

**ARTICLE IV
BASIC DISTRICT REGULATIONS**

Section 401. Application of District Regulations.

The regulations set by this Ordinance within each district shall be minimum regulations and shall apply uniformly to each class of uses or structures within each district, except as hereinafter provided:

A. No building, structure, or land shall hereafter be used or occupied, and no building or structure or part thereof shall hereafter be erected, constructed, reconstructed, moved, structurally altered, razed, demolished or enlarged except in conformity with all the regulations herein specified for the district in which it is located.

B. No building or other structure shall hereafter be erected or altered: (a) to exceed the height or bulk; (b) to accommodate or house a greater number of families; (c) to occupy a greater percentage of lot area; (d) to have narrower or smaller rear yards, front yards, side yards, or other open spaces than herein required; or in any other manner contrary to the provisions of this Ordinance.

C. No part of a yard, or other open space, or off-street parking or loading space required about or in connection with any building for the purpose of complying with this Ordinance, shall be included as part of a yard, open space, off-street parking or loading space similarly required for any other building.

D. No yard or lot existing at the time of passage of this Ordinance shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this Ordinance shall meet at least the minimum requirements established by this Ordinance.

E. Lot Size Adjustments. The minimum lot area required in this Ordinance shall be increased as required to meet DEP requirements for on-lot water supply and sewage disposal. Such determinations will be made by the PA DEP through its sewage module review process.

Section 402. R-1 Low Density Residential District Regulations.

A. Intended Purpose

The regulations for this district are intended to provide suburban residential areas in the Township with limited public utility services where low-density single-family residential development may occur. Higher densities at a future date would be contingent upon the provision of public water and sewer service.

B. Uses and Structures

1. **Permitted Uses by Right**

- a. Single-family detached dwellings.
- b. Essential services buildings and structures (see Section 535).
- c. Customary accessory uses and buildings incidental to the above permitted uses (see Section 531).
- d. Accessory buildings and uses customarily incidental to Conditional Uses approved under Number (2) below.
- e. Home occupations (see Section 541).
- f. Antennas and communication equipment buildings (see Section 522).
- g. Churches and related uses (see Section 528).
- h. Clubhouses for use by homeowners associations (see Section 551).
- i. Open space.
- j. Forestry (see Section 536).
- (k) Keeping of equine animals (see Section 543).

2. **Conditional Uses** - The following uses are permitted subject to the review and approval by the Board of Supervisors (See Section 516):

- a. Agricultural operations (Farms). (See Section 519).
- b. Other uses determined by the Board of Supervisors to be of the same general character as those listed above and which will not be detrimental to any permitted uses and structures.

C. Lot, Yard, and Height Requirements

1. Basic dimensions as follows:

R-1	LOT REQUIREMENTS			YARD SETBACK REQUIREMENTS				
	Minimum Lot Area (2)	Minimum Lot Width (3)	Maximum Impervious Coverage	Front Yard Depth (4)	Side Yard Depth	Rear Yard Depth	Well	Septic
a. Single-family detached dwelling with on-lot septic and on-lot water	Two (2) acre per dwelling unit	200'	20%	50'	25'	40'	15'	10'
b. Single-family detached dwelling with community sewer and on-lot water	Two (2) acre per dwelling unit	200'	20%	50'	25'	40'	15'	NA
c. Single-family detached dwelling with public water and public sewer	Two (2) acre per dwelling unit	200'	20%	50'	25'	40'	NA	NA
d. Other permitted uses (1)	Two (2) acres	200'	80%	50'	25'	40'	15'*	10'*

Note:

- (1) This schedule shall also apply to uses allowed by Special Exception or Conditional Use unless more restrictive requirements are specified in this Ordinance for the use under consideration.
- (2) This applies to minimum lot area per dwelling unit or per individual Principal Use.
- (3) Lots located on designated cul-de-sacs or curved rights of way street lines may have reduced lot frontages, but not less than 125' of lot frontage.
- (4) Measured from right-of-way.
- * Where applicable.

