



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 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"> • Additional Business Uses on a Farm • Agri-Business • Agricultural Uses and Buildings • 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 • Bed and Breakfast Inn • Camp, other than Recreational Vehicle park • Cemetery (see Crematorium listed separately) • Coal Gasification and/or Liquefaction Facility which may involve fertilizer production and electricity production • 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 • Crop Farming (which shall not by itself require a zoning permit unless new or expanded buildings are involved) and Wholesale Greenhouses • Cultural Center or Museum • 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 • Ethanol Manufacturing and/or Bulk Storage and provided a 500 feet setback is required from such manufacturing or storage facilities from an R-2 or R-3 district and provided bulk storage shall not be allowed without manufacturing • Forestry, which shall not by itself require a zoning permit unless new or expanded buildings are involved • Garden Center, Retail (see also Wholesale Greenhouses) • Gas or Oil Well • Groundwater or Spring Water withdrawal averaging less than 100,000 gallons per day, which shall not 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 • Manufacture and/or bulk processing of Agricultural Chemicals, Fertilizers or Pesticides, provided manufacturing occurs only indoors • Manufacturing, Custom, of 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
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Uses Permitted by Right	<ul style="list-style-type: none"> • Mineral Extraction and related processing, stockpiling and storage of materials removed from the site and/or buildings (A gas or oil well is a separate use) • Nature Preserve or Environmental Education Center • 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 Lot • Picnic Grove, Commercial • Place of Worship (includes Church) • Recreational Vehicle Park which may include an accessory camp store that is primarily for use by campers • Renewable Energy Facility, Also see Solar Energy, Wind Turbines and other Renewable Energy Uses Listed Separately • Sawmill/Planing Mill • School, Private, Primary or Secondary • Single Family Detached Dwelling (Note: Manufactured/mobile homes shall meet the additional requirements of Section 402) • Solar Energy Collection and Processing • Stable, Household or Non Household; includes horse riding academy • Swimming Pool, Non-Household • Target Range, Firearms – Completely indoors and enclosed • US Postal Service Facility, which may include a leased facility • Veterinarian Office • Warehousing or Storage as an on-site accessory use • Wind Turbine(s) other than is allowed as an accessory use in Sections 402 and 403 • 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 Exception Uses	<ul style="list-style-type: none"> • Adaptive Reuse of a Former School, Place of Worship or Industrial Building in compliance with Section 402 • Airport (Private), Airport (Public), Helipad, Heliport • Asphalt Plant • Car Wash • Commercial Communications Tower • Composting, Commercial • Crematorium • Hotel or Motel • Hunting Grounds, Commercial • Junk Yard • Kennel, Commercial • Manufacture and/or bulk processing of cement provided manufacturing occurs only indoors • Municipal Solid Waste (MSW) Landfill which may include but is not limited to a construction and demolition waste landfill, Solid Waste Transfer Facility or Waste to Energy Facility • Nursing Home or Personal Care Home/Assisted Living, provided the use is served by public sewage service that is owned and/or operated by a municipality or authority • Off-Road Vehicle Parks, which shall include uses operating as a “club” or a business • Recreation, Commercial Outdoor (including miniature golf course, golf driving range, archery, paintball and closely similar uses); other than uses listed separately in Section 306 • Sewage Treatment Plant for centralized service • Target Range, Firearms, indoor or outdoor
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Dimensional Requirements	Minimum Lot Area	Without Public Sewage and Public Water Service:	43,560 square feet
		With Public Sewage or Public Water Service	35,000 square feet
		With Public Sewage and Public Water Services :	10,000 square feet
	Minimum Lot Width	Without Public Sewage and Public Water Service:	150 feet
		With Public Sewage or Public Water Service	125 feet
		With Public Sewage and Public Water Services :	75 feet
	Minimum Setbacks	Front Yard:	25 feet
		Rear Yard:	25 feet
		Each SideYard:	10 feet
		<i>See Note ** and D in Section 307.A</i>	
	Pre-Existing, Non-Conforming Lots Minimum Side Yard	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	25% <i>See Note F in Section 307.A</i>	
	Maximum Percent Impervious Coverage	50% <i>See Note F in Section 307.A</i>	
Height	<i>See Section 307.B</i>		
Accessory Structure Side and Rear Setbacks	3 feet <i>See Section 307.C</i>		