







Section 302 Agriculture-Conservation-Recreation “ACR” Districts

This district is meant to provide space for agricultural, outdoor recreational, conservation and uses which comprise an important part of the economy. The intent is to permit prime farmlands best suited for agriculture and conservation to be utilized for these purposes and to prevent the encroachment of urban and other incompatible land use thereon. The recreational use intended for this district focuses on outdoor pursuits such as game lands, parks, playgrounds, golf courses, hunting preserves and similar activities.

A second purpose of this district is to provide suitable locations on the fringes of the urban areas for urbanization which may occur in the foreseeable future. It is not intended that this district provide a location for a lower standard of development than is authorized in other districts.

ACR - Agricultural-Conservation-Recreation District

<u>Permitted Uses</u>	<u>Special Exceptions</u>
Accessory Uses and Structures	Automotive Repair (401.2)
Agriculture	Boarding/Rooming House (401.37)
Agricultural Services	Butcher shops (401.4)
Bed and Breakfast (401.3)	Cemeteries (401.5)
Business directly connected to agriculture & recreational activities (401.4)	Churches (401.6)
Campgrounds (401.26)	Communications Towers (401.7)
Communications Antenna (401.7)	Dairy Processing and Manufacturing (401.47)
Concentrated Animal Feeding Operation (401.49)	Dog Kennels (401.10)
Driving Ranges (401.18)	Farm Occupations (401.13)
Essential Services	Feed Mills (401.14)
Excavating Contracting	Fire Stations (401.15)
Family Day Care Homes (401.9)	Flea Markets (401.30)
Farms/Hobby Farms (401.34)	Gasoline Service Station
Farm Equipment Sales and Service (401.12)	Group Day Care Homes/Centers (401.9)
Forestry	Hotels, Motels and Resort Development (401.22)
Golf Course , Public and Private (401.18)	Junk Yards (401.24)
Greenhouses, Nurseries and Landscaping	Medical Clinic (401.25)
Home Occupations (401.20)	Mobile Home Parks (401.26)
Municipal Buildings	Municipal and Public Utility Storage Yards and Repair Shops (401.28)
No-Impact Home-Based Occupations ⁽²⁾	Outdoor Commercial Recreation (401.30)
Public Parks and Playgrounds (401.6)	Personal Care Homes (401.31)
Roadside Stands (401.34)	Radio, TV and/or broadcasting facilities (401.34)
Rooming/Boarding Houses (401.37)	Sawmills (401.38)
Self-Storage Units (401.39)	Small engine/lawnmower repair (401.41)
Single-Family Dwellings ⁽¹⁾	Surface Mining, Sand and Gravel Pits (401.42)
Stables and Riding Academies	Transfer Stations (401.43)
Two Single Family Dwellings	Truck Repair (401.2)
Warehouses	Truck Terminal (401.44)
	Ultra-light Airport (401.45)

<u>Special Exceptions – Con’t</u>
Utility Substations (401.46)
Veterinary Establishments (401.10)
Wholesale dairy products (401.47)

<u>Conditional Uses</u>
Outdoor (Drive-In) Theater (401.30)
Airports (401.1)
Public or Private Schools (401.6)
Colleges (401.6)

TABLE 302
AGRICULTURAL-CONSERVATION-RECREATION “ACR” DISTRICT
LOT, YARD, AND HEIGHT REQUIREMENTS

	Single-Family Dwellings	Two-Single Family Dwellings	All Other Uses
Minimum Lot Area*	1 Acre	1.5 Acres	1 Acre
Minimum Lot Width	150 Feet	150 Feet	150 Feet
Minimum Front Yard	50 Feet	50 Feet	50 Feet
Minimum Side Yard	12 Feet	12 Feet	12 Feet
Minimum Rear Yard	40 Feet	40 Feet	40 Feet
Maximum Height **	35 Feet	35 Feet	45 Feet
Maximum Lot Coverage	20%	20%	25%

*All applicants for zoning permits for new structures in this District must present a permit from the municipal Sewage Enforcement Officer (SEO) indicating that the site and the plans and specifications of such system are in compliance with the provisions of the Pennsylvania Sewage Facilities Act, providing said permits are required by said ACT for the proposed structure. All uses with municipal sewage must be approved by the municipal authority and the applicant must provide evidence of that approval before the zoning application can be considered.

