

TABLE 1

BASIC REGULATIONS GOVERNING USE OF LAND

USE CLASS		D I S T R I C T				
		RES. (R)	COM. (C)	IND. (M)	AGR. (A)	CONS. & FOR. (S)
Principal Permitted Uses	1. Single Family Dwellings	X			X	
	2. Two-Family Dwellings	X				
	3. Multi-Family Dwellings	X				
	4. Community Commercial		X			
	5. <u>Heavy Commercial</u>		X	X		
	6. Industrial			X		
	7. Conservation & Forest				X	X
	8. Agricultural				X	X
	9. Essential Services	X	X	X	X	X
Acc.	10. Accessory Residential	X			X	
	11. Other Accessory Uses	X	X	X	X	X
Special Exceptions	12. Garden Apartment Dwellings		X			
	13. Related Residential	X				
	14. Neighborhood Retail/Service	X				
	15. Large Scale Commercial Recreation			X	X	
	16. Appropriate Public Uses	X	X	X	X	X
	17. Mobile Home Courts	X	X			
	18. Multi-Family Dwellings		X			
	19. Conditional Uses			X		

NOTE: "X" indicates that the Use Class designated is permitted in the District.

TABLE 2A

RESIDENTIAL(R) DISTRICT AREA, YARD, AND HEIGHT REGULATIONS(a)

Single Family Detached Dwelling

	<u>On-Site Sewage Disposal</u>	<u>Central(b) Sewage Disposal & On- Site Water Supply</u>	<u>Central Sewage Disposal & Cen- tral Water Supply</u>
<u>Maximum Permitted</u>			
Building Height	35 Ft.	35 Ft.	35 Ft.
Stories	2.5	2.5	2.5
Lot Coverage	30%	30%	30%
Paved Area	10%	10%	10%
 <u>Minimum Requirements</u>			
Lot Size	40,000 Sq. Ft.	20,000 Sq. Ft.	10,000 Sq. Ft.
Lot Width			
At Street Line	100 Ft.	80 Ft.	50 Ft.
Lot Depth	200 Ft.	150 Ft.	100 Ft.
Building Setback Line	30 Ft.	30 Ft.	15 Ft.
Side Yard			
Total	30 Ft.	20 Ft.	14 Ft.
One Side	20 Ft.	15 Ft.	10 Ft.
Rear Yard	30 Ft.	30 Ft.	15 Ft.

(a) These are minimum requirements. Larger lot sizes may be required by PA D.E.R. or the Borough Sewage Enforcement Officer as a result of soil percolation tests. See Article 6 for Supplementary Provisions and for additional regulations covering accessory structures.

(b) Central Sewage Disposal and/or Water Supply are systems that serve 6 or more structures.

TABLE 2B

RESIDENTIAL(R) DISTRICT AREA, YARD, AND HEIGHT REGULATIONS(a)

Two-Family Dwelling

	<u>On-Site Sewage Disposal</u>	<u>Central(b) Sewage Disposal & On- Site Water Supply</u>	<u>Central Sewage Disposal & Cen- tral Water Supply</u>
<u>Maximum Permitted</u>			
Building Height	35 Ft.	35 Ft.	35 Ft.
Stories	2.5	2.5	2.5
Lot Coverage	30%	30%	30%
Paved Area	10%	10%	15%
<u>Minimum Requirements</u>			
Lot Size	60,000 Sq. Ft.	30,000 Sq. Ft.	15,000 Sq. Ft.
Lot Width At Street Line	160 Ft.	120 Ft.	60 Ft.
Lot Depth	200 Ft.	200 Ft.	150 Ft.
Building Setback Line	30 Ft.	30 Ft.	15 Ft.
Site Yard			
Total	40 Ft.	30 Ft.	14 Ft.
One Side	20 Ft.	15 Ft.	10 Ft.
Rear Yard	30 Ft.	30 Ft.	15 Ft.

(a) These are minimum requirements. Larger lot sizes may be required by PA D.E.R. or the Borough Sewage Enforcement Officer as a result of soil percolation tests. See Article 6 for Supplementary Provisions and for additional regulations covering accessory structures.

(b) Central Sewage Disposal and/or Water Supply are systems that serve 6 or more structures.

TABLE 2C

RESIDENTIAL(R) DISTRICT AREA, YARD, AND HEIGHT REGULATIONS(a)

Multi-Family Dwelling(b)

Maximum Permitted

Building Height	40 Ft.
Stories	3 Stories
Lot Coverage	40%
Paved Areas	10%

Minimum Requirements

Lot Size	8,000 or 2,000 per dim., whichever is greater
Lot Width At Street Line	60 Ft.
Lot Depth	120 Ft.
Building Setback Line	0
Side Yard Total	6 Ft.
One Side	6 Ft.
Rear Yard	15 Ft.

