



# ZONING FACT SHEET

A

This Zoning Fact Sheet is not intended to be a complete summary of zoning information nor is it intended to replace the Zoning Ordinance. Please refer to the Zoning Ordinance for more information, which can be found on Schuylkill County’s website at [www.co.schuylkill.pa.us](http://www.co.schuylkill.pa.us) or in the Planning and Zoning Office at the Schuylkill County Courthouse. Whenever there might be a discrepancy between the information provided on the Fact Sheet and the information found in the Zoning Ordinance, the information in the Zoning Ordinance shall apply.

For Additional Information Please Contact the Schuylkill County Zoning Office at:  
 401 North Second Street, Pottsville, PA 17901  
 570.628.1415 (phone) • 570.628.1005 (fax)

<b>Uses Permitted By Right</b>	<ul style="list-style-type: none"> <li>• Additional Business Uses on a Farm</li> <li>• Agri-business</li> <li>• Agricultural Uses and Buildings</li> <li>• Cemetery, not including a Crematorium</li> <li>• Community Center (limited to a government–sponsored or non–profit facility) or Library</li> <li>• Crop Farming (which shall not by itself require a zoning permit unless new or expanded buildings are involved) and Wholesale Greenhouses</li> <li>• Day Care Center accessory to and on the same lot as an existing lawful Place of Worship</li> <li>• Emergency Services Station (with an accessory Banquet Hall needing special exception approval)</li> <li>• Food and Beverage Manufacturing and Processing</li> <li>• Forestry (which shall not by itself require a zoning permit unless new or expanded buildings are involved)</li> <li>• Gas or Oil Well</li> <li>• Golf Course with a minimum lot area of 40 acres</li> <li>• Groundwater or Spring Water withdrawal averaging less than 100,000 gallons per day, (which shall not by itself require a zoning permit unless new or expanded buildings or structures are involved)</li> <li>• Groundwater or Spring Water withdrawal facility averaging more than 100,000 gallons per day, which may involve loading, trucking</li> <li>• Group Home within a lawful existing dwelling unit, not including a Treatment Center</li> <li>• Home Occupation, Minor</li> <li>• Hunting and Fishing Club, provided that any firearms target range shall need special exception approval</li> <li>• Livestock or Poultry, Raising of Non-Intensive (which shall not by itself require a zoning permit unless new or expanded buildings are involved)</li> <li>• Nature Preserve or Environmental Education Center</li> <li>• Parking Lot</li> <li>• Place of Worship (includes Church)</li> <li>• Retail Sales of Agricultural Products</li> <li>• School, Public or Private, Primary or Secondary</li> <li>• Single Family Detached Dwelling (Note: Manufactured/mobile homes shall meet the additional requirements of Section 402)</li> <li>• Solar Energy Collection and Processing</li> <li>• Stable, Household or Non-Household (includes horse-riding academy)</li> <li>• Veterinarian Office</li> <li>• Wind Turbine – Maximum of one on a lot that is designated primarily for on-site electricity use, and which meets the requirements for an Accessory Wind Turbine</li> <li>• Accessory uses permitted by right</li> </ul>
--------------------------------	---

<b>Special Exemption Uses</b>	<ul style="list-style-type: none"> <li>• Adaptive Reuse of a Former School, Place of Worship or Industrial Building in compliance with Section 402</li> <li>• Airport (private), Airport (public), Helipad, Heliport</li> <li>• Commercial Communications Tower</li> <li>• Composting, Commercial</li> <li>• Day care as accessory to a dwelling: Group Day Care Home, Family Day Care Home</li> <li>• Emergency Services Station, which may include an Accessory Banquet Hall</li> <li>• Home Occupation, Major</li> <li>• Hunting Grounds, Commercial</li> <li>• Kennel, Commercial</li> <li>• Livestock or Poultry, Raising of –Intensive</li> <li>• Mineral Extraction (Note: A Gas or Oil Well is a separate use)</li> <li>• Membership Club Meeting and Non-Commercial Recreational Facilities, provided that an “After Hours Club”, “Tavern” or uses listed separately in Section 306 shall only be allowed if so listed in this table and if the requirements for that use are also met</li> <li>• Sewage Treatment Plant for Centralized Service</li> <li>• Swimming Pool, Non-Household</li> <li>• Target Range, Firearms, either indoor or outdoor</li> <li>• Wind Turbine(s) other than is allowed as an accessory use</li> </ul>
-------------------------------	---

<b>Dimensional Requirements</b>	<b>Minimum Lot Area</b>	<b>Without Public Sewage and Public Water Service:</b>	43,560 square feet.
		<b>With Public Sewage or Public Water Service:</b>	35,000 square feet.
		<b>With Public Sewage and Public Water Service:</b>	10,000 square feet.
	<b>Minimum Lot Width</b>	<b>Without Public Sewage and Public Water Service:</b>	150 feet
		<b>With Public Sewage or Public Water Service:</b>	125 feet
		<b>With Public Sewage and Public Water Service:</b>	75 feet
	<b>Principal Structure Minimum Setbacks</b>	<b>Front Yard:</b>	25 feet
		<b>Rear Yard:</b>	25 feet
		<b>Each Side Yard:</b>	10 feet
		<i>See Note D and ** in Section 307.A</i>	
	<b>Pre-Existing, Non-Conforming Lots Minimum Side Yards</b>	<b>Lot width is 30 feet or less:</b>	Both Side Yard Setbacks 0 feet
		<b>Lot width is greater than 30 feet and up to and including 50 feet:</b>	Both Side Yard Setbacks 3 feet
		<b>Lot width is greater than 50 feet:</b>	Both Side Yard Setbacks 5 feet
	<b>Maximum Percent Building Coverage</b>	25% <i>See Note F in Section 307.A</i>	
	<b>Maximum Percent Impervious Coverage</b>	50% <i>See Note F in Section 307.A</i>	
	<b>Height</b>	<i>See Section 307.B</i>	
<b>Accessory Structure Side and Rear Setbacks</b>	3 feet <i>See Section 307.C</i>		