

Article 4: Zoning District Regulations

Section 401: Statement of Intent

- (A) The intent of Article 4 of this Joint Zoning Ordinance is to assign a list of uses, which are permitted by right, special exception and conditional use for each Zoning District, as well as establish the minimum and maximum dimensional requirements for each permitted use. Where appropriate, special provisions shall be designated to the permitted uses by reference to other sections of this Joint Zoning Ordinance
- (B) Lower Alsace Township and Mount Penn Borough is hereby divided into nine (9) base zoning districts, which shall be designated as follows:
- RC: Rural Conservation Zoning District**
 - R-1: Rural Residential Zoning District**
 - R-2: Low Density Residential Zoning District**
 - R-3: Medium Density Residential Zoning District**
 - R-4: High Density Residential Zoning District**
 - R-5: Urban Residential Zoning District**
 - C-1: Local Commercial Zoning District**
 - C-2: General Commercial Zoning District**
 - I-1: Industrial Zoning District**
- (C) The provisions of Article 4 are intended to be generally consistent with the Joint Comprehensive Plan for Lower Alsace Township and Mount Penn Borough, as may be revised or amended.
- (D) Should a use not be permitted or recognized within any of the zoning districts, an application should be made to the Lower Alsace Township Zoning Officer and/or the Mount Penn Borough Zoning Officer to consider in accordance the provisions of this Joint Zoning Ordinance.

Section 402: Rural Conservation (RC) Zoning District

- (A) **Purpose:** The RC Zoning District generally contains areas with existing agricultural, woodlands, stream valleys, steep slopes, privately owned open space and residential uses. The purpose of the RC Zoning District is as follows:
- (1) To preserve and enhance ecologically fragile, environmentally sensitive and aesthetically valuable areas of Lower Alsace Township and Mount Penn Borough. Specific features to be preserved and enhanced include, but are not necessarily limited to surface waters, stream valleys, floodplains, wetlands, groundwater, steep slopes, woodlands, scenic vistas, scenic corridors and contiguous open space.
 - (2) To permit development of a type and density, which will have minimal adverse effects upon the natural features and the surrounding properties.
 - (3) To provide clearly defined limits between residential uses, densities and developments within Lower Alsace Township and Mount Penn Borough.
 - (4) To provide, preserve and enhance park, recreation and open space opportunities on a local and regional scale in order to implement the Joint Comprehensive Plan.

(B) **Uses by Right:** The following principal uses shall be permitted by right within the RC Zoning District, provided that: such use complies with the provisions of this Joint Zoning Ordinance:

- (1) Agricultural Operation that is classified as a general agricultural use, subject to Section 604.1 of this Joint Zoning Ordinance.
- (2) Conservation Uses, subject to Section 612 of this Joint Zoning Ordinance.
- (3) Forestry, subject to Section 616 of this Joint Zoning Ordinance.
- (4) Horseback Riding School and/or Stables as a principal or accessory use, subject to Section 624 of this Joint Zoning Ordinance.
- (5) Municipal Uses, subject to Section 636 of this Joint Zoning Ordinance.
- (6) Recreation Facilities and Uses designated as a public facility with passive recreation uses, subject to the provisions of Section 644 of this Joint Zoning Ordinance.
- (7) Residential Cluster Design for the RC Zoning District, subject to Section 645 of this Joint Zoning Ordinance.
- (8) Single Family Detached Dwelling, subject to Section 654 of this Joint Zoning Ordinance.
- (9) Public Utilities, subject to Section 732 of this Joint Zoning Ordinance

(C) **Accessory Uses:** The following accessory uses shall be permitted by right within the RC Zoning District, provided that: such use complies with the provisions of this Joint Zoning Ordinance

- (1) Accessory uses and structures that are customarily and clearly subordinate to a principal use are permitted by right, provided that such accessory uses and structures are located on the same lot as the principal use and comply with the provisions of this Joint Zoning Ordinance.
- (2) Alternative Energy Facilities as an accessory use, which may include geothermal heat pumps, solar energy systems, wind turbines, wind energy facilities or wood-fired boilers, subject to the provisions specified under Section 704 of this Joint Zoning Ordinance.
- (3) Category 1 Home Occupation, subject to Section 623.1 of this Joint Zoning Ordinance.
- (4) Museums as an accessory use to a permitted principal use by right, subject to the provisions of Section 637 of this Joint Zoning Ordinance.
- (5) Roadside Stand for the sale of agricultural and horticultural products, subject to Section 727 of this Joint Zoning Ordinance. This use shall only apply to the RC Zoning District within Lower Alsace Township.
- (6) Telecommunication Facilities located on municipal owned land or designed as a collocated facility, subject to Section 656 of this Zoning Ordinance. This accessory use may also apply to emergency communication facilities operated by a county, state or federal agency.
- (7) Winery, as an accessory use to an agricultural operation, subject to the provisions that are specified under Sections 604.1, 623.1 and/or 623.2 of this Zoning Ordinance.

(D) **Uses by Special Exception:** The following principal and accessory uses are permitted by special exception within the RC Zoning District, provided that such use complies with the provisions of this Joint Zoning Ordinance:

- (1) Bed and Breakfast Establishment, subject to Section 607 of the Joint Zoning Ordinance. This use shall only apply to the RC Zoning District within Lower Alsace Township.
- (2) Home Day Care, subject to Section 613.1 of this Joint Zoning Ordinance.

- (3) Category 2 Home Occupation, subject to Section 623.2 of this Joint Zoning Ordinance.
 - (4) Kennel, subject to Section 627 of this Joint Zoning Ordinance.
 - (5) Telecommunication Facilities located on an owned or leased parcel of land, subject to Section 656 of this Zoning Ordinance. This principal use may also apply to emergency communication facilities operated by a county, state or federal agency.
 - (6) Veterinary Hospitals as a principal or accessory use, subject to Section 660 of this Joint Zoning Ordinance.
 - (7) Accessory uses and structures that are not located on the same lot of a permitted principal use.
- (E) **Uses by Conditional Use:** The following principal and accessory uses are permitted by conditional use within the RC Zoning District, provided that such use complies with the provisions of this Joint Zoning Ordinance
- (1) Agricultural Operation that is classified as an intensive agricultural use, subject to Section 604.2 of this Joint Zoning Ordinance.
 - (2) Campgrounds, subject to the provisions of Section 609 of this Joint Zoning Ordinance.
 - (3) Quarrying or Mining Operation, subject to the provisions of Section 643 of this Joint Zoning Ordinance.
- (F) **Utility and Dimensional Requirements:** Matrix Chart 1 on the following page provides the basic utility and dimensional requirements for all permitted principal uses within the RC Zoning District. Unless otherwise specified by the municipality with jurisdiction, all permitted uses shall comply with these requirements. Where a discrepancy should exist between the provisions contained within the text and the provisions contained within Matrix Chart 1, the provisions contained within the text shall prevail.
- (G) **Accessory Uses and Structures:** Accessory uses and/or structures to the permitted uses of the RC Zoning District shall be permitted provided: they are located on the same lot as the principal use; they are clearly subordinate to the principal use; they have been properly addressed as part of the application for a permit, subdivision, land development, special exception, conditional use, or other approval requirements; and/or they comply with all other supplemental development and design requirements specified by the municipality with jurisdiction. Accessory uses and structures may also include transportation facilities and utility provisions that have been approved by the appropriate agencies having jurisdiction and that they are necessary to support the principal use.
- (H) **Supplemental Regulations:** Where appropriate, the provisions contained under Article 6 of this Joint Zoning Ordinance shall apply to certain permitted land uses of the RC Zoning District. These provisions include specific planning, engineering and development requirements for certain uses that are permitted by the municipality with jurisdiction. A complete list of these supplemental regulations along with a cross-reference guide to their corresponding section and page numbers have been included within the Table of Contents of this Joint Zoning Ordinance.
- (I) **General Regulations:** Where appropriate, the provisions contained under Article 7 of this Joint Zoning Ordinance shall apply to the permitted land uses of the RC Zoning District. A complete list of these general regulations along with a cross-reference guide to their corresponding section and page numbers have been included within the Table of Contents of this Joint Zoning Ordinance.
- (J) **Subdivision and Land Development Requirements:** Where required to comply with the subdivision and land development provisions of Lower Alsace Township and Mount Penn Borough, a subdivision plan and/or land development plan shall be submitted to the municipality with jurisdiction for review and consideration, prior to the issuance of a building permit for any permitted use within the RC Zoning District. If a subdivision or land development plan is required, the plan shall be prepared to comply with the appropriate provisions established by the municipality with jurisdiction.
- (K) **Off-Street Parking and Loading:** Where applicable, all permitted uses within the RC Zoning District shall comply with the off-street parking and loading requirements specified under Article 8 of this Joint Zoning Ordinance.