2. Building Height

- a. Principal Building - Thirty-five (35) feet.
- b. Accessory Building - Twenty-five (25) feet.

D. Parking and Loading Requirements

Off-street parking and loading requirements shall be provided in accordance with Section 512 of this Ordinance.

E. Signs

All proposed signs shall conform to the requirements of Article VII of this Ordinance.

Section 403. R-2 Medium Density Residential District Regulations.

A. Intended Purpose

The regulations for this district are intended to provide suburban residential areas in the Township with limited public utility services where medium-density residential development may occur. Higher densities at a future date would be contingent upon the provision of public water and sewer service.

B. Uses and Structures

1. **Permitted Uses by Right**

- a. Single-family detached dwellings.
- b. Two-family dwellings.
- c. Multi-family dwellings.
- d. Churches and Related Uses (see Section 528).
- e. Clubhouses for use by homeowners associations (see Section 551).
- f. Open Space.
- g. Essential services buildings and structures (see Section 535).

- h. Customary accessory uses and buildings incidental to the above permitted uses (see Section 531).
- i. Accessory buildings and uses customarily incidental to uses approved under Number (2) and Number (3) below.
- j. Home occupations (see Section 541).
- k. Mobile home parks (see Section 549).
- l. Antennas and communication equipment buildings (see Section 522).
- m. Forestry (see Section 536).
- n. Keeping of equine animals (see Section 543).

2. **Special Exception Uses** - The following uses are permitted subject to the review and approval by the Zoning Hearing Board (See Section 515):

- a. Communications towers (see Section 530).

3. **Conditional Uses** - The following uses are permitted subject to the review and approval by the Board of Supervisors (See Section 516):

- a. Planned residential development (see Article VI).
- b. Boarding houses (see Section 525).
- c. Agricultural operations (Farms) (see Section 519).
- d. Bed and breakfast establishments (see Section 524).
- e. Educational uses (see Section 538).
- f. Day care facilities (see Section 532).
- g. Nursery schools (see Sections 538 & 532).

- h. Other uses determined by the Board of Supervisors Board to be of the same general character as those listed above and which will not be detrimental to any permitted uses and structures.

C. Lot, Yard, and Height Requirements

- 1. Basic dimensions as follows:

R-2	LOT REQUIREMENTS			YARD SETBACK REQUIREMENTS				
	Minimum Lot Area (2)	Minimum Lot Width (3)	Maximum Impervious Coverage	Front Yard Depth (4)	Side Yard Depth	Rear Yard Depth	Well	Septic
a. Single, two, multi-family dwelling with on-lot septic and on-lot water	Two (2) acre per dwelling unit	200'	35%	50'	25'	40'	15'	10'
b. Single, two, multi-family dwelling with community sewer and on-lot water	One (1) acre per dwelling unit	100'	35%	50'	15'	40'	15'	NA
c. Single, two, multi-family dwelling with public water and public sewer	One (1) acre per dwelling unit	100'	35%	50'	15'	40'	NA	NA
d. Mobile Home(5) Dwelling Lot with community sewer and community water	One (1) Mobile home per 7,200 Square Foot lot	60'	50%	25'	15'	20'	NA	NA
e. Other permitted uses (1)	One (1) acre	100'	80%	50'	25'	40'	15'*	10'*

Note:

(1) This schedule shall also apply to uses allowed by Special Exception or Conditional Use unless more restrictive requirements are specified in this Ordinance for the use under consideration.

(2) This applies to minimum lot area per dwelling unit or per individual principal use.

(3) Semi-detached dwellings shall have a lot width of 160' or 80' for each semi-detached dwelling where each dwelling is on a minimum 1.0 acre lot; 200' for each semi-detached dwelling where each dwelling is on a 2.0 acre or larger lot. Lots located on designated cul-de-sacs or curved rights-of-way street lines may have reduced frontage on 1.0 acre lots and not less than 125' of lot frontage on lots of 2.0 acres or larger.

