMPATIBILITY OF FENESTRATION	
Front Facade	N/A

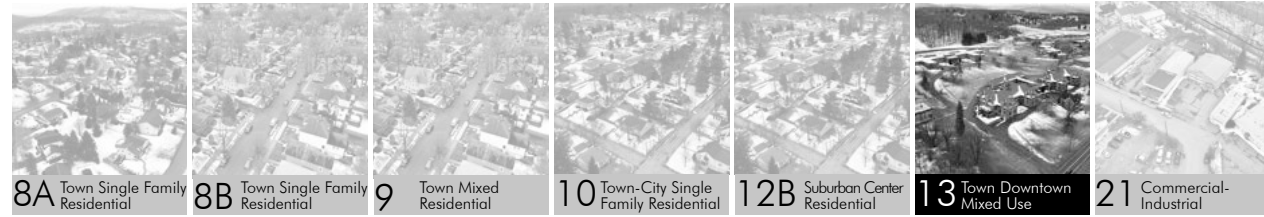
LANDSCAPING	
	See Section 5.7

FENCE & WALLS	
	See Section 5.8



13 Town Downtown Mixed Use

Town



PERMITTED USES

PRINCIPAL USES	
Bed-and-breakfast	P
Boarding or lodging house	P
Dwelling: apartment building	C
Dwelling: conversion apartment	P
Dwelling: garden apartments	P
Dwelling: single-family detached	P
Dwelling: townhouse	P
Dwelling: two-family	P
Animal hospital or veterinary clinic	C
Bakery	C
Bank or financial institution	C
Bar or tavern	P
Brew pub	P
Business service establishment	P
Grocery store	P
Hardware store	P
Health/fitness club	P
Mixed use structure (retail and apartments)	p
Office, business or professional	P
Office, medical or dental	P
Personal service establishment	p
Restaurant	p
Restaurant, café	p
Restaurant, carryout	p
Retail establishment	p
Short term rental	p

Small scale grocery	P
Small scale retail	P
Spa	p
Studio or school for special training	P
Tasting rooms	P
Essential services	P
Public Parking	C
College or university	C
Community center or library	C
Cultural center or museum	C
Emergency services	C
Municipal/government facility or use	SE
Park, public	P
Place or worship/assembly	P
School, private	SE
Conservation	P
Abused person shelter	C
Tattoo Parlor	P

ACCESSORY USES	
Carport, garage, or shed, private	P
Dwelling: accessory (granny flat/garage apartment)	p
Home based business, no impact	P
Home based business, other	P
Community center or library	P
Crematorium	P
Essential services	P

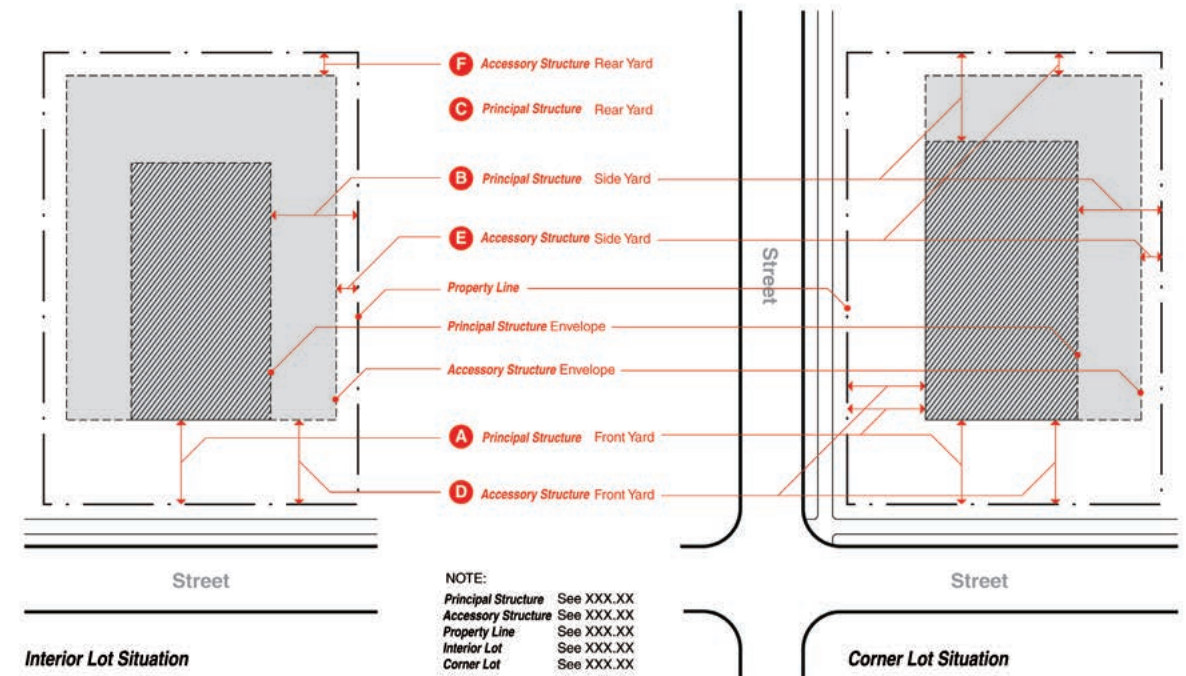
Greenhouse/nursery personal	P
Off-street parking/loading accessory non-residential uses	p
Off-street parking/loading accessory to residential uses	p
Satellite dish/antenna	P
Solar energy device	P
Wireless communications antenna	P