- (L) **Signs:** Where applicable, all permitted uses within the RC District shall comply with the requirements for signs, as specified under Article 9 of this Joint Zoning Ordinance.

- (M) **Nonconformities:** Principal and accessory uses that are classified as nonconforming shall comply with the general provisions specified under Article 10 of this Joint Zoning Ordinance. In cases where the dimensional provisions of a nonconforming use are not specified by this Joint Zoning Ordinance, the Zoning Officer shall assign the most restrictive requirements for lot area, building setback, yard setback, building height, building coverage, lot coverage, and other dimensional criteria of a similar permitted use by right within the RC Zoning District.

RC Zoning District: Utility and Dimensional Requirements (Supplemental Matrix Chart 1)

Use	Procedural Requirement	Utility Requirements		Minimum Net Lot Area	Minimum Lot Width	Minimum Yard Requirements			Maximum Height	Maximum Coverage	
		Sewer	Water			Front	Side (each)	Rear		Building	Lot
General Agricultural Operation and Uses	By Right	Optional	Optional	5 acres	Refer to Section 604.1 for additional requirements						
Conservation Uses	By Right	Optional	Optional	5 acres	Refer to Section 612 for additional requirements						
Forestry	By Right	Optional	Optional	Variable	Refer to Section 616 for additional requirements						
Horseback Riding School and Stables	By Right	On-Lot	On-Lot	10 acres	Refer to Section 624 for additional requirements						
Municipal Uses	By Right	Optional	Optional	Variable	Refer to Section 636 for additional requirements						
Recreation Uses Public and Passive	By Right	Optional	Optional	5 acres	Refer to Section 644 for additional requirements						
Residential Cluster Design for RC	By Right	Optional	Optional	20 acres	Refer to Section 645 for additional requirements						
Single Family Detached Dwelling	By Right	On-Lot	On-Lot	5 acres	200 feet	50 feet	40 feet	50 feet	35 feet	5 %	10 %
Public Utilities	By Right	Optional	Optional	Variable	Refer to Section 732 for additional requirements						
Alternative Energy Facilities	By Right	Optional	Optional	Variable	Refer to Section 704 for additional requirements						
Category 1 Home Occupation	By Right	On-Lot	On-Lot	Variable	Refer to Section 623.1 for additional requirements						
Museums	By Right	On-Lot	On-Lot	Variable	Refer to Section 637 for additional requirements						
Roadside Stand	By Right	Optional	Optional	Variable	Refer to Section 727 for additional requirements						
Telecommunications Municipal / Co-Locate	By Right	Optional	Optional	Variable	Refer to Section 656 for additional requirements						
Winery as accessory use to agriculture	By Right or Special Exception	Optional	Optional	Variable	Refer to Sections 604.1, 623.1 and/or 623.2 for additional requirements						
Bed and Breakfast Establishment	Special Exception	On-Lot	On-Lot	5 acres	200 feet	50 feet	50 feet	50 feet	50 feet	10 %	20 %
Home Day Care	Special Exception	On-Lot	On-Lot	Variable	Refer to Section 613.1 for additional requirements						

RC Zoning District: Utility and Dimensional Requirements (Supplemental Matrix Chart 1)

Use	Procedural Requirement	Utility Requirements		Minimum Net Lot Area	Minimum Lot Width	Minimum Yard Requirements			Maximum Height	Maximum Coverage	
		Sewer	Water			Front	Side (each)	Rear		Building	Lot
Category 2 Home Occupation	Special Exception	On-Lot	On-Lot	Variable	Refer to Section 623.2 for additional requirements						
Kennels	Special Exception	On-Lot	On-Lot	10 acres	Refer to Section 627 for additional requirements						
Telecommunications With No Co-Location	Special Exception	Optional	Optional	Variable	Refer to Section 656 for additional requirements						
Veterinary Hospital	Special Exception	On-Lot	On-Lot	5 acres	200 feet	50 feet	50 feet	50 feet	35 feet	10 %	20 %
Intensive Agricultural Operation and Uses	Conditional Use	On-Lot	On-Lot	10 acres	Refer to Section 604.2 for additional requirements						
Campgrounds	Conditional Use	On-Lot	On-Lot	20 acres	Refer to Section 609 for additional requirements						
Quarrying and Mining	Conditional Use	Optional	Optional	20 acres	Refer to Section 643 for additional requirements						