(4) Measured from right-of-way.

(5) Mobile Home Parks shall have a total land area of not less than ten (10) acres. Corner Lots shall have a minimum width of seventy-five (75') feet. No Mobile Home Dwelling Lot Line may be located closer than one hundred (100) feet to any exterior property line of the Mobile Home Park. Each Mobile Home Dwelling Lot shall provide two off-street parking spaces. All Mobile Home Parks shall comply with the "Mobile Home Park Standards and Required Improvements" of Article V of The Pocono Township Subdivision and Land Development Ordinance.

* Where applicable.

2. Building Height

- a. Principal Building - Thirty-five (35) feet.
- b. Accessory Building - Twenty-five (25) feet.

D. Parking and Loading Requirements

Off-street parking and loading requirements shall be provided in accordance with Section 512 of this Ordinance.

E. Signs

All proposed signs shall conform to the requirements of Article VII of this Ordinance.

Section 404. RD Recreation District Regulations.

A. Intended Purpose

The regulations of this district are intended to maximize open space while allowing for recreational activities that generate employment, retail trade, retail services, tourism, and related dining/lodging and entertainment uses.

B. Uses and Structures

1. **Permitted Uses by Right**

- a. Transient dwelling accommodations including hotels, motels, resorts and lodges (excludes bed and breakfast establishments and boarding houses, see conditional Uses below).
- b. Commercial indoor and outdoor recreational and entertainment uses (see Section 553) including:
 - (1) Amusement parks.
 - (2) Boating and canoeing.
 - (3) Carnivals and fairs of temporary nature.
 - (4) Golf courses.
 - (5) Horseback riding (see Section 557).
 - (6) Ice skating rink(s).
 - (7) Indoor shooting ranges
 - (8) Nightclubs (see Section 555).

- (9) Restaurants (see Section 555).
 - (10) Paint ball playground.
 - (11) Ski resorts.
 - (12) Ski trails and slopes.
 - (13) Social halls.
 - (14) Swimming pools.
 - (15) Taverns (see Section 555).
 - (16) Tennis courts.
 - (17) Water parks.
 - (18) Water slides.
 - (19) Campgrounds (see Section 526).
- c. Retail establishments specifically related to the service of tourists, vacationers and visiting public and including the following (see Section 552):
- (1) Archery shops.
 - (2) Bait and tackle shops.
 - (3) Camper/recreational vehicles - sales and service.
 - (4) Fishing equipment.
 - (5) Gift shops.
 - (6) Golf shops.
 - (7) Gun shops.
 - (8) Hunting equipment.
 - (9) Marinas - sales and service.
 - (10) Motorcycle shops/retail.
 - (11) Ski shops.
 - (12) Snowmobile/retail.
 - (13) Sport related clothing shop.
 - (14) Sporting goods shops.
 - (15) Water ski shops.
- d. Essential services buildings and structures (see Section 535).
- e. Churches and related uses (see Section 528).
- f. Single family dwellings.
- g. Two family dwellings.
- h. Multi-family dwellings.
- i. Private clubs (see Section 551).

- j. Drive through businesses (excluding vehicle washes) (see Section 534).
- k. Riding clubs or riding stables (see Section 557).
- l. Open space.
- m. Customary accessory uses incidental to the above permitted uses (see Section 531).
- n. Home occupations (See Section 541).
- o. Dormitories (see section 533).
- p. Forestry (see section 536).
- q. Keeping of equine animals (see Section 543).
- r. Educational uses (see Section 538).
- s. Antennas and communication equipment buildings (see Section 522).
- t. Helipads for emergency services (see Section 540).

2. **Special Exception Uses** - The following uses are permitted subject to the review and approval by the Zoning Hearing Board. (see Section 515).

- a. Communications towers (see Section 530).