** See Section 505.2

⁽¹⁾On-lots of 1.5 acres or more, two separate dwelling units may be permitted.

⁽²⁾See Article 6, Definitions.

Wetlands/Swamps – No wetland or swamp area may be drained or filled in for development without a Department of the Army permit from the U. S. Corps of Engineers. A permit is also required from the Pennsylvania Department of Environmental Protection, Bureau of Dams and Waterways Management, for any activity in a wetland as stipulated by the Pennsylvania Dam Safety and Encroachment Act.

Any time fill is placed in the waters of the U.S. or wetland a department of the Army permit is required as per Section 404 of the Clean Waters Act. Areas which will be disturbed temporarily require a Nationwide Permit and the pre-construction bottom contour must be in place upon completion of the construction. Excess material must be removed from the site and deposited on an upland location.

A Department of the Army permit and any applicable permits must be presented when development of a wetland is proposed.

Section 303 Residential “R-1” District: This district is primarily intended for residential use at a low-to-medium density with or without utilities. This district is reserved primarily for single family dwellings and their accessory uses and only one dwelling per lot. Studio apartments, garage apartments and duplexes are not allowed in the “R1” district.

R-1 Residential District

<u>Permitted Uses</u>	<u>Special Exceptions</u>
Accessory Uses and Structures Communications Antenna (401.7) Essential Services Family Day Care Home (401.9) Farms/Hobby Farms (401.34) Forestry Group Day Care Homes (401.9) Home Occupations (401.20) Municipal Office Buildings No-Impact Home-Based Occupations ⁽¹⁾ Single-Family Dwellings	Adult Day Care (401.9) Bed and Breakfast (401.3) Cemeteries (401.5) Churches (401.6) Communications Towers (401.7) Day Care Centers (401.9) Fire Stations (401.15) Funeral Home (401.16) Golf Courses (401.18) Libraries (401.6) Medical Clinics (401.25) Professional Offices (401.32) Nursing Homes (401.21) Personal Care Homes (401.31) Public Parks and Playgrounds (401.6) Utility Substations (401.46)
	<u>Conditional Uses</u> Public or Private Schools (401.6) Hospitals (401.21)

⁽¹⁾See Article 6, Definitions

TABLE 303
RESIDENTIAL “R-1” DISTRICT
LOT, YARD, AND HEIGHT STANDARDS

	All Uses
Minimum Lot Area with Public Water and Sewer	7,500 Square Feet
With Public Sewer Only	10,000 Square Feet
On-Lot Sewer*	1 Acre
Minimum Lot Width	
With Public Water and Sewer	65 Feet
With Public Sewer Only	80 Feet
With On-Lot Water and Sewer	100 Feet
Minimum Front Yard**	30 Feet
Minimum Side Yard	Total 25 Feet, Minimum 10 Feet***
Minimum Rear Yard	30 Feet
Maximum Height	35 Feet
Maximum Lot Coverage	20%

R-1 Residential District

* All applicants for zoning permits for new structures in this District must present a permit from the municipal Sewage Enforcement Officer (SEO) indicating that the site and the plans and specifications of such system are in compliance with the provisions of the Pennsylvania Sewage Facilities Act, providing said permits are required by said ACT for the proposed structure. All uses with municipal sewage must be approved by the municipal authority and the applicant must provide evidence of that approval before the zoning application can be considered.

**To be increased to 40 feet on all State or Federally designated traffic routes.

***On-lot sewer with public water only, each side yard shall be at least 15 feet. Lots with on-lot water and sewage, each side yard shall be at least 20 feet.

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A Department of the Army permit and any applicable permits must be presented when development of a wetland is proposed.