

## ARTICLE 4

### BASIC DISTRICT REGULATIONS

#### 4.100 BASIC REGULATIONS

The basic regulations governing the use of land, the size of lots, yards and buildings within each Zoning District are established in this Article. For certain specific uses or exceptional situations, these basic regulations are supplemented by Article 6 and by other provisions of this Ordinance.

4.101 Regulations Governing the Use of Land. Regulations governing the use of land within the various Zoning Districts shall be as set forth in Table 1.

4.102 Regulations Governing the Size of Lots, Yards and Buildings. Lot, yard and building regulations for the various Zoning Districts shall be as set forth in Table 2.

#### 4.200 USES IN ZONING DISTRICTS

4.201 Principal Permitted Uses. Uses listed as "Principal Permitted Uses" in Table 1 shall require no special action by the Board or by the Planning Commission before a zoning permit is granted by the Zoning Official.

4.202 Accessory Uses. Uses listed as "Accessory Uses" in Table 1 are uses which are subordinate to the principal use of a building or property and such uses shall not require any special action by the Board or by the Planning Commission before a zoning permit is granted by the Zoning Official.

4.203 Special Exceptions. Uses listed as "Special Exceptions" shall require individual consideration in each case because of their unique characteristics. Such "Special Exceptions" may be permitted only upon authorization by the Board, subject to certain conditions and safeguards, and after review by the Planning Commission.

A Special Exception shall not cause substantial injury to the value of other property where it is to be located; shall conform with regulations applicable to the District

where located; shall be compatible with adjoining development; shall provide adequate landscaping and screening; shall provide off-street parking and loading so as to minimize interference with traffic on the local streets and shall not jeopardize the public health, safety, welfare and convenience.

4.204 Conditional Uses. Uses listed as "Conditional Uses" are in the nature of special uses which may be permitted by the governing body of the municipality. These uses have a direct affect upon the lives of all persons within the community. Such "Conditional Uses" may be permitted by the governing body only after it has thoroughly examined the proposal and determined that it does not adversely affect the general welfare of the community.

#### 4.300 USE CLASSES

Nineteen "Use Classes" are hereby established as shown on Table 1. The specific uses included in each Use Class are outlined below:

4.301 Principal Permitted Uses - Use Class 1 through 8.  
(See Section 4.201)

- (a) Use Class 1. Single-Family Detached Dwellings.
- (b) Use Class 2. Two-Family Dwellings. Includes: duplex buildings and semi-attached single-family dwellings.
- (c) Use Class 3. Multi-Family Dwellings. Includes: multi-family dwelling structures not exceeding 3 stories in height.
- (d) Use Class 4. Community Commercial. Includes: retail and service establishments serving the entire community such as department stores, variety and speciality shops, banks and other financial institutions, hotels and motels, offices and office buildings, furniture and major appliance stores, sex shops, liquor stores, florist retail outlets (no greenhouses), supermarkets, radio and television studios, automobile service stations including minor repairs, auto supply stores, auto sales and service (no body repairing), commercial parking lots, railway and bus terminals, telegraph and express offices.

Commercial Recreation and Entertainment. Includes: hotels, theaters, night clubs, restaurants, taverns, major entertainment facilities, bowling alleys, pool halls, skating rinks, ski slopes, social halls, clubs and lodges.

Commercial Education. Includes: schools of business, technical trade, art, music, dancing and photography.