3. **Conditional Uses** - The following uses are permitted subject to the review and approval by the Board of Supervisors. (see Section 516).

- a. Planned residential development (see Article VI).
- b. Boarding houses (see Section 525).
- c. Bed and breakfast establishments (see Section 524).
- d. Governmental uses (see Section 538).
- e. Agricultural operations (Farms) (see Section 519).

f. Sign plazas (see Article VII).

C. Lot, Yard, and Height Requirements

1. Lot Requirements

a. Minimum Lot Area - Two (2) acres.

b. Minimum Lot Width - Two Hundred (200) feet.

c. Maximum Impervious Coverage - Twenty percent (20%) for residential uses; eighty percent (80%) for other uses.

2. Yard Requirements

a. Front Yard Depth - Fifty (50) feet.

b. Side Yard Width - Twenty-five (25) feet, except when adjacent to the R-1 and R-2 Residential Districts or any existing residential dwelling, a minimum side yard of forty (40) feet is required.

c. Rear Yard Depth - Forty (40) feet.

d. Well - Fifteen (15) feet.

e. Septic - Ten (10) feet.

3. Building Height

a. Principal Building - Fifty (50) feet.

b. Accessory Building - Equal in height to principal building but in no event higher than Fifty (50) feet.

D. Parking and Loading Requirements

Off-street parking and loading requirements shall be provided in accordance with Section 512 of this Ordinance.

E. Signs

All proposed signs shall conform to the requirements of Article VII of this Ordinance.

Section 405. C Commercial District Regulations.

A. Intended Purpose

This district is designed for commercial uses that are dependent on highway traffic or need open areas for display of merchandise.

B. Uses and Structures

1. **Permitted Uses by Right**

- a. Single-family dwellings.
- b. Two-family dwellings.
- c. Multi-family dwellings.
- d. Open Space.
- e. Home occupations (see Section 541).
- f. Bed and breakfast establishments (see Section 524).
- g. Boarding houses (see Section 525).
- h. Business or professional office or studio (see Section 552).
- i. Banks, savings and loan associations, finance companies and similar types of businesses (see Section 552).
- j. Personal and household service establishments such as, but not limited to, barber shops, beauty shops, Laundromats, laundry and dry cleaning shops, restaurants (see Section 555), tailor and seamstress shops, taverns (see Section 555), hotels, motels, and other places of lodging.
- k. Offices of plumbers, masons, carpenters, heating contractors and similar trades (see Section 552).

- l. Offices or laboratories for scientific, agricultural, or industrial research and development.
- m. Retail business establishments for the sale of goods such as, but not limited to, antiques, appliances, audio/video, beverages, bicycles, books, clothing, confections, drugs, dry goods, flowers, food, furniture, gifts, hardware, jewelry, liquor, machinery, motorcycles, newspapers, notions, office equipment, paint, personal and household supplies, photographic supplies, sporting goods, stationery and tobacco (see Section 552).
- n. Retail establishments specifically related to the service of tourists, vacationers and visiting public (see Section 404 B.1.c. and Section 552).
- o. Shops for the repair of goods permitted to be sold by letter "m" above. All activities shall be performed and all parts stored within the building or screened from view so as not to be visible from public streets or adjacent properties.
- p. Nursery & garden retail (see Section 556).
- q. Storage and warehousing establishments, delivery and distribution centers, wholesale produce and meat markets, mechanical equipment repair establishments, dry cleaning and dyeing plants, carpet and rug cleaning establishments, laundries, sign painting, blueprinting and graphic reproduction shops, printing and publishing establishments, radio and television studios (see Section 565).
- r. Private clubs (see Section 551).
- s. Drive through businesses (excluding vehicle washes) (see Section 534).
- t. Automatic and self-serve vehicle washes (see Section 564).
- u. Vehicle and mobile home/modular dwelling sales agency (see Section 552).