(a) These are minimum requirements. Larger lot sizes may be required by PA D.E.R. or the Borough Sewage Enforcement Officer as a result of soil percolation tests. See Article 6 for Supplementary Provisions and for additional regulations covering accessory structures.

(b) Multi-Family Dwellings required Central Sewage Disposal.

TABLE 2D

COMMERCIAL(C) DISTRICT AREA, YARD, AND HEIGHT REQUIREMENTS(a)

Non-Residential Uses

Maximum Permitted

Building Height	50 Ft.
Stories	4 Stories
Lot Coverage	70%
Paved Areas	10%

Minimum Requirements

Lot Size	10,000 Sq. Ft.
Lot Width At Street Line	80 Ft.
Lot Depth	120 Ft.
Building Setback Line	10 Ft.(b)
Side Yards Total	20 Ft.(c)
One Side	10 Ft.(b)
Rear Yard	20 Ft.

- (a) See Article 6 for Supplementary Provisions and for additional regulations covering accessory structures.
- (b) Except when abutting a R-District, then 20 feet shall be required.
- (c) Except when abutting a R-District, then 30 feet shall be required.

TABLE 2E

AGRICULTURAL(A) AND CONSERVATION & FOREST(S) DISTRICTS
AREA, YARD AND HEIGHT REGULATIONS

All Uses

Maximum Permitted

Building Height	35	Ft.
Stories	2.5	Stories
Lot Coverage	20%	
Paved Area	10%	

Minimum Requirements

Lot Size	40,000	Sq. Ft.
Lot Width At Street Line	150	Ft.
Lot Depth	200	Ft.
Building Setback Line	40	Ft.
Side Yard Total	50	Ft.
One Side	20	Ft.
Rear Yard	50	Ft.

TABLE 2F

INDUSTRIAL(I) DISTRICT AREA, YARD, AND HEIGHT REGULATIONS

Maximum Permitted

Building Height	50 Ft.
Stories	3 Stories
Lot Coverage	40%
Paved Areas	10%

Minimum Requirements

Lot Size	60,000 Sq. Ft.
Lot Width At Street Line	175 Ft.
Lot Depth	200 Ft.
Building Setback Line	40 Ft.
Side Yards Total	100 Ft.
One Side	50 Ft.
Rear Yard	50 Ft.

TABLE 3

ADDITIONAL OFF-STREET LOADING SPACE REQUIREMENTS

Uses	Sq. Ft. of Floor Area	Additional Required Off-Street Loading Berths
1. Schools	15,000 or more	1
2. Hospitals (in addition to space for ambulance)	15,000 - 300,000	1
	For each additional 300,000 or major fraction thereof	1
3. Undertakers and Funeral Parlors	15,000	1
	For each additional 5,000 or major fraction thereof	1
4. Hotels and Offices	15,000 or more	1
5. Commercial, Wholesale, Manufacturing and storage	15,000 - 25,000 25,000 - 40,000 40,000 - 60,000 60,000 - 100,000	1 2 3 4
	For each additional 50,000 or major fraction thereof	1 additional

TABLE 4

OFF-STREET PARKING SPACE REQUIREMENTS (a)

USES	REQUIRED PARKING SPACES
1. Bowling Alleys, Swimming Pools, Dance Halls, Roller Rinks, etc.	5 for each 500 sq. ft. of floor area or of water area in swimming pools
2. Churches and Schools	1 for each 5 seats in an auditorium or 1 for each 10 classroom seats, whichever is greater
3. Community Buildings and Social Halls	1 for each 300 sq. ft. of floor area
4. Dwellings	1 for each family or dwelling unit excepting that 1 for each 2 dwelling units shall be provided for units designed exclusively for elderly persons
5. Funeral Homes, Mortuaries	5 for each parlor, plus 1 for each employee
6. Hospitals, Nursing and Convalescing Homes	1 for each 3 beds, plus 1 for each employee
7. Rooming Houses and Dormitories	1 for each bedroom
8. Manufacturing Plants, Research or Testing Laboratories, Bottling Plants	1 for each 1,000 sq. ft. of floor area, plus 1 for each 4 employees in the maximum working shift. The total parking area shall not be less than 25% of the building floor area
9. Medical or Dental Offices	5 spaces for each doctor or dentist
10. Hotels	1 space for each living or sleeping unit
11. Restaurants, Beer Parlors and Night Clubs	1 for each 1.5 seats
12. Retail Stores, Shops, etc., in Commercial Districts	1 for each 200 sq. ft. of floor area
13. Banks or professional Offices	1 for each 200 sq. ft. of floor area
14. Sports Arenas, Auditoriums, Theaters Assembly Halls	1 for each 2.5 seats
15. Wholesale Establishments or Warehouses	1 for each 2 employees on maximum shift. The total parking area shall not be less than 25% of the building floor area.
16. Motels	1 space for each living or sleeping unit