- (e) Use Class 5. Heavy Commercial (and Limited Industry). Includes: delivery and distribution centers, wholesale business and warehousing, truck and freight terminals, produce and meat markets, material and machinery storage and sales yards, farm and construction equipment sales and service, lumber yards and lumber mills, auto service stations including major repairs, sign painting, automatic car wash, animal hospitals, dog kennels, public and private stables and riding academies, and veterinary clinics; Limited Industry. Includes: manufacturing of small musical and precision instruments, printing, book, magazine and newspaper publishing, laundering, dry cleaning and dyeing plants, greenhouses, small machine wood-working, plumbing and sheet metal shops, bakeries, creameries, bottling plants, candy, food products, medical and dental clinics and laboratories, pharmaceuticals, drugs, medicines, biological products and the like; but not including the production of fish or meat products nor the refining of fats and oils. In addition, offices and office buildings may be permitted as Special Exception uses.
- (f) Use Class 6. Light Industry. Includes: the manufacture, assembly, or packing of products from previously prepared materials not objectionable or injurious due to smoke, noise, odors, glare, dust or hazardous materials. Such products would include: those made from cloth, plastic, paper, leather, wood, metal, precious or semi-precious metals or stones and synthetic materials; Heavy Industry, involving the manufacture or assembly of products from raw materials. Includes: bulk storage of grain and similar products, metal fabrication (including structural steel shops, machine shops, forges and foundries) brewing and distilling of liquor, the products of fish and

meat products (excluding stockyards or slaughterhouses), brick, pottery, stone and monument works, concrete and paving material preparation plants, paint manufacturing, railroad yards and repair shops. All uses in this class shall not be permitted in areas less than 100 feet from any R-District.

- (g) Use Class 7. Conservation and Forest. Includes: open space; forest and animal sanctuaries; radio-television transmission or receiving towers and facilities; cemeteries, crematories, columbaria and mausoleums; nurseries and greenhouses; game lands and preserves; parks and private recreational facilities and accessory uses to above.
- (h) Use Class 8. Agricultural. Included in this group shall be: the storage and packing of fruits and vegetables produced on the premises; tilling of the soil, the raising of crops, fruits, vegetables, greenhouses, nurseries, and horticulture producing flowers and other ornamental plants; sale of agricultural and horticultural products raised or produced on the premises; signs as permitted by and subject to appropriate regulations of this Ordinance; the hatching, raising, slaughtering, dressing, and marketing on a commercial scale of chickens, turkeys or other fowl or poultry, rabbits, fish or frogs, hatched or raised on the premises; the raising and grazing of horses, cattle, hogs, sheep or goats, including the supplementary feeding of such animals, provided that such raising or grazing is not a part of nor conducted in conjunction with livestock slaughtering house or animal by-products business; the keeping and raising of hogs, provided that there shall be no feeding, or any market house refuse, garbage, or offal, other than that produced on the premises; the processing, storage, and sale of milk and milk products, customary agricultural operations, farming, nurseries and greenhouses; single and two-family dwellings; barns, stables and other accessory structures and uses associated with, but incidental to, above uses which may include Home Occupations subject to appropriate regulations of this Ordinance; appropriate

public facilities and utilities including solid waste disposal when approved by the appropriate departments of the Commonwealth of Pennsylvania, and resort hotels, motels, hospitals, and sanitariums.

- (i) Use Class 9. Essential Services for Public Utilities as defined in Section 2.200.

4.302 Accessory Uses - Use Class 10 and 11. (See Section 4.202).

- (a) Use Class 10. Accessory Residential uses customarily appurtenant to permitted uses: private garages for the storage of automobiles up to four (4) in number, including one truck of not more than one-half ( $\frac{1}{2}$ ) ton capacity for each single-family home, nor more than two storage spaces for each dwelling unit in a two-family or multi-family dwelling; sheds; fences; patios; fireplaces; ventilating shafts; carports; radio and television antennas; home occupation; (See Section 6.702); home gardening, but not the raising of livestock or poultry, non-profit nurseries and greenhouses (not including outdoor storage of equipment), professional offices of persons residing on the premises; and solar energy devices.
- (b) Use Class 11. Other Accessory Uses. Non-commercial parking lots and garages; and loading and unloading areas, as further regulated in Section 6.500; and signs, as further regulated in Section 6.600. Other accessory uses customarily appurtenant to permitted uses including those listed in (a) above appropriate to non-residential uses. Wind Energy Conversion Systems (WECS) shall be permitted only as Special Exception.