- v. Wholesaling businesses (see Section 565).
- w. Vehicle service and repair facilities (see Section 563).
- x. Vehicle fueling stations (see Section 562).
- y. Essential services buildings and structures (see Section 535).
- z. Farm equipment sales (see Section 552) and service (see Section 563).
- aa. Entertainment and recreational uses, including theaters, night clubs (see Section 555), art galleries, cultural establishments, skating rinks, billiard parlors, social halls and swimming pools.
- bb. Churches and related uses (see Section 528).
- cc. Cemeteries (see Section 527).
- dd. Antennas and communication equipment buildings (see Section 522).
- ee. Light manufacturing (see Section 547).
- ff. Mobile home parks (see Section 549).
- gg. Customary accessory uses incidental to the above permitted uses (see Section 531).
- hh. Forestry (see Section 536).
- ii. Transient dwelling accommodations including hotels, motels, and lodges.
- jj. Keeping of equine animals (see Section 543).
- kk. Governmental and educational uses (see Section 538).
- ll. Nursery schools (see Sections 538 & 532).
- mm. Riding clubs or riding stables (see Section 557).
- nn. Dormitories (see Section 533).
- oo. Hospitals (see Section 542).

pp. Vehicle parking lot or garage.

qq. Helipads for emergency services (see Section 540).

2. **Special Exception Uses** - The following uses are permitted subject to the review and approval by the Zoning Hearing Board. (see Section 515).)

a. Communications towers (see Section 530).

b. Life-care facilities (see Section 546).

c. Kennels (see Section 545).

d. Veterinary offices or animal hospitals (see Section 521).

e. Amusement arcades (see Section 520).

f. Gaming and off track betting establishments (see Section 537).

g. Recreation facilities including bowling alleys, miniature golf courses, driving ranges and similar uses (see Section 553).

h. Keeping of wild or exotic animals (see Section 544).

i. Adult uses (see Section 518).

3. **Conditional Uses** - the following uses are permitted subject to the review and approval by the Board of Supervisors (see Section 516).

a. Shopping centers (see Section 560).

b. Day care facilities (see Section 538).

c. Self-service storage facilities (see Section 559).

d. Planned Residential Development (see Article VI).

e. Regional Impact Developments (see Section 554).

- f. Agricultural operations (Farms). (see Section 519).
- g. Sign plazas (see Article VII).
- h. Billboards (see Article VII).
- i. Truck & motor freight terminals (see Section 561).
- j. Other uses determined by the Board of Supervisors to be of the same general character as those listed above and which will not be detrimental to any permitted uses and structures.

C. Lot, Yard, and Height Requirements

1. Lot Requirements

- a. Minimum Lot Area - One (1) acre.
- b. Minimum Lot Width - One Hundred (100) feet.
- c. Maximum Impervious Coverage - Thirty-five percent (35%) for residential uses; eighty percent (80%) for other uses.

2. Yard Requirements

- a. Front Yard Depth - Seventy-five (75) feet.
- b. Side Yard Width - Twenty (20) feet.
- c. Rear Yard Depth - Twenty-five (25) feet.
- d. Well - Fifteen (15) feet.
- e. Septic - Ten (10) feet.

3. Building Height

- a. Principal Building - Fifty (50) feet.
- b. Accessory Building - Twenty-five (25) feet.

4. Building Separation - New non-residential buildings shall be located not closer than seventy-five (75) feet from existing residential dwellings.

D. Parking and Loading Requirements

Off-street parking and loading requirements shall be provided in accordance with Section 512 of this Ordinance.

E. Signs

All proposed signs shall conform to the requirements of Section Article VII of this Ordinance.

Section 406. I Industrial District Regulations.

A. Intended Purpose

The regulations of this district are intended to maximize industrial potential while ensuring compatibility with the surrounding districts. The nature of such uses is not always compatible or desirable in residential neighborhoods, and they are often better located in areas which provide greater visibility and vehicular access. New residential development is excluded from this district, both to protect residences from an undesirable environment and to ensure the reservation of adequate areas for industrial development.

