

County Commissioners
JOHN R. BORTZ, JR. Chairman
JOHN E. EGGLESTON
DAVID A. BAUER, Esq.

County of Warren, Pennsylvania



Planning and Zoning Commission
204 Fourth Avenue Warren, Pennsylvania 16365

Fax: 814-728-3517

DANIEL H. GLOTZ
Planning Director
e-mail: Dglotz@warren-county.net

LORRI M. DUNLAP
Grants Administrator
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GARY D. SNOOK
Zoning Officer
e-mail: Gsnook@warren-county.net

Tele: 814-728-3512

4 October 2005

Warren County School District
185 Hospital Drive
Warren, PA 16365

To Whom It May Concern:

The following is a list of possible uses for properties in the Residential "R1" District. Some of these are use by right and others have conditions attached. Prospective buyers should be advised to contact our office for conditions that may be attached to these uses.

Residential "R1" District Uses

Permitted Structures

Single family dwellings, mobile homes, and their accessory uses and structures.
Home occupations.
Farms and their accessory uses and structures.
Hobby farms and their accessory uses and structures.

Conditional Uses

Public, parochial, and private schools.
Churches and their related uses.
Libraries, fire stations, municipal buildings and public parks or playgrounds.
Utility sub-stations and communication towers.

Special Exception Uses

Private clubs, golf courses, and private or commercial parks, playgrounds, and other recreational facilities.
Hospital and nursing homes.
Helipads.
Cemeteries.
Charitable, educational, and governmental services.

Tourist home, boarding, and/or rooming house.
Air landing field and its necessary appurtenances.
Oil and gas drilling.
Extraction of coal and other minerals.
Directional signs.
Day care homes.
Radio, TV and/or broadcasting facilities.

Sincerely,

A handwritten signature in black ink, appearing to read "Gary D. Snook", written over a horizontal line.

Gary D. Snook
Warren County Zoning Officer

Cc: Warren County School Board Members

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To Whom It May Concern:

The following is a list of possible uses for properties in the Residential "R2" District. Some of these are use by right and others have conditions attached. Prospective buyers should be advised to contact our office for conditions that may be attached to these uses.

Residential "R2" District Uses

Permitted Structures

Single family dwellings, mobile homes, and their accessory uses and structures.
Home occupations.
Farms and their accessory uses and structures.
Hobby farms and their accessory uses and structures.
Two (2) family dwellings and their accessory uses and structures.
Multiple family dwellings.

Conditional Uses

Public, parochial, and private schools.
Churches and their related uses.
Libraries, fire stations, municipal buildings and public parks or playgrounds.
Utility sub-stations and communication towers.
Mobile home parks.
Multiple family dwellings over four (4) units.

Special Exception Uses

Private clubs, golf courses, and private or commercial parks, playgrounds, and other recreational facilities.

Hospital and nursing homes.

Helipads.

Cemeteries.

Charitable, educational, and governmental services.

Tourist home, boarding, and/or rooming house.

Air landing field and its necessary appurtenances.

Oil and gas drilling.

Extraction of coal and other minerals.

Directional signs.

Day care homes.

Radio, TV and/or broadcasting facilities.

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Gary D. Snook
Warren County Zoning Officer

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To Whom It May Concern:

The following is a list of possible uses for properties in the Agriculture-Conservation-Recreation "ACR" District. Some of these are use by right and others have conditions attached. Prospective buyers should be advised to contact our office for conditions that may be attached to these uses.

Agriculture-Conservation-Recreation "ACR" District Uses

Permitted Structures

Single family dwellings, mobile homes, and their accessory uses and structures.
Home occupations.
Farms and their accessory uses and structures.
Hobby farms and their accessory uses and structures.
Two family dwellings and their accessory uses and structures.
The growing and harvesting of forest and tree products, including tree farms, nurseries, and greenhouses.
Public park, playground, preserve, or similar open recreation uses of a nonprofit nature.
Public or private golf course, including miniature golf or driving range.
Riding academy or public or private stable.
Essential public utility structures or uses, including a telephone central office.

Conditional Uses

Public, parochial, and private schools.
Churches and their related uses.
Libraries, fire stations, municipal buildings and public parks or playgrounds.
Utility sub-stations and communication towers.

Special Exception Uses

Private clubs, golf courses, and private or commercial parks, playgrounds, and other recreational facilities.

Hospital and nursing homes.

Helipads.

Cemeteries.

Charitable, educational, and governmental services.

Tourist home, boarding, and/or rooming house.

Air landing field and its necessary appurtenances.

Oil and gas drilling.