Section 403: Rural Residential (R-1) Zoning District

- (A) **Purpose:** The R-1 Zoning District generally contains areas with existing woodlands, steep slopes, open space and rural residential uses. The purpose of the R-1 Zoning District is as follows:
- (1) To preserve and enhance ecologically fragile, environmentally sensitive and aesthetically valuable areas of Lower Alsace Township and Mount Penn Borough. Specific features to be preserved and enhanced include, but are not necessarily limited to groundwater, steep slopes, woodlands, scenic vistas and scenic corridors.
 - (2) To permit development of a type and density, which have minimal stormwater management impacts upon the natural features and the surrounding properties.
 - (3) To provide a clearly defined limits between residential uses, densities and developments within Lower Alsace Township and Mount Penn Borough.
 - (4) To provide, preserve and enhance park, recreation and open space opportunities on a local and regional scale in order to implement the Joint Comprehensive Plan.
- (B) **Uses by Right:** The following principal uses shall be permitted by right within the R-1 Zoning District, provided that: such use complies with the provisions of this Joint Zoning Ordinance:
- (1) Agricultural Operation that is classified as a general agricultural use, subject to Section 604.1 of this Joint Zoning Ordinance.
 - (2) Conservation Uses, subject to Section 612 of this Joint Zoning Ordinance.
 - (3) Forestry, subject to Section 616 of this Joint Zoning Ordinance.
 - (4) Municipal Uses, subject to Section 636 of this Joint Zoning Ordinance.
 - (5) Recreation Facilities and Uses designated as a public facility with passive recreation uses, subject to the provisions of Section 644 of this Joint Zoning Ordinance.
 - (6) Residential Cluster Design for the R-1 Zoning District, subject to Section 646 of this Joint Zoning Ordinance.
 - (7) Single Family Detached Dwelling, subject to Section 654 of this Joint Zoning Ordinance.
 - (8) Public Utilities, subject to Section 732 of this Joint Zoning Ordinance
- (C) **Accessory Uses:** The following accessory uses shall be permitted by right within the R-1 Zoning District, provided that: such use complies with the provisions of this Joint Zoning Ordinance:
- (1) Accessory uses and structures that are customarily and clearly subordinate to a principal use are permitted by right, provided that such accessory uses and structures are located on the same lot as the principal use and comply with the provisions of this Joint Zoning Ordinance.
 - (2) Alternative energy facilities as an accessory use, which may include geothermal heat pumps, solar energy systems, wind turbines, wind energy facilities or wood-fired boilers, subject to the provisions specified under Section 704 of this Joint Zoning Ordinance.
 - (3) Category 1 Home Occupation, subject to Section 623.1 of this Joint Zoning Ordinance.
 - (4) Roadside Stand for the sale of agricultural and horticultural products, subject to Section 727 of this Joint Zoning Ordinance. This use shall only apply to the R-1 Zoning District within Lower Alsace Township.

- (5) Telecommunication Facilities located on municipal land or designed as a co-located facility, subject to Section 656 of this Joint Zoning Ordinance.
- (6) Winery, as an accessory use to an agricultural operation, subject to the provisions that are specified under Sections 604.1, 623.1 and/or 623.2 of this Zoning Ordinance.

(D) **Uses by Special Exception:** The following principal and accessory uses are permitted by special exception within the R-1 Zoning District, provided that such use complies with the provisions of this Joint Zoning Ordinance:

- (1) Bed and Breakfast Establishment, subject to Section 607 of the Joint Zoning Ordinance. This use shall only apply to the R-1 Zoning District of Lower Alsace Township.
- (2) Home Day Care, subject to Section 613.1 of this Joint Zoning Ordinance.
- (3) Group Home, subject to Section 620 of this Joint Zoning Ordinance.
- (4) Category 2 Home Occupation, subject to Section 623.2 of this Joint Zoning Ordinance.
- (5) Horseback Riding School and/or Stables as a principal or accessory use, subject to Section 624 of this Joint Zoning Ordinance.
- (6) Kennel, subject to Section 627 of this Joint Zoning Ordinance.
- (7) A landscaping center shall be permitted as an accessory use to a nursery or greenhouse, subject to the provisions of Sections 629 and 638 of this Joint Zoning Ordinance.
- (8) Nursery and Greenhouse, subject to Section 638 of this Joint Zoning Ordinance.
- (9) Places of Worship, Religious Uses and Cemeteries, subject to Section 641 of this Joint Zoning Ordinance
- (10) Schools and Educational Uses, subject to Section 651 of this Joint Zoning Ordinance.
- (11) Telecommunication Facilities located on a leased parcel of land, subject to Section 651 of this Joint Zoning Ordinance.
- (12) Veterinary Hospitals as a principal or accessory use, subject to Section 660 of this Joint Zoning Ordinance.
- (13) Accessory uses and structures that are not located on the same lot of a permitted principal use.

(E) **Uses by Conditional Use:** The following principal and accessory uses are permitted by conditional use within the R-1 Zoning District, provided that such use complies with the provisions of this Joint Zoning Ordinance:

- (1) Agricultural Operation that is classified as an intensive agricultural use, subject to Section 604.2 of this Joint Zoning Ordinance.
- (2) Campgrounds, subject to the provisions of Section 609 of this Joint Zoning Ordinance.

- (F) **Utility and Dimensional Requirements:** Matrix Chart 2 on the following page provides the basic utility and dimensional requirements for all permitted principal uses within the R-1 Zoning District. Unless otherwise specified by the municipality with jurisdiction, all permitted uses shall comply with these requirements. Where a discrepancy should exist between the provisions contained within the text and the provisions contained within Matrix Chart 2, the provisions contained within the text shall prevail.
- (G) **Accessory Uses and Structures:** Accessory uses and/or structures to the permitted uses of the R-1 Zoning District shall be permitted provided: they are located on the same lot as the principal use; they are clearly subordinate to the principal use; they have been properly addressed as part of the application for a permit, subdivision, land development, special exception, conditional use, or other approval requirements; and/or they comply with all other supplemental development and design requirements specified by the municipality with jurisdiction. Accessory uses and structures may also include transportation facilities and utility provisions that have been approved by the appropriate agencies having jurisdiction and that they are necessary to support the principal use.
- (H) **Supplemental Regulations:** Where appropriate, the provisions contained under Article 6 of this Joint Zoning Ordinance shall apply to certain permitted land uses of the R-1 Zoning District. These provisions include specific planning, engineering and development requirements for certain uses that are permitted by the municipality with jurisdiction. A complete list of these supplemental regulations along with a cross-reference guide to their corresponding section and page numbers have been included within the Table of Contents of this Joint Zoning Ordinance.
- (I) **General Regulations:** Where appropriate, the provisions contained under Article 7 of this Joint Zoning Ordinance shall apply to the permitted land uses of the R-1 Zoning District. A complete list of these general regulations along with a cross-reference guide to their corresponding section and page numbers have been included within the Table of Contents of this Joint Zoning Ordinance.
- (J) **Subdivision and Land Development Requirements:** Where required to comply with the subdivision and land development provisions of Lower Alsace Township and Mount Penn Borough, a subdivision plan and/or land development plan shall be submitted to the municipality with jurisdiction for review and consideration, prior to the issuance of a building permit for any permitted use within the R-1 Zoning District. If a subdivision or land development plan is required, the plan shall be prepared to comply with the appropriate provisions established by the municipality with jurisdiction.
- (K) **Off-Street Parking and Loading:** Where applicable, all permitted uses within the R-1 Zoning District shall comply with the off-street parking and loading requirements specified under Article 8 of this Joint Zoning Ordinance.
- (L) **Signs:** Where applicable, all permitted uses within the R-1 District shall comply with the requirements for signs, as specified under Article 9 of this Joint Zoning Ordinance.
- (M) **Nonconformities:** Principal and accessory uses that are classified as nonconforming shall comply with the general provisions specified under Article 10 of this Joint Zoning Ordinance. In cases where the dimensional provisions of a nonconforming use are not specified by this Joint Zoning Ordinance, the Zoning Officer shall assign the most restrictive requirements for lot area, building setback, yard setback, building height, building coverage, lot coverage, and other dimensional criteria of a similar permitted use by right within the R-1 Zoning District.