P = Permitted Use by Right C = Conditional Use SE = Use by Special Exception

LOT DIMENSIONS STANDARDS

MIN. LOT SIZE	5,000 sf
MIN. LOT WIDTH	
at Building Setback Line	50 ft
at Street Line	
MAX. BUILDING HEIGHT	
Principal Structure	40 ft
Accessory Structure	
MAX. LOT COVERAGE	
Building	%
Impervious Surface	50%
See Section 5.13	

MIN. YARD SETBACK		
PRINCIPAL STRUCTURE	A Front Yard, on Local/Collector Street	0 ft
	A Front Yard, on Arterial Street	0 ft
	B Side Yard	0 ft
ACCESSORY STRUCTURE	C Rear Yard	0 ft
	D Front Yard	
	E Side Yard	
	F Rear Yard	



PREFERRED LOT CONFIGURATIONS

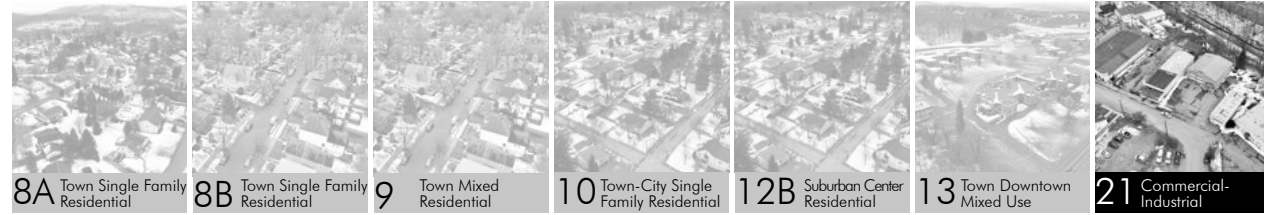
PUBLIC REALM STANDARDS

PARKING SPACE	
Required Parking Space	2
PORCH & PATIO	
Porch	N/A
Patio	N/A
SIDEWALK	
Minimum Width	6 ft
LIGHTING ZONE	
	See Section 5.10
COMPATIBILITY OF FENESTRATION	
Front Facade	N/A
LANDSCAPING	
	See Section 5.7
FENCE & WALLS	
	See Section 5.8



