



ZONING FACT SHEET

R-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 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"> • Age-Restricted Residential Development in compliance with Section 309 • Apartments, see also conversion of an existing building • Cemetery (see Crematorium listed separately) • Community Center (limited to a government–sponsored or non–profit facility) or Library • Day Care Center accessory to and on the same lot as an existing lawful Place of Worship • Day Care as accessory to a dwelling – Family Day Care Home • 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 • 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 buildings or structures are involved • Group Home within a lawful existing dwelling unit, not including a Treatment Center • Home Occupation, Minor • Nature Preserve or Environmental Education Center • Nursing Home or Personal Care Home/ Assisted Living • Office (may include medical labs, see also Home Occupation) • Parking Lot • Place of Worship (includes Church) • School, Private, Primary or Secondary • 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 as an accessory use • Townhouse (Rowhouse) • 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
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 • Conversion of an Existing Building to result in an increased number of Dwelling Units • Cultural Center or Museum • Day Care as an accessory to a dwelling: Group Day Care Home • Day Care Center, Adult • Day Care Center, Child (see also as an accessory use) • Emergency Services Station Accessory Banquet Hall • Home Occupation, Major • Manufactured/ Mobile Home Park • 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 • Swimming Pool, Non-Household

R-3 High Density Residential District

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	Without Public Sewage and Without Public Water:		150 feet
		With Public Sewage or Public Water:		125 feet
		With Public Sewage and With Public Water	Single Family Detached Dwelling:	25 feet
			Semi-Detached Dwelling Unit (Twin):	25 feet
			For Unit on a Corner Lot:	25 feet
			Per Interior Dwelling Unit:	20 feet
			Duplex or Other Apartment Dwellings:	50 feet
			Other Allowed Use:	50 feet
	<i>See Note B in Section 307.A</i>			
	Minimum Setbacks	Without Public Sewage and Without Public Water:	Front:	25 feet
			Rear:	25 feet
Each Side:			10 feet	
With Public Sewage and Public Water:		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 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	75% <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	3 feet <i>See Section 307.C</i>			