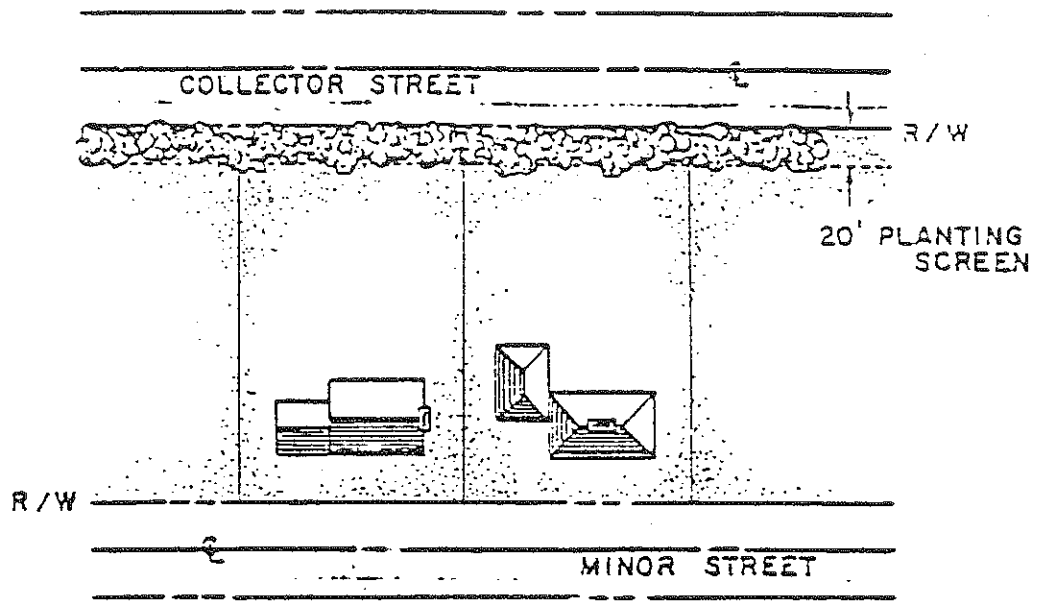
(a) Where a use is not specifically mentioned in this Table the requirements for similar uses listed shall apply.

TABLE 5

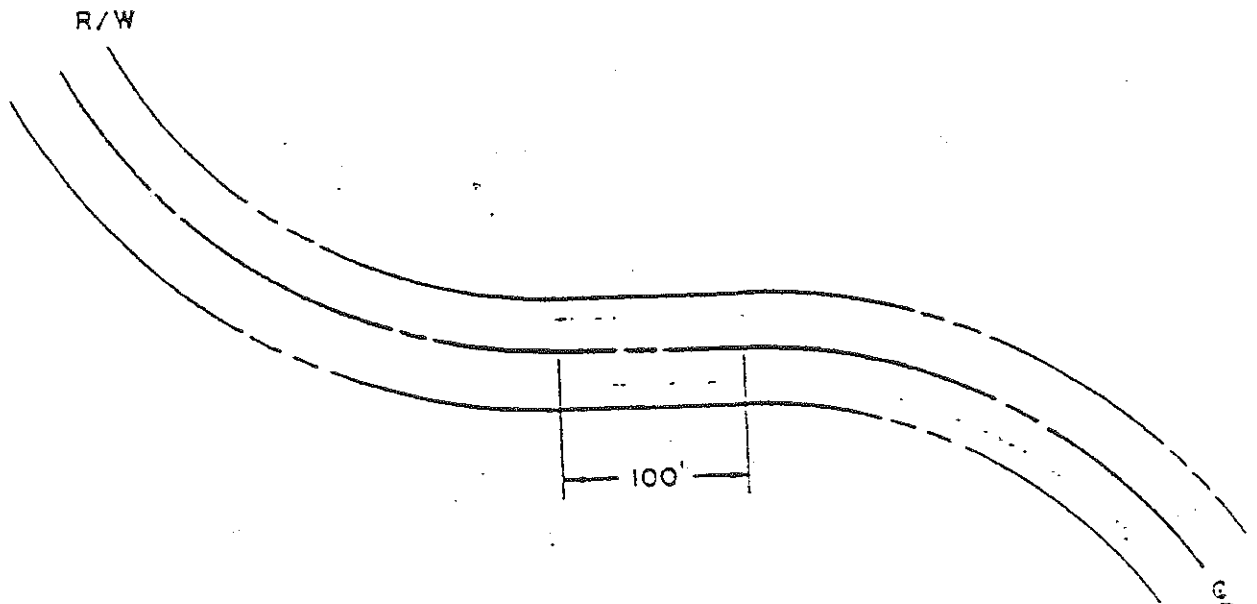
REGULATIONS PERTAINING TO NON-FLASHING, NON-ADVERTISING
SIGNS IN RESIDENCE AND SPECIAL PURPOSE DISTRICTS