21 Commercial Industrial

Town



PERMITTED USES

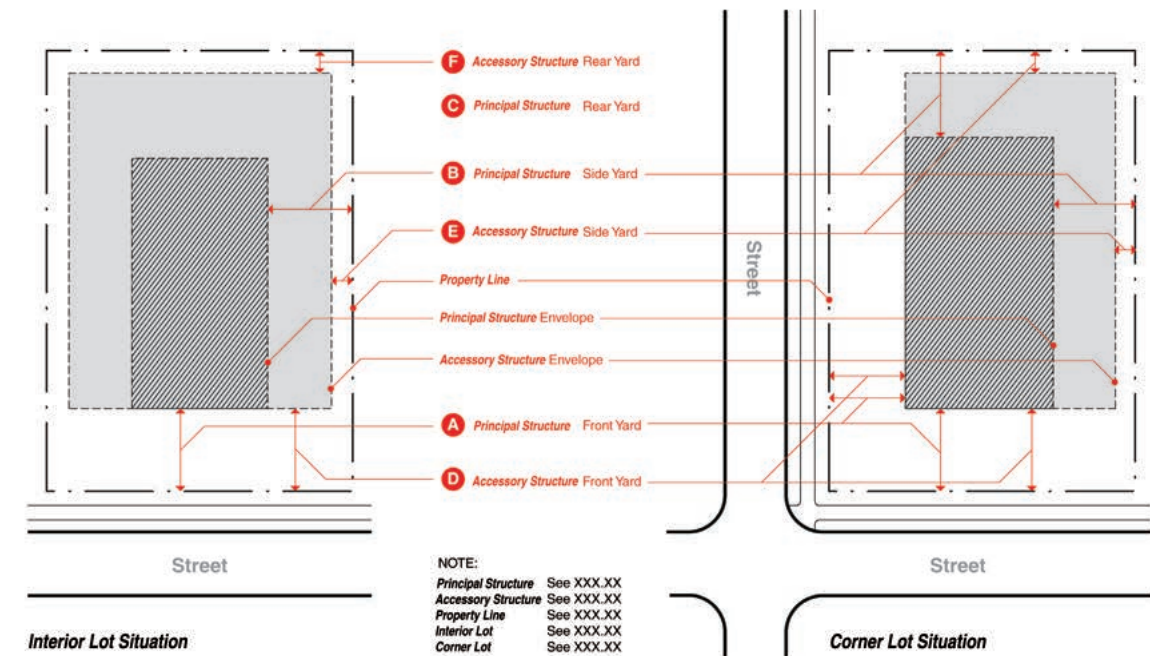
PRINCIPAL USES		ACCESSORY USES	
Animal hospital or veterinary clinic	P	Assisted living facility	P
Bank or financial institution	P	Day care center, adult	P
Building, contracting, or related business	P	Day care center, child	P
Business service establishment	P		
Car or truck wash	P	Carport, garage, or shed, private	P
Funeral home	P	Car or truck wash	P
Gasoline service station	P	Community center or library	P
Hardware store	P	Crematorium	P
Health/fitness club	P	Drive-thru facility	P
Kennel	P	Essential services	P
Laundromat/dry cleaners	P	Off-street parking/loading accessory non-residential uses	P
Office, business or professional	P	Satellite dish/antenna	P
Office, medical or dental	P	Solar energy device	P
Radio/television studio	P	Wireless communications antenna	P
School, commercial	P		
Self-storage facility	P		
Studio or school for special training	P		
Vehicle repair garage	P		
Manufacturing, light	P		
Recycling, large scale	P		
Recycling, small scale	P		
Research and development facility	C		
Warehouse	C		
Wholesale establishment	C		
Essential services	P		
Public Parking	C		
Wireless communications tower	C		
Emergency services	P		
Municipal/government facility or use	P		
School, private	SE		
School, public	SE		
Trails	P		
Conservation	P		

P = Permitted Use by Right C = Conditional Use SE = Use by Special Exception

LOT DIMENSIONS STANDARDS

MIN. LOT SIZE	10,000 sf	MIN. YARD SETBACK		
MIN. LOT WIDTH		PRINCIPAL STRUCTURE	A Front Yard, on Local/Collector Street	35 ft
at Building Setback Line	100 ft		A Front Yard, on Arterial Street	35 ft
at Street Line			B Side Yard	10 ft
MAX. BUILDING HEIGHT		ACCESSORY STRUCTURE	C Rear Yard	30 ft
Principal Structure	40 ft		D Front Yard	
Accessory Structure			E Side Yard	
MAX. LOT COVERAGE			F Rear Yard	
Building				
Impervious Surface	85%			

See Section 5.13



PREFERRED LOT CONFIGURATIONS

PUBLIC REALM STANDARDS

PARKING SPACE	
Required Parking Space	2

PORCH & PATIO	
Porch	N/A
Patio	N/A

SIDEWALK	
Minimum Width	6 ft

LIGHTING ZONE	
	See Section 5.10

COMPATIBILITY OF FENESTRATION	
Front Facade	N/A

LANDSCAPING	
	See Section 5.7

FENCE & WALLS	
	See Section 5.8