R-1 Zoning District: Utility and Dimensional Requirements (Supplemental Matrix Chart 2)

Use	Procedural Requirement	Utility Requirements		Minimum Net Lot Area	Minimum Lot Width	Minimum Yard Requirements			Maximum Height	Maximum Coverage	
		Sewer	Water			Front	Side (each)	Rear		Building	Lot
General Agricultural Operation and Uses	By Right	Optional	Optional	5 acres	Refer to Section 604.1 for additional requirements						
Conservation Uses	By Right	Optional	Optional	5 acres	Refer to Section 612 for additional requirements						
Forestry	By Right	Optional	Optional	Variable	Refer to Section 616 for additional requirements						
Municipal Uses	By Right	Optional	Optional	Variable	Refer to Section 636 for additional requirements						
Recreation Uses Public and Passive	By Right	Optional	Optional	5 acres	Refer to Section 644 for additional requirements						
Residential Cluster Design for R-1	By Right	Optional	Optional	20 acres	Refer to Section 646 for additional requirements						
Single Family Detached Dwelling	By Right	Optional	Optional	2 acres	200 feet	50 feet	40 feet	50 feet	35 feet	10 %	20 %
Public Utilities	By Right	Optional	Optional	Variable	Refer to Section 732 for additional requirements						
Alternative Energy Facilities	By Right	Optional	Optional	Variable	Refer to Section 704 for additional requirements						
Category 1 Home Occupation	By Right	On-Lot	On-Lot	Variable	Refer to Section 623.1 for additional requirements						
Roadside Stand	By Right	Optional	Optional	Variable	Refer to Section 727 for additional requirements						
Telecommunications Municipal / Co-Locate	By Right	Optional	Optional	Variable	Refer to Section 656 for additional requirements						
Winery as accessory use to agriculture	By Right or Special Exception	Optional	Optional	Variable	Refer to Sections 604.1, 623.1 and/or 623.2 for additional requirements						
Bed and Breakfast Establishment	Special Exception	On-Lot	On-Lot	5 acres	200 feet	50 feet	50 feet	50 feet	50 feet	10 %	20 %
Home Day Care	Special Exception	On-Lot	On-Lot	Variable	Refer to Section 613.1 for additional requirements						
Group Home	Special Exception	On-Lot	On-Lot	Variable	Refer to Section 620 for additional requirements						

R-1 Zoning District: Utility and Dimensional Requirements (Supplemental Matrix Chart 2)

Use	Procedural Requirement	Utility Requirements		Minimum Net Lot Area	Minimum Lot Width	Minimum Yard Requirements			Maximum Height	Maximum Coverage	
		Sewer	Water			Front	Side (each)	Rear		Building	Lot
Category 2 Home Occupation	Special Exception	On-Lot	On-Lot	Variable	Refer to Section 623.2 for additional requirements						
Horseback Riding School and Stables	Special Exception	On-Lot	On-Lot	10 acres	Refer to Section 624 for additional requirements						
Kennels	Special Exception	On-Lot	On-Lot	10 acres	Refer to Section 627 for additional requirements						
Landscape Center as an accessory use	Special Exception	On-Lot	On-Lot	10 acres	Refer to Sections 629 and 638 for additional requirements						
Nursery and Greenhouse	Special Exception	On-Lot	On-Lot	10 acres	200 feet	50 feet	50 feet	50 feet	50 feet	10 %	20 %
Place of Worship Religious, Cemetery	Special Exception	Optional	Optional	5 acres	200 feet	50 feet	50 feet	50 feet	50 feet	10 %	20 %
Schools and Educational Uses	Special Exception	On-Lot	On-Lot	5 acres	200 feet	50 feet	50 feet	50 feet	50 feet	30 %	50 %
Telecommunications With No Co-Location	Special Exception	Optional	Optional	Variable	Refer to Section 656 for additional requirements						
Veterinary Hospital	Special Exception	On-Lot	On-Lot	5 acres	200 feet	50 feet	50 feet	50 feet	35 feet	10 %	20 %
Intensive Agricultural Operation and Uses	Conditional Use	On-Lot	On-Lot	10 acres	Refer to Section 604.2 for additional requirements						
Campgrounds	Conditional Use	On-Lot	On-Lot	20 acres	Refer to Section 609 for additional requirements						

Section 404: Low Density Residential (R-2) Zoning District

- (A) **Purpose:** The R-2 Zoning District generally contains areas with existing agricultural, woodlands, steep slopes, stream valleys and low density residential uses. The purpose of the R-2 Zoning District is as follows:
- (1) To allow low-density residential development, provided that such development recognizes and protects the natural environment.
 - (2) To encourage the responsible treatment of ecologically and environmentally sensitive areas by those building or developing within the district.
 - (3) To provide a clearly defined limits between residential uses, densities and developments within Lower Alsace Township and Mount Penn Borough.
- (B) **Uses by Right:** The following principal uses shall be permitted by right within the R-2 Zoning District, provided that: such use complies with the provisions of this Joint Zoning Ordinance:
- (1) Agricultural Operation that is classified as a general agricultural use, subject to Section 604.1 of this Joint Zoning Ordinance.
 - (2) Forestry, subject to Section 616 of this Joint Zoning Ordinance.
 - (3) Municipal Uses, subject to Section 636 of this Joint Zoning Ordinance.
 - (4) Recreation Facilities and Uses designated as a public facility with passive recreation uses, subject to the provisions of Section 644 of this Joint Zoning Ordinance.
 - (5) Residential Cluster Design for the R-2 Zoning District, subject to Section 647 of this Joint Zoning Ordinance.
 - (6) Single Family Detached Dwelling, subject to Section 654 of this Joint Zoning Ordinance.
 - (7) Public Utilities, subject to Section 732 of this Joint Zoning Ordinance
- (C) **Accessory Uses:** The following accessory uses shall be permitted by right within the R-2 Zoning District, provided that: such use complies with the provisions of this Joint Zoning Ordinance:
- (1) Accessory uses and structures that are customarily and clearly subordinate to a principal use are permitted by right, provided that such accessory uses and structures are located on the same lot as the principal use and comply with the provisions of this Joint Zoning Ordinance.
 - (2) Alternative energy facilities as an accessory use, which may include geothermal heat pumps, solar energy systems, wind turbines, wind energy facilities or wood-fired boilers, subject to the provisions specified under Section 704 of this Joint Zoning Ordinance.
 - (3) Category 1 Home Occupation, subject to Section 623.1 of this Joint Zoning Ordinance.
 - (4) Roadside Stand for the sale of agricultural and horticultural products, subject to Section 727 of this Joint Zoning Ordinance. This use shall only apply to the R-2 Zoning District within Lower Alsace Township.
 - (5) Telecommunication Facilities located on municipal land or designed as a co-located facility, subject to Section 656 of this Joint Zoning Ordinance.
 - (6) Winery, as an accessory use to an agricultural operation, subject to the provisions that are specified under Sections 604.1, 623.1 and/or 623.2 of this Zoning Ordinance.