4.303 Special Exceptions - Use Class 12 through 17. (See Section 4.203).

- (a) Use Class 12. Garden Apartments. Includes: multi-family dwelling structures not exceeding two stories in height as defined in Section 2.200.
- (b) Use Class 13. Related Residential Uses. Includes: non-profit social halls, clubs, and lodges.
- (c) Use Class 14. Neighborhood Retail Business and Service. Includes: small retail stores and services, serving the neighborhood only, such as: neighborhood grocery, drug, soda fountain

(no dancing or live entertainment), small business and professional offices, barber and beauty shops, shoe repair, mortuaries, rooming houses, tea room catering, cleaning and laundry pick-up service establishments and laundromats.

- (d) Use Class 15. Large Scale Commercial Recreation. Includes: amusement parks, golf courses, field houses and arenas, stadiums and race tracks, shooting ranges, drive-in restaurants, outdoor theaters, camps and camping grounds, and outdoor (flea or farmer's) markets.
- (e) Use Class 16. Appropriate Public Uses and Quasi-Public. Includes: public and quasi-public uses of a welfare, hospital and medical, educational, religious, recreational and cultural nature; nursing and convalescent homes, and dormitories and religious homes accessory to such uses; and essential public services that require enclosure within a building or structure. Also included in this group shall be cemeteries and mausoleums. All such uses shall be appropriate to the character of the District in which they are proposed as determined by the Board.
- (f) Use Class 17. Mobile Home Courts. Includes the development of a Mobile Home Courts which are planned as a unit and located on parcels of land, not less than ten (10) acres in size. All permitted Mobile Home Courts shall comply with appropriate regulations of the State of Pennsylvania relating to Mobile Home Courts and shall also comply with the following additional regulations:
  - (1) Each of the Mobile Home Units shall be for the exclusive use of one family or individual.
  - (2) Each Mobile Unit must be designed for long-term occupancy and shall contain sleeping accommodations, a flush toilet, a tub or shower bath, kitchen facilities and with plumbing and electrical connections provided for attachment to outside systems. Toilets shall be located in separate compartments equipped with self-closing doors.

- (3) Individual Mobile Home Lots shall be the same size as required for single-family dwellings in the Zone District in which they shall be permitted.
- (4) No Mobile Home shall be located closer than fifty (50) feet to any of the Mobile Home Court's boundary lines.
- (5) The minimum side clearance between any two adjacent Mobile Homes shall be twenty (20) feet.
- (6) Roadway or Area Lighting shall be reflected away from adjoining properties.
- (7) The sale of Mobile Homes from a Mobile Home Court shall be prohibited. This restriction, however, is not to be construed as to prevent the sale of a Mobile Home within a Mobile Home Court, but is, rather, included to prevent the establishment of a commercial enterprise.
- (8) Only one accessory building per individual parcel shall be permitted and such accessory building shall not contain a greater area than the area of the Mobile Home located on the same parcel.
- (9) The longitudinal gradient and cross slope of any mobile home lot shall not exceed five (5) percent, except for terracing at the periphery, and the minimum slope in any direction shall be one (1) percent.
- (10) The area of the mobile home lot shall be improved to provide an adequate foundation for the placement of the mobile home, thereby securing the superstructure against uplift, sliding, or rotation.
  - a. The mobile home stand shall not heave, shift or settle unevenly under the weight of the mobile home due to frost action, inadequate drainage, vibration or other forces acting on the superstructure.