B. Uses and Structures

1. **Permitted Uses by Right**

- a. Heavy commercial uses, which shall be carried on in a completely enclosed building, except for off-street parking and loading facilities including wholesale businesses and warehouses, except bulk storage of chemicals, petroleum products and other flammable explosives, or noxious materials.
- b. Heavy commercial uses, which shall be carried on in a completely enclosed building, except for off-street parking and loading facilities, mechanical and vehicle equipment repair establishments and dry cleaning and dyeing plants.

- c. Heavy commercial uses which do not require complete enclosure in a building include building materials, new and used machinery storage and sales, vehicle and trailer sales and storage, farm equipment and construction machinery establishments.
- d. Manufacturing, compounding, processing, packaging or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, toiletries, food products, beverages, confections, ceramics, clothing, plastics, electrical goods, furniture, hardware, tools, dies, patterns, professional and scientific instruments, handicraft products, electronics and small parts assembly and/or manufacture.
- e. Offices or laboratories for scientific, agricultural, or industrial research and development.
- f. Churches and related uses (see Section 528).
- g. Essential services (see Section 535).
- h. Self-service storage facilities (see Section 559).
- i. Vehicle washes (see Section 564).
- j. Home occupations (see Section 541).
- k. Customary accessory uses incidental to the above permitted uses (see Section 531).
- l. General industrial uses, which include the storage, manufacture, assembly, fabrication, packing, testing or other handling of products from raw materials and from other previously prepared materials, not including retail activity.
- m. Mineral Recovery (see Section 548).
- n. Accessory uses, including such uses as the following: stockpiling; storage, maintenance

and repair of construction and mining vehicles and equipment used for mineral recovery; sales of quarry or mining products; administrative offices; helipads (see Section 540); and asphalt manufacturing plants.

- o. Truck & motor freight terminal, delivery and distribution centers (see Sections 561 & 565).
- p. Communication towers (see Section 530).
- q. Forestry (see Section 536).
- r. Open Space.
- s. Antennas and communication equipment buildings (see Section 522).
- t. Governmental uses (see Section 538).
- u. Helipads for emergency services (see Section 540).
- v. Keeping of equine animals (see Section 543).

2. **Special Exception Uses** - The following uses are permitted subject to the review and approval by the Zoning Hearing Board (see Section 515).

- a. Commercial mulching, stump grinding and/or composting (see Section 529).
- b. Salvage yards (see Section 558).
- c. Ready mix concrete manufacturing plants.
- d. Adult uses (see Section 518).

3. **Conditional Uses** - The following uses are permitted subject to the issuance of a Conditional Use permit by the Board of Supervisors (see Section 516):

- a. Sign Plazas (see Article VII).
- b. Billboards (see Article VII).

- c. Other uses determined by the Board of Supervisors to be of the same general character as those listed above and which will not be detrimental to any permitted uses and structures.

C. Lot, Yard, and Height Requirements

1. Lot Requirements

- a. Minimum Lot Area - Five (5) acres.
- b. Minimum Lot Width - Three Hundred (300) feet.
- c. Maximum Impervious Coverage - Ninety percent (90%).

2. Yard Requirements

- a. Front Yard Depth - Seventy-five (75) feet.
- b. Side Yard Width - Thirty-five (35) feet, except when adjacent to any Residential District or any existing residential dwelling, a minimum side yard of fifty (50) feet is required.
- c. Rear Yard Depth - Fifty (50) feet.
- d. Well - Fifteen (15) feet.
- e. Septic - Ten (10) feet.

3. Building Height

- a. Principal Building - Fifty (50) feet.
- b. Accessory Building - Equal to principal building but in no event higher than Fifty (50) feet.

D. Parking and Loading Requirements

Off-street parking and loading requirements shall be provided in accordance with Section 512 of this Ordinance.

E. Signs

All proposed signs shall conform to the requirements of Article VII of this Ordinance.