- (D) **Uses by Special Exception:** The following principal and accessory uses are permitted by special exception within the R-2 Zoning District, provided that such use complies with the provisions of this Joint Zoning Ordinance:
- (1) Bed and Breakfast Establishment, subject to Section 607 of the Joint Zoning Ordinance. This use shall only apply to the R-2 Zoning District of Lower Alsace Township.
 - (2) Commercial Water Resource Use, subject to Section 611 of this Joint Zoning Ordinance.
 - (3) Conservation Uses, subject to Section 612 of this Joint Zoning Ordinance.
 - (4) Home Day Care, subject to Section 613.1 of this Joint Zoning Ordinance.
 - (5) Group Home, subject to Section 620 of this Joint Zoning Ordinance.
 - (6) Category 2 Home Occupation, subject to Section 623.2 of this Joint Zoning Ordinance.
 - (7) Landscape Center as a principal use or as an accessory use to a nursery or greenhouse, subject to the provisions of Sections 629 and 638 of this Joint Zoning Ordinance.
 - (8) Nursery and Greenhouse, subject to Section 638 of this Joint Zoning Ordinance.
 - (9) Places of Worship, Religious Uses and Cemeteries, subject to Section 641 of this Joint Zoning Ordinance.
 - (10) Recreation Facilities and Uses designated as a public facility with active recreation uses, subject to the provisions of Section 644 of this Joint Zoning Ordinance
 - (11) Schools and Educational Uses, subject to Section 651 of this Joint Zoning Ordinance.
 - (12) Telecommunication Facilities located on a leased parcel of land, subject to Section 656 of this Joint Zoning Ordinance.
 - (13) Accessory uses and structures that are not located on the same lot of a permitted principal use.
- (E) **Uses by Conditional Use:** The following principal and accessory uses are permitted by conditional use in the R-2 Zoning District, provided that such use complies with the provisions of this Joint Zoning Ordinance:
- (1) Campgrounds, subject to the provisions of Section 609 of this Joint Zoning Ordinance.
- (F) **Utility and Dimensional Requirements:** Matrix Chart 3 on the following page provides the basic utility and dimensional requirements for all permitted principal uses within the R-2 Zoning District. Unless otherwise specified by the municipality with jurisdiction, all permitted uses shall comply with these requirements. Where a discrepancy should exist between the provisions contained within the text and the provisions contained within Matrix Chart 3, the provisions contained within the text shall prevail.
- (G) **Accessory Uses and Structures:** Accessory uses and/or structures to the permitted uses of the R-2 Zoning District shall be permitted provided: they are located on the same lot as the principal use; they are clearly subordinate to the principal use; they have been properly addressed as part of the application for a permit, subdivision, land development, special exception, conditional use, or other approval requirements; and/or they comply with all other supplemental development and design requirements specified by the municipality with jurisdiction. Accessory uses and structures may also include transportation facilities and utility provisions that have been approved by the appropriate agencies having jurisdiction and that they are necessary to support the principal use.

- (H) **Supplemental Regulations:** Where appropriate, the provisions contained under Article 6 of this Joint Zoning Ordinance shall apply to certain permitted land uses of the R-2 Zoning District. These provisions include specific planning, engineering and development requirements for certain uses that are permitted by the municipality with jurisdiction. A complete list of these supplemental regulations along with a cross-reference guide to their corresponding section and page numbers have been included within the Table of Contents of this Joint Zoning Ordinance.
- (I) **General Regulations:** Where appropriate, the provisions contained under Article 7 of this Joint Zoning Ordinance shall apply to the permitted land uses of the R-2 Zoning District. A complete list of these general regulations along with a cross-reference guide to their corresponding section and page numbers have been included within the Table of Contents of this Joint Zoning Ordinance.
- (J) **Subdivision and Land Development Requirements:** Where required to comply with the subdivision and land development provisions of Lower Alsace Township and Mount Penn Borough, a subdivision plan and/or land development plan shall be submitted to the municipality with jurisdiction for review and consideration, prior to the issuance of a building permit for any permitted use within the R-2 Zoning District. If a subdivision or land development plan is required, the plan shall be prepared to comply with the appropriate provisions established by the municipality with jurisdiction.
- (K) **Off-Street Parking and Loading:** Where applicable, all permitted uses within the R-2 Zoning District shall comply with the off-street parking and loading requirements specified under Article 8 of this Joint Zoning Ordinance.
- (L) **Signs:** Where applicable, all permitted uses within the R-2 District shall comply with the requirements for signs, as specified under Article 9 of this Joint Zoning Ordinance.
- (M) **Nonconformities:** Principal and accessory uses that are classified as nonconforming shall comply with the general provisions specified under Article 10 of this Joint Zoning Ordinance. In cases where the dimensional provisions of a nonconforming use are not specified by this Joint Zoning Ordinance, the Zoning Officer shall assign the most restrictive requirements for lot area, building setback, yard setback, building height, building coverage, lot coverage, and other dimensional criteria of a similar permitted use by right within the R-2 Zoning District.

R-2 Zoning District: Utility and Dimensional Requirements (Supplemental Matrix Chart 3)

Use	Procedural Requirement	Utility Requirements		Minimum Net Lot Area	Minimum Lot Width	Minimum Yard Requirements			Maximum Height	Maximum Coverage	
		Sewer	Water			Front	Side (each)	Rear		Building	Lot
General Agricultural Operation and Uses	By Right	Optional	Optional	5 acres	Refer to Section 604.1 for additional requirements						
Forestry	By Right	Optional	Optional	Variable	Refer to Section 616 for additional requirements						
Municipal Uses	By Right	Optional	Optional	Variable	Refer to Section 636 for additional requirements						
Recreation Uses Public and Passive	By Right	Optional	Optional	5 acres	Refer to Section 644 for additional requirements						
Residential Cluster Design for R-2	By Right	Public	Public	20 acres	Refer to Section 647 for additional requirements						
Single Family Detached Dwelling	By Right	On-Lot	On-Lot	1 acre	150 feet	30 feet	20 feet	20 feet	35 feet	15 %	25 %
		On-Lot	Public	1 acre	150 feet	30 feet	20 feet	20 feet	35 feet	15 %	25 %
		Public	On-Lot	20,000 sq. ft.	100 feet	30 feet	10 feet	20 feet	35 feet	20 %	30 %
		Public	Public	10,000 sq. ft.	80 feet	30 feet	10 feet	20 feet	35 feet	30 %	40 %
Public Utilities	By Right	Optional	Optional	Variable	Refer to Section 732 for additional requirements						
Alternative Energy Facilities	By Right	Optional	Optional	Variable	Refer to Section 704 for additional requirements						
Category 1 Home Occupation	By Right	Optional	Optional	Variable	Refer to Sections 623.1 for additional requirements						
Roadside Stand	By Right	Optional	Optional	Variable	Refer to Section 727 for additional requirements						
Telecommunications Municipal / Co-Locate	By Right	Optional	Optional	Variable	Refer to Section 656 for additional requirements						
Winery as accessory use to agriculture	By Right or Special Exception	Optional	Optional	Variable	Refer to Sections 604.1, 623.1 and/or 623.2 for additional requirements						
Bed and Breakfast Establishment	Special Exception	On-Lot	On-Lot	2 acres	200 feet	50 feet	50 feet	50 feet	50 feet	10 %	20 %