Sign Type	Maximum Area	Maximum Number
Name Plates and Identification (a) signs indicating name or address of occupant, or a permitted home occupation.	One (1) sq. ft. area	One (1) per dwelling unit, two (2) in corner lots, one (1) facing each street
Sale or Rental Signs indicating the sale or rental of the premises (b)	Six (6) sq. ft. in area	One (1), unless property fronts upon more than one street, then two (2), one (1) on each frontage.
Institutional signs identifying schools, colleges, hospital, churches and other similar institutions (b) signs Accessory to Parking areas (b)	Twenty (20) sq. ft. in area	One (1), unless property fronts upon more than one street, then two (2), one (1) on each frontage
1. At entrances and exits	Two (2) sq. ft. in area	One (1) for each entrance or exit
2. Containing instructions on use of parking lot	Nine (9) sq. ft. in area	One (1) only, identifying area, or designating conditions
Development Signs advertising sale or development of premises (b)	Twenty (20) sq. ft. in area	Two (2), unless property fronts upon more than one (1) street, then two (2) on each frontage
Directional Signs indicating location and direction of premises available for or in process of development	Six (6) sq. ft. in area Four ft. in length	One (1) on each five hundred (500) ft. of street frontage
Artisan's Signs identifying work of mechanics, painters and other artisans (c)	Twelve (12) sq. ft. in area	No Limit
Private Driveway signs indicating the private nature of a driveway, or trespassing signs	Two (2) sq. ft. in area	No Limit
Farm Product Signs advertising sale of farm products when permitted (d)	Six (6) sq. ft. in area	Two (2)

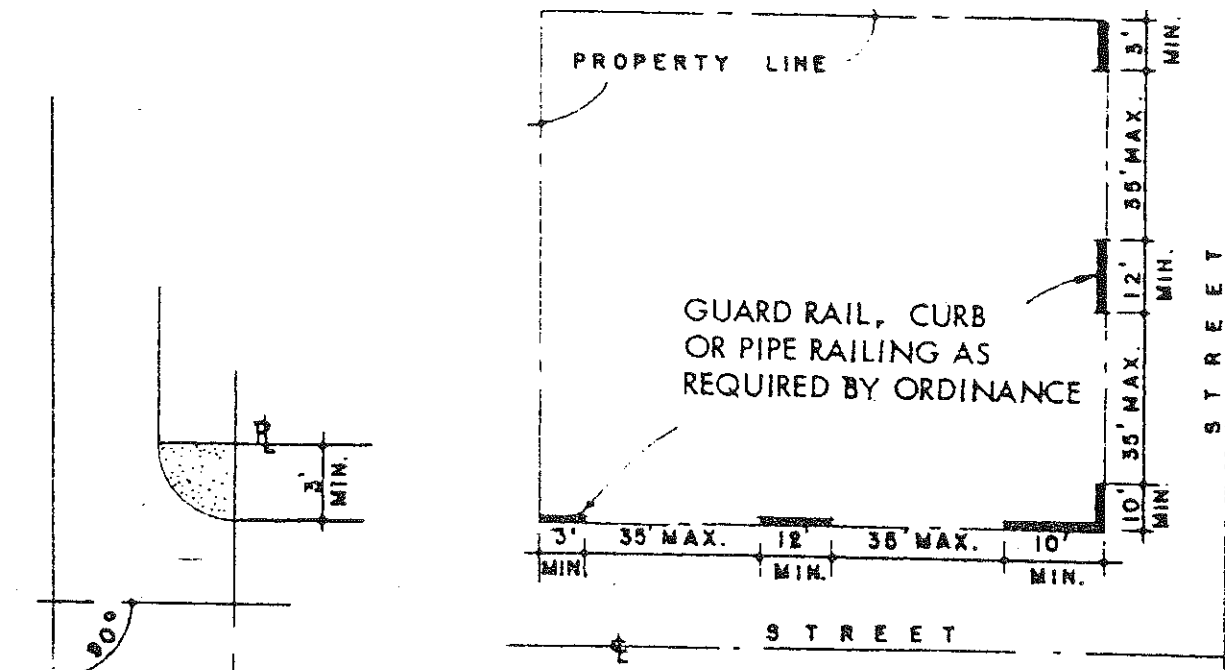
- (a) Must be attached to the dwelling
- (b) Must be located on property
- (c) Must be removed promptly upon completion of work
- (d) May be displayed only when products are on sale