F. General Performance Standards

1. All uses within the I Industrial District shall comply with the following General Performance Standards.
 - a. Odor. No emission of unpleasant gases or other odorous matter shall be permitted in such quantity as to be offensive outside the lot lines of the tract.
 - b. Toxic gases. The emission of noxious, toxic or corrosive gases or fumes injurious to persons, animals, property or vegetation is prohibited.
 - c. Glare and heat. No use shall produce glare which is visible, or heat which is detectable, beyond the property line of the lot on which the operation is located. Direct glare from any lights shall not exceed 0.1 horizontal foot-candles measured at the property line. At designated vehicular entrances/exits, a maximum illumination level of 0.5 horizontal foot-candles shall be allowed; provided said area of illumination is limited to the said property and adjoining pavement and right(s)-of-way of public streets. The area of illumination shall not extend beyond fifty (50) feet from the centerline of the designated entrance/exit in any direction along the property line(s) of the said property.
 - d. Liquid wastes or sewage. No discharge is permitted except in accordance with all applicable Local, County, State and Federal, ordinances, laws, rules and regulations.
 - e. Vibration. Vibration shall not be perceptible except for not more than two

minutes per hour from 7:00 a.m. to 5:00 p.m. beyond the lot line.

- f. Noise. No noise shall exceed the decibel levels in the designated octave band shown below, except for emergency alarms or signals.

Octave Band Cycles per Second	Maximum Sound Level in Decibels Along Residential District Boundary	Maximum Sound Level in Decibels Along Property Line Other Than Residential District Boundary
10 to 600	50	55
600 to 2,400	38	40
2,400 to 4,800	35	38
Above 4,800	32	38

- g. Emissions. All emissions shall be in compliance with all applicable Local, County, State and Federal ordinances, laws, rules, and regulations.

Section 407. CD Conservation District Regulations.

A. Intended Purpose

The regulations for this district are intended to provide open space areas in the Township.

B. Uses and Structures

1. Permitted Uses by Right

- a. State game lands.
- b. State park areas
- c. Game preserves.
- d. Game refuges.
- e. Wildlife Sanctuaries.

- f. Bird and/or waterfowl sanctuaries.
 - g. Non-commercial public parking areas for the above permitted uses.
 - h. Non-dwelling structures or buildings used for office space, display, lecture auditoriums, and other customary uses provided such are clearly incidental to the above permitted uses.
 - i. Open Space.
 - j. Essential services (see Section 535).
 - k. Customary accessory uses incidental to the above permitted uses (see Section 531).
 - l. Conservation.
 - m. Agricultural operations (Farms). (see Section 519).
 - n. Forestry (see Section 536).
 - o. Antennas and communication equipment buildings (see Section 522).
2. **Special Exception Uses** - The following uses are permitted subject to the review and approval by the Zoning Hearing Board (see Section 515).
- a. Communication towers (see Section 530).
- C. Lot, Yard, and Height Requirements
- 1. Lot Requirements
 - a. Minimum Lot Area - Five (5) acre.
 - b. Minimum Lot Width - Three Hundred (300) feet.
 - c. Maximum Impervious Coverage - Fifteen percent (15%).

2. Yard Requirements

- a. Front Yard Depth - One Hundred (100) feet.
- b. Side Yard Width - Fifty (50) feet.
- c. Rear Yard Depth - Fifty (50) feet.
- d. Well - Fifteen (15) feet.
- e. Septic - Ten (10) feet.

3. Building Height

- a. Principal Building - Thirty-five (35) feet.
- b. Accessory Building - Twenty-five (25) feet.

4. Building Separation - New non-residential buildings shall be located not closer than seventy-five (75) feet from existing residential dwellings on adjacent properties.

D. Parking and Loading Requirements

Off-street parking and loading requirements shall be provided in accordance with Section 512 of this Ordinance.

E. Signs

All proposed signs shall conform to the requirements of Article VII of this Ordinance.