R-2 Zoning District: Utility and Dimensional Requirements (Supplemental Matrix Chart 3)

Use	Procedural Requirement	Utility Requirements		Minimum Net Lot Area	Minimum Lot Width	Minimum Yard Requirements			Maximum Height	Maximum Coverage	
		Sewer	Water			Front	Side (each)	Rear		Building	Lot
Commercial Water Resource Use	Special Exception	Optional	Optional	10 acres	Refer to Section 611 for additional requirements						
Conservation Uses	Special Exception	Optional	Optional	1 acre	Refer to Section 612 for additional requirements						
Home Day Care	Special Exception	Optional	Optional	Variable	Refer to Section 613.1 for additional requirements						
Group Home	Special Exception	Optional	Optional	Variable	Refer to Section 620 for additional requirements						
Category 2 Home Occupation	Special Exception	Optional	Optional	Variable	Refer to Section 623.2 for additional requirements						
Landscape Center	Special Exception	Optional	Optional	2 acres	200 feet	50 feet	50 feet	50 feet	50 feet	10 %	20 %
Nursery and Greenhouse	Special Exception	Optional	Optional	2 acres	200 feet	50 feet	50 feet	50 feet	50 feet	10 %	20 %
Place of Worship Religious, Cemetery	Special Exception	Optional	Optional	2 acres	200 feet	50 feet	50 feet	50 feet	50 feet	10 %	20 %
Recreation Uses Public and Active	Special Exception	Optional	Optional	5 acres	Refer to Section 644 for additional requirements						
Schools and Educational Uses	Special Exception	Optional	Optional	5 acres	200 feet	50 feet	50 feet	50 feet	50 feet	30 %	50 %
Telecommunications With No Co-Location	Special Exception	Optional	Optional	Variable	Refer to Section 655 for additional requirements						
Campgrounds	Conditional Use	On-Lot	On-Lot	20 acres	Refer to Section 609 for additional requirements						

Section 405: Medium Density Residential (R-3) Zoning District

- (A) **Purpose:** The R-3 Zoning District generally contains areas with developments containing medium density residential uses. The purpose of the R-3 Zoning District is as follows:
- (1) To maintain the integrity of existing residential neighborhoods and allow consistent development of undeveloped parcels of land.
 - (2) To accommodate the expansion of suburban development in those areas best-suited for medium density residential development.
 - (3) To efficiently utilize the existing infrastructure and community facilities.
- (B) **Uses by Right:** The following principal uses shall be permitted by right within the R-3 Zoning District, provided that such use complies with the provisions of this Joint Zoning Ordinance:
- (1) Age-Qualified Retirement Community, subject to Section 603 of this Joint Zoning Ordinance.
 - (2) Emergency Service Facility, subject to Section 615 of this Joint Zoning Ordinance.
 - (3) Forestry, subject to Section 616 of this Joint Zoning Ordinance.
 - (4) Municipal Uses, subject to Section 636 of this Joint Zoning Ordinance.
 - (5) Recreation Facilities and Uses designated as a public facility with passive recreation uses, subject to the provisions of Section 644 of this Joint Zoning Ordinance.
 - (6) Single Family Detached Dwelling, subject to Section 654 of this Joint Zoning Ordinance.
 - (7) Public Utilities, subject to Section 732 of this Joint Zoning Ordinance.
- (C) **Accessory Uses:** The following accessory uses shall be permitted by right within the R-3 Zoning District, provided that such use complies with the provisions of this Joint Zoning Ordinance:
- (1) Accessory uses and structures that are customarily and clearly subordinate to a principal use are permitted by right, provided that such accessory uses and structures are located on the same lot as the principal use and comply with the provisions of this Joint Zoning Ordinance.
 - (2) Alternative energy facilities as an accessory use, which may include geothermal heat pumps, solar energy systems, wind turbines, wind energy facilities or wood-fired boilers, subject to the provisions specified under Section 704 of this Joint Zoning Ordinance.
 - (3) Category 1 Home Occupation, subject to Section 623.1 of this Joint Zoning Ordinance.
 - (4) Telecommunication Facilities located on municipal land or designed as a co-located facility, subject to Section 655 of this Joint Zoning Ordinance.
- (D) **Uses by Special Exception:** The following principal and accessory uses are permitted by special exception within the R-3 Zoning District, provided that such use complies with the provisions of this Joint Zoning Ordinance:
- (1) Bed and Breakfast Establishment, subject to Section 607 of the Joint Zoning Ordinance. This use shall only apply to the R-3 Zoning District of Lower Alsace Township.
 - (2) Conservation Uses, subject to Section 612 of this Joint Zoning Ordinance.
 - (3) Home Day Care, subject to Section 613.1 of this Joint Zoning Ordinance.
 - (4) Group Home, subject to Section 620 of this Joint Zoning Ordinance.
 - (5) Category 2 Home Occupation, subject to Section 623.2 of this Joint Zoning Ordinance.
 - (6) Places of Worship, Religious Uses and Cemeteries, subject to Section 641 of this Joint Zoning Ordinance

