



ZONING FACT SHEET

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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 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)

Uses Permitted By Right	<ul style="list-style-type: none"> • Amusement Arcade • Apartments, see also conversions of an existing building • Auditorium (Commercial), Arena, Performing Arts Center or Exhibition-Trade Show Center • Bakery, Retail • Bed and Breakfast Inn • Beverage Distributor (wholesale and/or retail) • Business Service Use (such as package delivery drop-off) • Catering, Custom, for off-site consumption • College or University – Educational Support Buildings (other than environmental education center or residential uses) • Community Center (limited to a government–sponsored or non–profit facility) or Library • Conference Center • Construction Company or Tradesperson’s Headquarters (including but not limited to landscaping, building trades or janitorial contractor). See also Home Occupation. • Conversion of an Existing Building to result in an increased number of Dwelling Units • Crafts or Artisan’s Studio (see also Home Occupation) • Cultural Center or Museum • Custom Printing, Copying, Faxing, Mailing or Courier Service • Day Care Center accessory to and on the same lot as an existing lawful Place of Worship • Day Care as accessory to a dwelling – Group Day Care Home; Family Day Care Home • Day Care Center, Adult • Day Care Center, Child (see also as an accessory use) • Emergency Services Station which may include an Accessory Banquet Hall • Exercise Club • Financial Institution (includes banks) with any “Drive-Through” facilities meeting Section 403 • Flea Market/Auction House • Funeral Home • Garden Center, Retail (see also Wholesale Greenhouses) • 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 • Group Home within a lawful existing dwelling unit, not including a Treatment Center • Home Occupation, Major or Minor • Hospital or Surgery Center • Hotel/Motel • Laundromat • 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 • Nature Preserve or Environmental Education Center
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Uses Permitted By Right	<ul style="list-style-type: none"> • Nursing Home or Personal Care Home/ Assisted Living • Office (may include medical labs, see also Home Occupation) • Outdoor Storage and Display as accessory to a business use shall also comply with Sections 403, 803, and 804 • Parking Garage or Parking Lot • Personal Services (includes tailoring, custom dressmaking, haircutting/ styling, travel agency, dry cleaning, shoe repair, “massage therapy, certified” and closely similar uses) see also Home Occupation • Photo Processing, Bulk • Place of Worship (includes Church) • Printing or Bookbinding • Recording Studio, Music • Recreational, Commercial Indoor (includes bowling alley, roller or ice skating rink, batting practice, and closely similar uses); other than uses listed separately in Section 306 • Repair Service, Household Appliance • Restaurant or Banquet Hall, which may include drive through service • Retail Store (not including uses listed individually in Section 306) or Shopping Center, and which may include a building occupied by multiple retail stores and which may include drive-through service for a pharmacy • School, Private, Primary or Secondary • Self-Storage Development • Semi-Detached Dwelling (side-by-side) • Single Family Detached Dwelling (Note: Manufactured/mobile homes shall meet the additional requirements of Section 402) • Solar Energy Collection and Processing • Swimming Pool, Non-Household • Tavern which may include a state licensed micro-brewery (Not including an After Hours Club or Nightclub) • Theater, Indoor Movie, other than an Adult Use • Townhouse (Rowhouse) • Trade/Hobby School • US Postal Service Facility, which may include a leased facility • Veterinarian Office • Warehousing or Storage as an on-site accessory use • Water Park • 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 in Section 403 • Accessory uses permitted by right
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Special Exemption Uses	<ul style="list-style-type: none"> • Adaptive Reuse of a Former School, Place of Worship or Industrial Building in compliance with Section 402 • Auto Repair Garage or Auto Service Station • Boarding House (Includes Rooming House) • Manufactured/Mobile Home Park • Manufacturing, Custom, of Prototypes or Accessory Manufacturing in Combination with Principal Research and Development • Recreation, Commercial Outdoor (Including Miniature Golf Course, Golf Driving Range, Archery, Paintball and Closely Similar Uses); other than uses listed separately in Section 306 • Target Range, Firearms – Completely indoor and enclosed • Wholesale Sales (Other than Motor Vehicles)
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Dimensional Requirements	Minimum Lot Area	Without Public Sewage and Without Public Water:		43,560 square feet	
		With Public Sewage or Public Water:		35,000 square feet	
		With Public Sewage and With Public Water	Single Family Detached Dwelling:		2,500 square feet.
			Semi-Detached Dwelling Unit (Twin):		2,500 square feet.
			Townhouse:		2,000 square feet.
			Per Dwelling Unit for the Tract:		2,500 square feet <i>See Note C & G in Section 307.A</i>
			Other Allowed Use:		5,000 square feet
	Minimum Lot Width	Single Family Detached Dwelling:		25 feet	
		Semi-Detached Dwelling Unit (Twin):		25 feet	
		Per Interior Dwelling Unit (Townhouse):		20 feet	
		For Unit on a Corner Lot:		25 feet	
		Duplex or Other Apartment Dwellings:		50 feet	
		Other Allowed Use:		50 feet	
		<i>See Note B in Section 307.A</i>			
	Minimum Setbacks	Front:		5 feet	
		Rear:		15 feet	
		Each Side:	3 feet	For a Single Family Detached Dwelling	
			3 feet	Twin/semi-detached dwelling unit	
			3 feet	Except 0 at the shared lot line of lawfully attached dwellings	
			10 feet	Duplex or Other Apartment Dwellings	
			10 feet	As other allowed principal use	
	<i>See Note ** in Section 307.A</i>				
	Pre-Existing, Non-Conforming Lots	Lot width is 30 feet or less:		Both Side Yard Setbacks 0 feet	
Lot width is greater than 30 feet and up to and including 50 feet:		Both Side Yard Setbacks 3 feet			
Lot width is greater than 50 feet:		Both Side Yard Setbacks 5 feet			
Maximum Percent Building Coverage	<i>75% See Note F in Section 307.A</i>				
Maximum Percent Impervious Coverage	<i>90% See Note F in Section 307.A</i>				
Height	<i>See Section 307.B</i>				
Accessory Structure Side and Rear Setbacks	<i>3 feet See Section 307.C</i>				