- b. The mobile home stand shall be provided with anchors and tiedowns such as "deadmen" eyelets imbedded in concrete foundations or run-ways, screw augers, arrowhead anchors, or other devices securing the stability of the mobile home.
  - c. Each mobile home lot shall have a paved patio of at least 190 square feet. The least dimension shall not be less than 8 feet.
- (11) Each mobile home court shall be furnished with lighting so as to adequately illuminate driveways and walkways for the safe movement of vehicles and pedestrians at night.
- (12) Other Facilities:
- a. Every mobile home court shall have a structure clearly designated as the office of the mobile home park manager.
  - b. At least three hundred (300) cubic feet of enclosed storage space shall be provided for each mobile home lot.
  - c. Service and accessory buildings located in a mobile home court shall be used only by the residents of the mobile home park.
- (13) Structural Requirements for Buildings:
- a. All portions of the structure shall be properly protected from damage by ordinary uses and by decay, corrosion, termites and other destructive elements. Exterior portions shall be of such materials and be so constructed as to prevent entrance of penetration of moisture and weather.
  - b. All rooms containing lavatory facilities shall:
    - 1. Have sound resistant walls extending to the ceiling between male and female sanitary facilities. Walls



and partitions in lavatories and other plumbing fixtures shall be constructed of dense, non-absorbent, waterproof material or covered with moisture - resistant material.

2. Have at least one (1) window or skylight facing directly to the outdoors. The minimum aggregate gross area of windows for each required room shall be not less than ten (10) percent of the floor area served by them.

3. Have at least one (1) window which can be easily opened, or a mechanical device which will adequately ventilate the room.

(14) Responsibilities of the Court Management:

- a. The mobile home court owner or manager shall operate the court in compliance with this Ordinance and shall provide adequate supervision to maintain the court, its facilities and equipment in good repair and in a clean and sanitary condition.
- b. The court management shall supervise the placement of each mobile home on its mobile home stand which includes assurance of stability and installation of all utilities and connections.
- c. The court management shall give any health officer free access to all mobile home lots, service buildings and other community service facilities for the purpose of inspection.
- d. The management shall maintain a register containing the names of all court occupants. Such register shall be available to any authorized person inspecting the court.
- e. The management shall notify the appropriate officials in accordance with state and local taxation laws on the arrival and departure of each mobile home.

(15) All regulations governing land uses within the Zone District in which a Mobile Home Court shall be permitted shall apply to Mobile Home Courts. Each Mobile Home Court shall be considered as a residential Subdivision and as such must also conform to the regulations of the municipal Subdivision and Land Development Ordinance. These include, but are not limited to, streets, curbs, sidewalks, buffer yards and screening, off-street parking, drainage, easements, utility line locations, erosion and sedimentation control, site planning and design standards.

(g) Use Class 18. Multi-Family Dwellings in commercial areas. Includes structures not exceeding 3 stories in height.

4.304 Conditional Uses. Use Class 19 (See Section 4.204) Use Class 19 includes: abattoirs and slaughterhouses; sewage treatment plants, sanitary landfills and dumps, incinerators, dams and reservoirs; junk yards and auto wrecking, mining, extraction of gas, oil, gravel etc. Any use involving fissionable materials, storage or manufacture of gasoline, oil or other flammable, explosive or dangerous materials, airports, tanneries, paper manufacturing, chemical plants and refineries; sawmills, and migrant worker camps.

In addition, new uses for abandoned public or semi-public buildings such as schools and churches shall be permitted pursuant to Section 4.204 regardless of the zone district in which the abandoned building is located.

#### 4.400 LIMITATIONS ON USE CLASSES

The following supplementary limitations on the Use Classes shall apply in various districts:

(a) In an M District, any use not conducted wholly within a completely enclosed building, except for off-street parking and loading facilities, service stations and auto sales, shall not be less than 100 feet from any R-District.

#### 4.500 PROVISION FOR ADDING USES TO USE CLASSES

A use may be added to the Use Classes by the Board after review by the Planning Commission, provided that:

- (a) It is not listed in any other Use Class.
- (b) The Use Class proposed is the most appropriate for the use to be added.

- (c) No general nuisance is created.
- (d) It shall not adversely affect the character of any District in which it is to be permitted.
- (e) It shall not create more traffic than any other use listed in the Use Class.