- (7) Recreation Facilities and Uses designated as a public facility with active recreation uses, subject to the provisions of Section 644 of this Joint Zoning Ordinance
 - (8) Schools and Educational Uses, subject to Section 651 of this Joint Zoning Ordinance.
 - (9) Roadside Stand for the sale of agricultural and horticultural products, subject to Section 727 of this Joint Zoning Ordinance. This use shall only apply to the R-1 Zoning District within Lower Alsace Township.
 - (10) Accessory uses and structures that are not located on the same lot of a permitted principal use.
- (E) **Uses by Conditional Use:** The following principal and accessory uses are permitted by conditional use in the R-3 Zoning District, provided that such use complies with the provisions of this Joint Zoning Ordinance:
- (1) Reserved.
- (F) **Utility and Dimensional Requirements:** Matrix Chart 4 on the following page provides the basic utility and dimensional requirements for all permitted principal uses within the R-3 Zoning District. Unless otherwise specified by the municipality with jurisdiction, all permitted uses shall comply with these requirements. Where a discrepancy should exist between the provisions contained within the text and the provisions contained within Matrix Chart 4, the provisions contained within the text shall prevail.
- (G) **Accessory Uses and Structures:** Accessory uses and/or structures to the permitted uses of the R-3 Zoning District shall be permitted provided: they are located on the same lot as the principal use; they are clearly subordinate to the principal use; they have been properly addressed as part of the application for a permit, subdivision, land development, special exception, conditional use, or other approval requirements; and/or they comply with all other supplemental development and design requirements specified by the municipality with jurisdiction. Accessory uses and structures may also include transportation facilities and utility provisions that have been approved by the appropriate agencies having jurisdiction and that they are necessary to support the principal use.
- (H) **Supplemental Regulations:** Where appropriate, the provisions contained under Article 6 of this Joint Zoning Ordinance shall apply to certain permitted land uses of the R-3 Zoning District. These provisions include specific planning, engineering and development requirements for certain uses that are permitted by the municipality with jurisdiction. A complete list of these supplemental regulations along with a cross-reference guide to their corresponding section and page numbers have been included in the Table of Contents of this Joint Zoning Ordinance.
- (I) **General Regulations:** Where appropriate, the provisions contained under Article 7 of this Joint Zoning Ordinance shall apply to the permitted land uses of the R-3 Zoning District. A complete list of these general regulations along with a cross-reference guide to their corresponding section and page numbers have been included within the Table of Contents of this Joint Zoning Ordinance.
- (J) **Subdivision and Land Development Requirements:** Where required to comply with the subdivision and land development provisions of Lower Alsace Township and Mount Penn Borough, a subdivision plan and/or land development plan shall be submitted to the municipality with jurisdiction for review and consideration, prior to the issuance of a building permit for any permitted use within the R-3 Zoning District. If a subdivision or land development plan is required, the plan shall be prepared to comply with the appropriate provisions established by the municipality with jurisdiction.
- (K) **Off-Street Parking and Loading:** Where applicable, all permitted uses within the R-3 Zoning District shall comply with the off-street parking and loading requirements specified under Article 8 of this Joint Zoning Ordinance.
- (L) **Signs:** Where applicable, all permitted uses within the R-3 District shall comply with the requirements for signs, as specified under Article 9 of this Joint Zoning Ordinance.
- (M) **Nonconformities:** Principal and accessory uses that are classified as nonconforming shall comply with the general provisions specified under Article 10 of this Joint Zoning Ordinance. In cases where the dimensional provisions of a nonconforming use are not specified by this Joint Zoning Ordinance, the Zoning Officer shall assign the most restrictive requirements for lot area, building setback, yard setback, building height, building coverage, lot coverage, and other dimensional criteria of a similar permitted use by right within the R-3 Zoning District.

R-3 Zoning District: Utility and Dimensional Requirements (Supplemental Matrix Chart 4)

Use	Procedural Requirement	Utility Requirements		Minimum Net Lot Area	Minimum Lot Width	Minimum Yard Requirements			Maximum Height	Maximum Coverage	
		Sewer	Water			Front	Side (each)	Rear		Building	Lot
Age-Qualified Retirement Comm.	By Right	Public	Public	2 acres	Refer to Section 603 for additional requirements						
Emergency Service Facility	By Right	Public	Public	20,000 sq. ft.	100 feet	20 feet	10 feet	20 feet	50 feet	50 %	70 %
Forestry	By Right	Optional	Optional	Variable	Refer to Section 616 for additional requirements						
Municipal Uses	By Right	Optional	Optional	Variable	Refer to Section 636 for additional requirements						
Recreation Uses Public and Passive	By Right	Optional	Optional	1 acre	Refer to Section 644 for additional requirements						
Single Family Detached Dwelling	By Right	Public	Public	5,000 sq. ft.	50 feet	20 feet	6 feet	20 feet	35 feet	40 %	50 %
Public Utilities	By Right	Optional	Optional	Variable	Refer to Section 732 for additional requirements						
Alternative Energy Facilities	By Right	Optional	Optional	Variable	Refer to Section 704 for additional requirements						
Category 1 Home Occupation	By Right	Public	Public	Variable	Refer to Section 623.1 for additional requirements						
Telecommunications Municipal / Co-Locate	By Right	Optional	Optional	Variable	Refer to Section 656 for additional requirements						
Conservation Uses	Special Exception	Optional	Optional	1 acre	Refer to Section 612 for additional requirements						
Home Day Care	Special Exception	Public	Public	Variable	Refer to Section 613.1 for additional requirements						
Bed and Breakfast Establishment	Special Exception	Public	Public	20,000 sq.ft.	100 feet	20 feet	10 feet	20 feet	50 feet	40 %	60 %
Group Home	Special Exception	Public	Public	Variable	Refer to Section 620 for additional requirements						
Category 2 Home Occupation	Special Exception	Public	Public	Variable	Refer to Section 623.1 for additional requirements						
Place of Worship Religious, Cemetery	Special Exception	Public	Public	1 acre	150 feet	40 feet	20 feet	40 feet	50 feet	50 %	70 %
Recreation Uses Public and Active	Special Exception	Optional	Optional	1 acre	Refer to Section 644 for additional requirements						
Schools and Educational Uses	Special Exception	Public	Public	1 acre	150 feet	40 feet	20 feet	40 feet	50 feet	50 %	70 %

R-3 Zoning District: Utility and Dimensional Requirements (Supplemental Matrix Chart 4)

Use	Procedural Requirement	Utility Requirements		Minimum Net Lot Area	Minimum Lot Width	Minimum Yard Requirements			Maximum Height	Maximum Coverage	
		Sewer	Water			Front	Side (each)	Rear		Building	Lot
Roadside Stand	Special Exception	Optional	Optional	Variable	Refer to Section 727 for additional requirements						

Section 406: High Density Residential (R-4) Zoning District

- (A) **Purpose:** The R-4 Zoning District generally contains areas with developments containing medium to high density residential uses. The purpose of the R-5 Zoning District is as follows:
- (1) To maintain the integrity of existing residential neighborhoods and allow consistent development of undeveloped parcels of land.
 - (2) To accommodate high density residential development upon lands best-suited for suburban uses.
 - (3) To efficiently utilize the existing infrastructure and community facilities.
- (B) **Uses by Right:** The following principal uses shall be permitted by right within the R-4 Zoning District, provided that: such use complies with the provisions of this Joint Zoning Ordinance:
- (1) Age-Qualified Retirement Community, subject to Section 603 of this Joint Zoning Ordinance.
 - (2) Emergency Service Facility, subject to Section 615 of this Joint Zoning Ordinance.
 - (3) Forestry, subject to Section 616 of this Joint Zoning Ordinance.
 - (4) Municipal Uses, subject to Section 636 of this Joint Zoning Ordinance.
 - (5) Recreation Facilities and Uses designated as a public facility with passive recreation uses, subject to the provisions of Section 644 of this Joint Zoning Ordinance.
 - (6) Single Family Detached Dwelling, subject to Section 654 of this Joint Zoning Ordinance.
 - (7) Single Family Semi-Detached Dwelling, subject to Section 655 of this Joint Zoning Ordinance.
 - (8) Townhouses containing 8 or fewer dwelling units that are developed or maintained as individual uses, subject to Section 658 of this Joint Zoning Ordinance.
 - (9) Public Utilities, subject to Section 732 of this Joint Zoning Ordinance
- (C) **Accessory Uses:** The following accessory uses shall be permitted by right within the R-4 Zoning District, provided that: such use complies with the provisions of this Joint Zoning Ordinance:
- (1) Accessory uses and structures that are customarily and clearly subordinate to a principal use are permitted by right, provided that such accessory uses and structures are located on the same lot as the principal use and comply with the provisions of this Joint Zoning Ordinance.
 - (2) Alternative energy facilities as an accessory use, which may include geothermal heat pumps, solar energy systems, wind turbines, wind energy facilities or wood-fired boilers, subject to the provisions specified under Section 704 of this Joint Zoning Ordinance.
 - (3) Category 1 Home Occupation, subject to Section 623.1 of this Joint Zoning Ordinance.
 - (4) Recreation Facilities and Uses as an accessory recreation indoor use, subject to Section 644 of this Joint Zoning Ordinance.
 - (5) Telecommunication Facilities located on municipal land or designed as a co-located facility, subject to Section 655 of this Joint Zoning Ordinance.