Extraction of coal and other minerals.

Directional signs.

Day care homes.

Radio, TV and/or broadcasting facilities.

Hotels, motels, resort development.

Sawmills.

Quarries and the removal of sand and gravel.

Business establishments directly connected with recreational and agricultural activities.

Dog kennels and/or veterinary establishments.

Wholesale dairy products processing and manufacturing.

Feed storage and distribution.

Junk yard.

Auto body, automobile and light truck repair.

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To Whom It May Concern:

The following is a list of possible uses for properties in the Business "B" District. Some of these are use by right and others have conditions attached. Prospective buyers should be advised to contact our office for conditions that may be attached to these uses.

Business "B" District Uses

Permitted Structures

Single family dwellings, mobile homes, and their accessory uses and structures.
Home occupations.
Farms and their accessory uses and structures.
Hobby farms and their accessory uses and structures.
Two (2) family dwellings and their accessory uses and structures.
Multiple family dwellings.
Retail stores, banks, business offices, personal service establishments.
Restaurants, hotels, motels, indoor theaters, and recreational establishments.
Kennels, pet shops, and veterinary establishments.
Automobile sales establishment, including the sales of used cars only if such cars have been inspected, approved and provided with the current state inspection tag.
Auto body, automobile and light truck repair.
Lumber storage, assembly and sales; woodworking establishments and sawmills.
Mini-storage warehouses and storage facilities.

Conditional Uses

Public, parochial, and private schools.
Churches and their related uses.
Libraries, fire stations, municipal buildings and public parks or playgrounds.
Utility sub-stations and communication towers.

Outdoor theaters, drive-in restaurants, and outdoor commercial amusements.
Outdoor automobile sales areas, car washing establishments, and outdoor facilities for the sale of boats, trailers, outdoor furniture and other consumer products at retail.
Gasoline service stations and commercial garages.
Public utility and municipal storage yards and repair shops.

Special Exception Uses

Private clubs, golf courses, and private or commercial parks, playgrounds, and other recreational facilities.
Hospital and nursing homes.
Helipads.
Cemeteries.
Charitable, educational, and governmental services.
Tourist home, boarding, and/or rooming house.
Air landing field and its necessary appurtenances.
Oil and gas drilling.
Extraction of coal and other minerals.
Directional signs.
Day care homes.
Radio, TV and/or broadcasting facilities.

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To Whom It May Concern:

The following is a list of possible uses for properties in the Industrial "I" District. Some of these are use by right and others have conditions attached. Prospective buyers should be advised to contact our office for conditions that may be attached to these uses.

Industrial "I" District Uses

Permitted Structures

Single family dwellings, mobile homes, and their accessory uses and structures.

Home occupations.

Farms and their accessory uses and structures.

Hobby farms and their accessory uses and structures.

Two (2) family dwellings and their accessory uses and structures.

Multiple family dwellings.

Retail stores, banks, business offices, personal service establishments.

Restaurants, hotels, motels, indoor theaters, and recreational establishments.

Kennels, pet shops, and veterinary establishments.

Automobile sales establishment, including the sales of used cars only if such cars have been inspected, approved and provided with the current state inspection tag.

Auto body, automobile and light truck repair.

Lumber storage, assembly and sales; woodworking establishments and sawmills.

Mini-storage warehouses and storage facilities.

Light manufacturing uses, herein defined as manufacturing which involves processing, packing or bottling, wholesaling warehouse and distribution, and their accessory structures and uses.

Heavy manufacturing uses, herein defined as manufacturing which produces or emits significant dust, smoke, refuse matter, toxic or noxious odors, gases and fumes, noise or vibration, and their accessory uses and structures.

Conditional Uses

Public, parochial, and private schools.
Churches and their related uses.
Libraries, fire stations, municipal buildings and public parks or playgrounds.
Utility sub-stations and communication towers.
Outdoor theaters, drive-in restaurants, and outdoor commercial amusements.
Outdoor automobile sales areas, car washing establishments, and outdoor facilities for the sale of boats, trailers, outdoor furniture and other consumer products at retail.
Gasoline service stations and commercial garages.
Public utility and municipal storage yards and repair shops.

Special Exception Uses

Private clubs, golf courses, and private or commercial parks, playgrounds, and other recreational facilities.
Hospital and nursing homes.
Helipads.
Cemeteries.
Charitable, educational, and governmental services.
Tourist home, boarding, and/or rooming house.
Air landing field and its necessary appurtenances.
Oil and gas drilling.
Extraction of coal and other minerals.
Directional signs.
Day care homes.
Radio, TV and/or broadcasting facilities.

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