

PENN TOWNSHIP ZONING ORDINANCE USE SCHEDULE

	USE	FC	AR	R1	R2	C	I	MUC	ON-LOT SEWER				PUBLIC SEWER				PUBLIC WATER AND SEWER									
									MINIMUM LOT SIZE		MINIMUM BUILDING SETBACK		MINIMUM LOT SIZE		MINIMUM BUILDING SETBACK		MINIMUM LOT SIZE		MINIMUM BUILDING SETBACK							
									LOT AREA	WIDTH	FRONT ***	ONE SIDE	TOTAL SIDES	REAR	LOT AREA	WIDTH	FRONT ***	ONE SIDE	TOTAL SIDES	REAR	LOT AREA	WIDTH	FRONT ***	ONE SIDE	TOTAL SIDES	REAR
1	Single Family Detached Dwellings	P							4 acre	300	40	25	50	40	(Same)				(Same)							
2	Single Family Detached Dwellings		P						1.5 acres	150	25	15	30	25	(Same)				(Same)							
3	Single Family Detached Dwellings			P					1.5 acres	150	25	15	30	25	20,000	100	25	15	30	25	15,000	100	25	10	20	25
4	Single Family Detached Dwellings				P				1.5 acres	150	25	15	30	25	20,000	100	25	15	30	25	10,000	80	25	10	20	25
5	Single Family Semi-Detached Dwellings (per DU)				P				1.5 acres	150	25	40	40	25	12,500	80	25	20	20	25	7,500	75	25	10	10	25
6	Two Family Dwellings				P				2 acre	200	25	20	40	25	25,000	100	25	15	30	25	10,000	80	25	10	20	25
7	Conversion Apartments (Multi-Family Conversions)			CU	CU				(See Ordinance Provisions)																	
8	Multiple Dwelling Structures				P				(See Ordinance Provisions)																	
9	Seasonal Dwellings	CU	CU						(See Ordinance Provisions)																	
10	Mobile Home Parks				CU				(See Ordinance Provisions)																	
11	Open Space Development	CU	CU	CU					(See Ordinance Provisions)																	
12	Bed and Breakfast Inns		CU	CU	CU	P			(See Ordinance Provisions)																	
13	Conservation Areas and Structures	P	P	P					(See Ordinance Provisions)																	
14	Public and Private Recreation Areas, Forest Reserves, Historical Preservation Areas, Game Refuges, and similar Non-Intensive Public Uses	P	P	P					(See Ordinance Provisions)																	
15	Game and Wildlife Hunting Camps and Gun Clubs	P	CU						4 acre	300	40	50	100	50	(Same)				(Same)							
16	Membership Clubs			CU	CU	CU			(See Ordinance Provisions)																	
17	Public and Private Parks, Playgrounds and Open Space	P	P	P	P	CU	CU		(See Ordinance Provisions)																	
18	Community Activity Buildings		CU	CU	CU	CU			(See Ordinance Provisions)																	
19	Public and Private Schools, Colleges and other Educational institutions		CU	CU	CU				(See Ordinance Provisions)																	
20	Buildings and Structures, Municipal and/or Public Utility	CU	P	CU	CU	P	P	P	1.5 acres	150	30	25	50	25	(Same)				(Same)							
21	Essential Services Buildings and Structures with Locational Requirements	P	P	P	P	P	P	P	(See Ordinance Provisions)																	
22	Essential Services Buildings and Structures without Locational Requirements	CU	CU			P	P		(See Ordinance Provisions)																	
23	State/County/Federal Buildings	CU	CU	CU		P	CU	P	(See Ordinance Provisions)																	
24	Public Libraries		CU	CU	P	P			(See Ordinance Provisions)																	
25	Health and Welfare Institutions		CU		CU	P			(See Ordinance Provisions)																	
26	Places of Worship		P	P	CU	CU			(See Ordinance Provisions)																	

