



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 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 • Apartments, see also conversion of an existing building • Auditorium (Commercial), Arena, Performing Arts Center or Exhibition-Trade Show Center • Bakery, Retail • Bed and Breakfast Inn • Beverage Distributor (wholesale and/or retail) • Business Service Use (such as package delivery drop-off) • Catering, Custom, for off-site consumption • Cemetery (see Crematorium listed separately) • College or University – Educational and 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 • 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 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 • Day Care Center, Adult • Day Care Center, Child • 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) • 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 are involved • Group Home within a lawful existing dwelling unit, not including a Treatment Center • Home Occupation, Major or Minor • Hotel/Motel • Laundromat • 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 • Nature Preserve or Environmental Education Center • Nursing Home or Personal Care Home/ Assisted Living
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Uses Permitted By Right	<ul style="list-style-type: none"> • 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 Garage or Parking Lot • 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 • Place of Worship (includes Church) • Recording Studio, Music • Recreation, Commercial Indoor (includes bowling alley, roller or ice skating rink, batting practice, and closely similar uses); other than uses listed separately in Section 306 • Repair Service, Household Appliance • Restaurant or Banquet Hall, 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 • 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 • Swimming Pool, Non-Household • Theater, Indoor Movie, other than an Adult Use • Townhouse (Rowhouse) • Trade/Hobby School • US Postal Service Facility, which may include a leased facility • Veterinarian Office • Warehousing or Storage as an on-site accessory use • 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 • Boarding House (includes Rooming House) • 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. • Manufacturing, Custom, of Prototypes or Accessory Manufacturing in Combination with Principal Research and Development • Tavern which may include a State-licensed micro-brewery (not including an After Hours Club or Nightclub)

Dimensional Requirements	Allowed residential uses shall meet the regulations of the R-3 district. Apartments that are accessory to a commercial use shall have a minimum lot area of 1,000 square feet per dwelling unit. The following regulations apply for other uses.		
	Minimum Lot Area	2,500 square feet. <i>See Note E in Section 307.A</i>	
	Minimum Lot Width	25 feet	
	Minimum Setbacks	Front:	0 feet. No new vehicle parking shall be located between the front lot line of a State Road and the front of a principal building.
		Rear:	10 feet for other allowed uses
		Each Side:	0 feet. If an attached building is demolished then a new building may be attached along the same lot line.
	<i>See Note D and ** in Section 307.A. See Section 307.D</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	90% <i>See Note F in Section 307.A</i>		
Maximum Percent Impervious Coverage	95% <i>See Note F in Section 307.A</i>		
Height	<i>See Section 307.B</i>		
Accessory Structure Side and Rear Setbacks	Side:	0 feet	
	Rear:	10 feet	
	<i>See Section 307.C</i>		