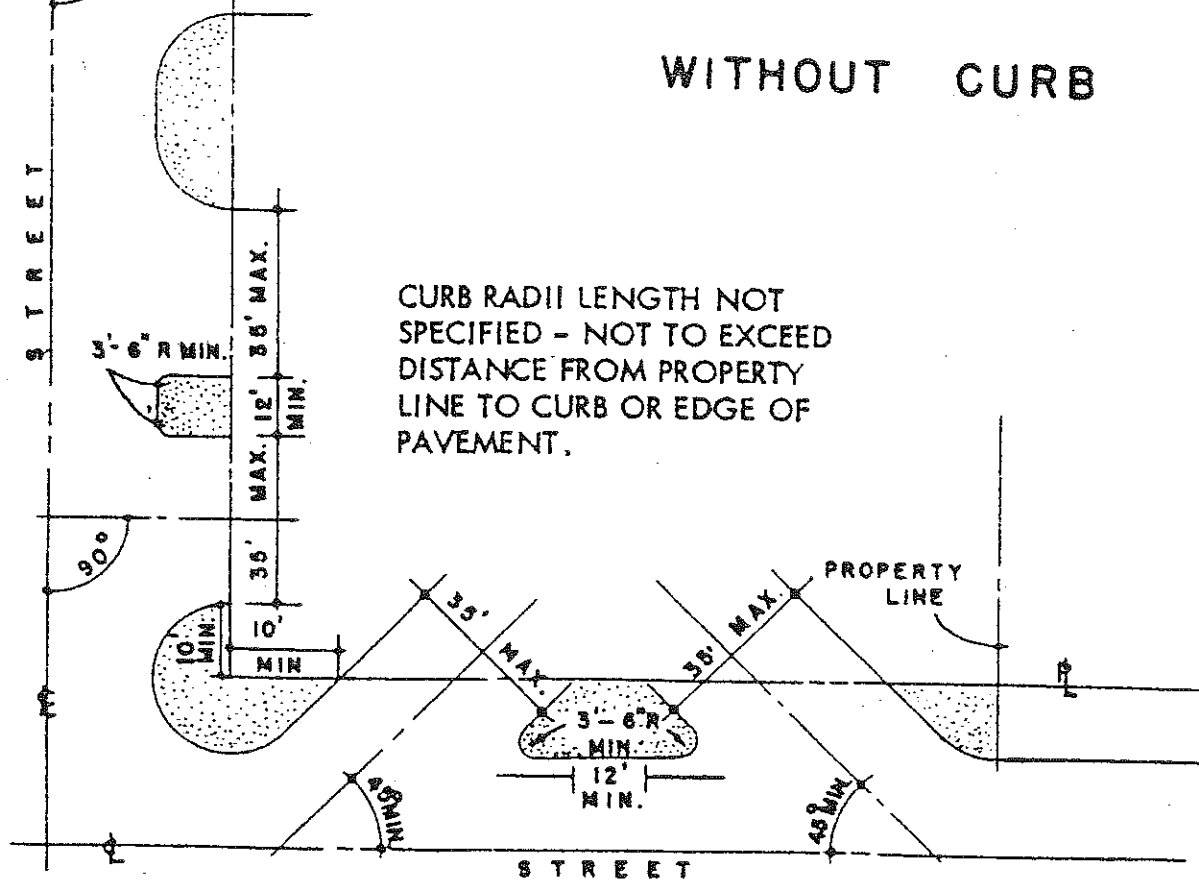
REVERSE FRONTAGE LOT



REVERSE CURVES - MINIMUM TANGENT

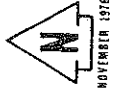


WITHOUT CURB



WITH CURB

Zoning Map
Adopted August 4, 1986



PARRYVILLE BOROUGH

CARBON COUNTY, PA.



CARBON COUNTY PLANNING COMMISSION

