



ZONING FACT SHEET



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"> • Additional Business Uses on a Farm • Agri-Business • Agricultural Uses and Buildings • Cemetery (see Crematorium listed separately) • 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 • Day Care Center accessory to and on the same lot as an existing lawful Place of Worship • Emergency Services Station with any Accessory Banquet Hall needing special exception approval • Forestry (which shall not by itself require a zoning permit unless new or expanded buildings are involved) • Gas or Oil Well • Golf Course with a minimum lot area of 40 acres • 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 building 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, Minor • Hunting and Fishing Club, provided that any firearms target range shall need special exception approval • Livestock or Poultry, Raising of – Not Intensive (which shall not by itself require a zoning permit unless new or expanded buildings are involved) • Nature Preserve or Environmental Education Center • Parking Lot • Place of Worship (includes Church) • Retail Sales of Agricultural Products • 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) • Veterinarian Office • 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 • 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 • Composting, Commercial • Emergency Services Station, which may include an Accessory Banquet Hall • Kennel, Commercial • Helipad • Livestock or Poultry, Raising of –Intensive • 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 • Sewage Treatment Plant for Centralized Service • Swimming Pool, Non-Household • Target Range, Firearms, either indoors or outdoors • Wind Turbine(s), other than is allowed as an accessory use
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Dimensional Requirements	Minimum Lot Area	<i>Without Public Sewage and Public Water Service:</i>	87,120 square feet
		<i>With Non-Public Central Sewage and/or Central Water Service</i>	43,560 square feet
		<i>With Public Sewage and Public Water Services :</i>	20,000 square feet
	Minimum Lot Width	<i>Without Central Sewage and Central Water Service:</i>	150 feet
		<i>With Central Sewage or Central Water Service</i>	125 feet
		<i>With Central Sewage and Central Water Services :</i>	75 feet
	Minimum Setbacks	Front Yard:	25 feet
		Rear Yard:	25 feet
		Each SideYard:	10 feet
		<i>See Note D and ** 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	<i>25% See Note F in Section 307.A</i>	
	Maximum Percent Impervious Coverage	<i>50% 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>		