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27	Home Occupations	P	P	P	P	P	CU		(See Ordinance Provisions)																							
28	Home Occupations exceeding 33% of Gross Floor Area	CU	CU	CU	CU	CU	CU		(See Ordinance Provisions)																							
29	Home Businesses	CU	CU	CU	CU	P	CU		(See Ordinance Provisions)																							
30	Day Care Homes	P	P	P	P	CU	CU		(See Ordinance Provisions)																							
31	Day Care Centers		CU		CU	CU	CU	P	(See Ordinance Provisions)																							
32	Commercial Kennels	CU	CU			CU			(See Ordinance Provisions)																							
33	Animal Hospitals/Veterinarian Clinics		CU			P	P	P	1.5 acres	150	50	25	50	25	(Same)						(Same)											
34	Commercial Riding Academies and Stables	CU	CU						(See Ordinance Provisions)																							
35	Commercial Schools					P			(See Ordinance Provisions)																							
36	Country Clubs and Golf Courses	CU	CU	CU					(See Ordinance Provisions)																							
37	Winter Sports Areas and Ski Lodges	CU							(See Ordinance Provisions)																							
38	Outdoor Commercial Recreation Facilities		CU						4 acre	300	40	25	50	40	2 acres	200	40	25	50	40	2 acres	200	40	25	50	40						
39	Outdoor Commercial Recreation Facilities					CU			1.5 acres	150	50	25	50	25	(Same)						(Same)											
40	Indoor Commercial Recreation Facilities					P		P	1.5 acres	150	50	25	50	25	1 acre	150	50	25	50	25	25,000	100	50	25	50	25						
41	Retail Businesses					P		P	1.5 acres	150	50	25	50	25	1 acre	150	50	25	50	25	25,000	100	50	25	50	25						
42	Business Services					P		P	1.5 acres	150	50	25	50	25	1 acre	150	50	25	50	25	25,000	100	50	25	50	25						
43	Personal Services					P		P	1.5 acres	150	50	25	50	25	1 acre	150	50	25	50	25	25,000	100	50	25	50	25						
44	Repair Services					P	P	P	1.5 acres	150	50	25	50	25	1 acre	150	50	25	50	25	25,000	100	50	25	50	25						
45	Business Conversions					CU	CU		(See Ordinance Provisions)																							
46	Auction Houses for Household and other Goods		CU						3 acre	200	40	25	50	40	(Same)						(Same)											
47	Auction House for Household and Other Goods					P			1.5 acres	150	50	25	50	25	1 acre	150	50	25	50	25	25,000	100	50	25	50	25						
48	Farm or Construction Equipment and Supplies Sales and Service		CU						3 acre	200	40	25	50	40	2 acres	200	40	25	50	40	1 acre	150	50	25	50	25						
49	Farm or Construction Equipment and Supplies Sales and Service					CU	P	P	3 acre	200	50	25	50	25	2 acres	200	40	25	50	40	1 acre	150	50	25	50	25						
50	Lawn and Garden Equipment and Supplies Sales and Service		CU						3 acre	200	50	25	50	25																		
51	Lawn and Garden Equipment and Supplies Sales and Service					CU	P	P	2 acre	200	50	25	50	25	2 acres	200	40	25	50	25	1 acre	150	50	25	50	25						

