



# ZONING FACT SHEET

# R-2

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 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>• Age-Restricted Residential Development</li> <li>• Cemetery (see Crematorium listed separately)</li> <li>• Community Center (limited to a government–sponsored or non–profit facility) or Library</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 any Accessory Banquet Hall needing special exception approval</li> <li>• Forestry (which shall not by itself require a zoning permit unless new or expanded buildings are involved)</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>• Group Home within a lawful existing dwelling unit, not including a Treatment Center</li> <li>• Home Occupation, Minor</li> <li>• Nature Preserve or Environmental Education Center</li> <li>• Place of Worship (includes Church)</li> <li>• School, Private, Primary or Secondary</li> <li>• Semi-Detached Dwelling (side-by-side)</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 as an accessory use</li> <li>• Townhouse (Rowhouse)</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 in Section 403</li> <li>• Accessory uses permitted by right</li> </ul>
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<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>• Day Care as an accessory to a dwelling: Group Day Care Home; Family Day Care Home</li> <li>• Day Care Center, Adult</li> <li>• Day Care Center, Child (see also as an accessory use)</li> <li>• Emergency Services Station Accessory Banquet Hall</li> <li>• Gas or Oil Well</li> <li>• Home Occupation, Major</li> <li>• Nursing Home or Personal Care Home/ Assisted Living</li> <li>• Swimming Pool, Non-Household</li> </ul>
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**R-2 Medium Density Residential District**

<b>Dimensional Requirements</b>	<b>Minimum Lot Area</b>	<b>Single Family Detached Dwellings</b>	<b>Without Public Sewage and Without 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>Twin / Semi-Detached Dwelling Unit and Townhouse:</b>	10,000 per twin/semi-detached dwelling unit and Townhouse – There shall be a minimum development tract size of 2 acres for the tract <i>See Note C in Section 307.A</i>	
		<b>Other Allowed Uses:</b>	43,560 square feet. <i>See Note D in Section 307.A</i>	
	<b>Minimum Lot Width</b>	<b>Without Public Sewage and Without 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>Per Dwelling Unit:</b>	35 feet <i>See Note B in Section 307.A</i>	
		<b>Per Interior Townhouse Unit:</b>	20 feet <i>See Note B in Section 307.A</i>	
		<b>For a Townhouse on a Corner Lot:</b>	30 feet <i>See Note B in Section 307.A</i>	
		<b>Other Allowed Uses:</b>	150 feet	
	<b>Minimum Setbacks</b>	<b>Front Yard:</b>	25 feet	
		<b>Rear Yard:</b>	25 feet	
		<b>Each Side Yard:</b>	10 feet For a Single Family Detached Dwelling	
			10 feet except 0 feet at the shared lot line for attached dwelling and twin-semi detached dwelling unit	
			15 feet As other allowed use	
		<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>	50% <i>See Note F in Section 307.A</i>			
<b>Maximum Percent Impervious Coverage</b>	70% <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>			