



ZONING FACT SHEET

C-3

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 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 • Amusement Park or Water Park • Animal Cemetery • Assembly or Finishing of Products using materials produced elsewhere (such as products from plastics manufactured off-site) • Auditorium (Commercial), Arena, Performing Arts Center or Exhibition-Trade Show Center • Auto Repair Garage or Auto Service Station • Auto, Boat or Mobile/Manufactured Home Sales • Bakery, Retail • Bed and Breakfast Inn • Beverage Distributor (wholesale and/or retail) • Building Supplies and Building Materials, Wholesale Sales of • Bus Maintenance or Storage Yard • Business Service Use (such as package delivery drop-off) • Car Wash • Catering, Custom, for off-site consumption • Cemetery (see Crematorium listed separately) • 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. Accessory outdoor storage shall be permitted provided it meets the screening requirements of Section 803 • 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, Adult • Day Care Center, Child (see also as an accessory use) • 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 • 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 • Forestry, which shall not by itself require a zoning permit unless new or expanded buildings are involved • Funeral Home • Garden Center, Retail (see also Wholesale Greenhouses)
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Uses Permitted by Right

- Gas or Oil Well
 - 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
 - Groundwater or Spring Water withdrawal facility averaging more than 100,000 gallons per day, which may involve loading and trucking
 - Group Home within a lawful existing dwelling unit, not including a Treatment Center
 - Home Occupation, Major or Minor
 - Hospital or Surgery Center
 - Hotel/Motel
 - Industrial Equipment Sales, Rental and Service, other than vehicles primarily intended to be operated on public streets
 - Laundromat
 - Laundry, Commercial or Industrial
 - Lumber Yard
 - Manufacture and/or bulk processing of the following, provided manufacturing occurs only indoors:
 - Apparel, Textiles, Shoes and Apparel Accessories (see also Crafts Studio)
 - Electrical Equipment, Appliances, and Components
 - Jewelry and Silverware
 - Medical Equipment and Supplies
 - Scientific, Electronic, and Other Precision Instruments
 - Sporting Goods, Toys, Games, Musical Instruments or Signs
 - Wood Products and Furniture (not including raw paper pulp)
 - Manufacturing, Custom, or Prototypes or Accessory Manufacturing in Combination with Principal Research and Development
 - 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
 - Mineral Extraction limited to coal, and not involving on-site mechanical processing facilities
 - Nature Preserve or Environmental Education Center
 - 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
 - Package Delivery Services Distribution Center
 - Parking Garage or Parking Lot
 - Pawn Shop
 - 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
 - Picnic Grove, Commercial
 - 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
 - Recreational, Commercial Outdoor (includes miniature golf course, golf driving range, archery, paintball and closely similar uses); other than uses listed separately in Section 306
 - Recreational Vehicle Park which may include an accessory camp store that is primarily for use by campers
 - Recycling Center, Bulk Processing, provided all operations of an industrial scale occur within an enclosed building (this does not include a solid waste disposal or transfer facility)
 - Repair Service, Household Appliance
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- Research and Development, Engineering or Testing Facility or Laboratory (other than medical laboratories, which is considered an office use)
 - Restaurant or Banquet Hall, with or without 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

Uses Permitted by Right	<ul style="list-style-type: none"> • Sawmill/Planing Mill • School, Private, Primary or Secondary • Self-Storage Development • Single Family Detached Dwelling (Note: Manufactured/mobile homes shall meet the additional requirements of Section 402) • Solar Energy Collection and Processing • Stable, Non-Household (includes horse-riding academy) • Swimming Pool, Non-Household • Target Range, Firearms – Completely indoors and enclosed • 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 • Trade/Hobby School • US Postal Service Facility, which may include a leased facility • Veterinarian Office • Warehousing or Storage as an on-site accessory use • Welding • Wholesale Sales (other than Motor Vehicles) • Wind Turbine – Maximum of one on a lot that is designed 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 • Commercial Communications Tower • Helipad • Hunting Grounds, Commercial • Kennel, Commercial • Manufacture and/or bulk processing of Fabricated Metal Products, provided manufacturing occurs only indoors, and/or Machine Shops, but with manufacture of the following being prohibited: Explosives, Fireworks or Ammunition • Manufactured/ Mobile Home Park • Nightclub • Off Road Vehicle Parks, which shall include uses operating as a “club” or a business • Sewage Treatment Plant for centralized service • Target Range, Firearms – other than above • Tattoo or Body Piercing Establishment (other than temporary tattoos or ear piercing which are personal service uses)
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Dimensional Requirements	Minimum Lot Area	10,000 square feet, except 43,560 square feet if the lot is not served by public water and sewage services. <i>See Note E in Section 307.A</i>		
	Minimum Lot Width	75 feet, except 150 feet if the lot is not served by public water and sewage services.		
	Minimum Setbacks	Front:	35 feet	
		Rear:	25 feet	
		Each Side:	25 feet	
	<i>See Note D and ** in Section 307.A</i>			
	Pre-Existing, Non-Conforming Lots Minimum Side Yards	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	60% <i>See Note F in Section 307.A</i>		
Maximum Percent Impervious Coverage	90% <i>See Note F in Section 307.A</i>			
Height	<i>See Section 307.B</i>			
Accessory Structure Side and Rear Setbacks	25 feet <i>See Section 307.C</i>			