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52	Vehicle Sales and Services, such as Service Stations, Repair Garages, New and Used Vehicle Dealers, Automotive Supplies					P	P	P	2 acre	200	50	25	50	25	2 acres	200	40	25	50	25	1 acre	150	50	25	50	25
53	Vehicle Washes					P	P		2 acre	200	50	25	50	25	2 acres	200	40	25	50	25	1 acre	150	50	25	50	25
54	Mobile Home, Trailer, Camping or Boat Sales and Service					P	P	P	2 acre	200	50	25	50	25	2 acres	200	50	25	50	25	1 acre	150	50	25	50	25
55	Hotels and Motels					P		P	2 acre	200	50	25	50	25	2 acres	200	50	25	50	25	1 acre	150	50	25	50	25
56	Drive-in Business					CU			(See Ordinance Provisions)																	
57	Drive-Thru Service Facility					CU			(See Ordinance Provisions)																	
58	Mortuary and Funeral Homes			CU	CU	P			1.5 acres	150	50	25	50	25	(Same)				(Same)							
59	Monument Sales					P	P	P	(See Ordinance Provisions)																	
60	Commercial Sawmills and Other Establishments Associated with Forestry	CU	CU				P		4 acre	300	40	25	50	40	(Same)				(Same)							
61	Private Sawmills	P	P						(See Ordinance Provisions)																	
62	Wholesale Distribution of Industrial Products, including Lumber and Coal Yards, Building Material Storage Yards, Contractors' Equipment and Storage Yards and Commercial Warehouses					CU	P	CU	2 acre	200	50	25	50	25	(Same)				(Same)							
63	Newspaper and Printing Establishments					CU	P		2 acre	200	50	25	50	25	1 acre	150	50	25	50	25	1 acre	150	50	25	50	25
64	Laundries, Laundry Services and Dry Cleaners					CU	P	P	Same as Public Water and Sewer				Same as Public Water and Sewer				1 acre	150	50	25	50	25				
65	Limited Manufacturing, Fabricating, Processing, Packaging, Compounding or Assembling Activities					CU	P	CU	3 acre	200	50	25	50	25	1 acre	150	50	25	50	25	1 acre	150	50	25	50	25
66	General Manufacturing, Fabricating, Processing, Packaging, Compounding or Assembling Activities						CU		3 acre	200	50	25	50	25	1 acre	150	50	25	50	25	1 acre	150	50	25	50	25
67	Trucking Terminal						P		(See Ordinance Provisions)																	
68	Caretaker Dwelling					P	CU		(See Ordinance Provisions)																	
69	Electric Power Generation						CU		(See Ordinance Provisions)																	
70	Self-Service Storage Facility (Mini-Warehouse)		P			P	P	P	1.5 acres	150	50	15	30	25	(Same)				(Same)							
71	Off Premise Signs		CU			CU	CU		(See Ordinance Provisions)																	
72	Commercial Communication Tower	CU				CU	CU		(See Ordinance Provisions)																	
73	General Gardening	P	P	P	P	P	P		No dimensional restrictions																	
74	Crop and Tree Farming	P	P	P					No dimensional restrictions																	
75	Raising and Keeping of Poultry, Rabbits, Goats, etc.	P	P						5 acre	300	75	50	100	75												

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76	General and Specialized Farms, including Raising , Breeding, Keeping of Livestock for gain	P	P						5 acre	300	75	50	100	75												
77	Nurseries and Greenhouses	P	P						4 acre	300	40	25	50	40												
78	Nurseries and Greenhouses					CU	P		1.5 acres	150	50	25	50	25	1 acre	150	50	25	50	25	1 acre	150	50	25	50	25
79	On-Farm Occupation	CU	CU			CU	CU		(See Ordinance Provisions)																	
80	Roadside Stands for Sale of Agricultural Products	P	P			CU			(See Ordinance Provisions)																	
81	Intensive Agricultural Operations	CU	CU						(See Ordinance Provisions)																	
82	Junkyards, Recycling Centers/Yards, and Automobile Wrecking Yards						CU		(See Ordinance Provisions)																	
83	Outdoor/Indoor Flea Markets					CU			(See Ordinance Provisions)																	
84	Multiple Antique Dealers					CU			1.5 acres	150	50	25	50	25	1 acre	150	50	25	50	25	25,000	100	25	10	20	30
85	Industrial Activities						P	P	(See Ordinance Provisions)																	
86	Sexually Oriented Business					CU			(See Ordinance Provisions)																	
87	State, County, or Federal Buildings								(See Ordinance Provisions)																	
88	Machine Shops and Metal Working Shops						P		1.5 acres	150	50	25	50	30	1 acre	150	25	15	30	30	25,000	100	25	15	30	30
89	Plumbing, HVAC, Carpentry, Electrical, Roofing, and other similar contracting businesses						P		1.5 acres	150	50	25	50	30	1 acre	150	25	15	30	30	25,000	100	25	15	30	30
90	Newspaper and Printing Establishments						P		1.5 acres	150	50	25	50	30	1 acre	150	25	15	30	30	25,000	100	25	15	30	30
91	Convenience Stores					P			(See Ordinance Provisions)																	
92	Commercial Resorts	CU							(See Ordinance Provisions)																	
93	Cemeteries		P	P	CU	CU			(See Ordinance Provisions)																	
94	Panhandle Lots	P	P	P	P				(See Ordinance Provisions)																	
95	Reserved for Future Use																									
96	Reserved for Future Use																									
97	Reserved for Future Use																									

*** - Front yard setback in the Commercial, Industrial, and Mixed Use Commerce Districts can be reduced if parking is located in the rear yard. See Zoning District for allowable reduction.