- (D) **Uses by Special Exception:** The following principal and accessory uses are permitted by special exception within the R-4 Zoning District, provided that such use complies with the provisions of this Joint Zoning Ordinance:
- (1) Bed and Breakfast Establishment, subject to Section 607 of the Joint Zoning Ordinance. This use shall only apply to the R-4 Zoning District of Lower Alsace Township.
 - (2) Group Home, subject to Section 620 of this Joint Zoning Ordinance.
 - (3) Category 2 Home Occupation, subject to Section 623.2 of this Joint Zoning Ordinance.
 - (4) Manufactured or Mobile Home Park, subject to Section 631 of this Joint Zoning Ordinance.
 - (5) Personal Care, Assisted Living Care, Convalescent Home or Nursing Home, subject to Section 639 of this Joint Zoning Ordinance.
 - (6) Places of Worship, Religious Uses and Cemeteries, subject to Section 641 of this Joint Zoning Ordinance.
 - (7) Recreation Facilities and Uses designated as a public facility with active recreation uses, subject to the provisions of Section 644 of this Joint Zoning Ordinance.
 - (8) Recreation Facilities and Uses as an accessory recreation outdoor use, subject to Section 644 of this Joint Zoning Ordinance.
 - (9) Roadside Stand for the sale of agricultural and horticultural products, subject to Section 727 of this Joint Zoning Ordinance. This use shall only apply to the R-4 Zoning District of Lower Alsace Township.
 - (10) Schools and Educational Uses, subject to Section 651 of this Joint Zoning Ordinance.
 - (11) Accessory uses and structures that are not located on the same lot of a permitted principal use.
- (E) **Uses by Conditional Use:** The following principal and accessory uses are permitted by conditional use within the R-4 Zoning District, provided that such use complies with the provisions of this Joint Zoning Ordinance:
- (1) Townhouse Uses and Developments containing more than eight (8) dwelling units, subject to the provisions of Section 658 of this Joint Zoning Ordinance.
- (F) **Utility and Dimensional Requirements:** Matrix Chart 5 on the following page provides the basic utility and dimensional requirements for all permitted principal uses within the R-4 Zoning District. Unless otherwise specified by the municipality with jurisdiction, all permitted uses shall comply with these requirements. Where a discrepancy should exist between the provisions contained within the text and the provisions contained within Matrix Chart 5, the provisions contained within the text shall prevail.
- (G) **Accessory Uses and Structures:** Accessory uses and/or structures to the permitted uses of the R-4 Zoning District shall be permitted provided: they are located on the same lot as the principal use; they are clearly subordinate to the principal use; they have been properly addressed as part of the application for a permit, subdivision, land development, special exception, conditional use, or other approval requirements; and/or they comply with all other supplemental development and design requirements specified by the municipality with jurisdiction. Accessory uses and structures may also include transportation facilities and utility provisions that have been approved by the appropriate agencies having jurisdiction and that they are necessary to support the principal use.
- (H) **Supplemental Regulations:** Where appropriate, the provisions contained under Article 6 of this Joint Zoning Ordinance shall apply to certain permitted land uses of the R-4 Zoning District. These provisions include specific planning, engineering and development requirements for certain uses that are permitted by the municipality with jurisdiction. A list of these supplemental regulations along with a cross-reference guide to their corresponding section and page numbers have been included within the Table of Contents of this Joint Zoning Ordinance.

- (I) **General Regulations:** Where appropriate, the provisions contained under Article 7 of this Joint Zoning Ordinance shall apply to the permitted land uses of the R-4 Zoning District. A complete list of these general regulations along with a cross-reference guide to their corresponding section and page numbers have been included within the Table of Contents of this Joint Zoning Ordinance.
- (J) **Subdivision and Land Development Requirements:** Where required to comply with the subdivision and land development provisions of Lower Alsace Township and Mount Penn Borough, a subdivision plan and/or land development plan shall be submitted to the municipality with jurisdiction for review and consideration, prior to the issuance of a building permit for any permitted use within the R-4 Zoning District. If a subdivision or land development plan is required, the plan shall be prepared to comply with the appropriate provisions established by the municipality with jurisdiction.
- (K) **Off-Street Parking and Loading:** Where applicable, all permitted uses within the R-4 Zoning District shall comply with the off-street parking and loading requirements specified under Article 8 of this Joint Zoning Ordinance.
- (L) **Signs:** Where applicable, all permitted uses within the R-4 District shall comply with the requirements for signs, as specified under Article 9 of this Joint Zoning Ordinance.
- (M) **Nonconformities:** Principal and accessory uses that are classified as nonconforming shall comply with the general provisions specified under Article 10 of this Joint Zoning Ordinance. In cases where the dimensional provisions of a nonconforming use are not specified by this Joint Zoning Ordinance, the Zoning Officer shall assign the most restrictive requirements for lot area, building setback, yard setback, building height, building coverage, lot coverage, and other dimensional criteria of a similar permitted use by right within the R-4 Zoning District.

R-4 Zoning District: Utility and Dimensional Requirements (Supplemental Matrix Chart 5)

Use	Procedural Requirement	Utility Requirements		Minimum Net Lot Area	Minimum Lot Width	Minimum Yard Requirements			Maximum Height	Maximum Coverage	
		Sewer	Water			Front	Side (each)	Rear		Building	Lot
Age-Qualified Retirement Comm.	By Right	Public	Public	2 acres	Refer to Section 603 for additional requirements						
Emergency Service Facility	By Right	Public	Public	10,000 sq. ft.	100 feet	20 feet	10 feet	20 feet	50 feet	50 %	70 %
Forestry	By Right	Optional	Optional	Variable	Refer to Section 616 for additional requirements						
Municipal Uses	By Right	Optional	Optional	Variable	Refer to Section 636 for additional requirements						
Recreation Uses Public and Passive	By Right	Optional	Optional	1 acre	Refer to Section 644 for additional requirements						
Single Family Detached Dwelling	By Right	Public	Public	4,000 sq. ft.	40 feet	20 feet	6 feet	20 feet	35 feet	40 %	50 %
Single Family Semi-Detached Dwelling	By Right	Public	Public	2,500 sq. ft.	30 feet	20 feet	6 feet	20 feet	35 feet	50 %	60 %
Townhouse Uses 8 units or less units	By Right	Public	Public	2,000 sq. ft.	20 feet	20 feet	6 feet	20 feet	35 feet	60 %	70 %
Public Utilities	By Right	Optional	Optional	Variable	Refer to Section 732 for additional requirements						
Alternative Energy Facilities	By Right	Optional	Optional	Variable	Refer to Section 704 for additional requirements						
Category 1 Home Occupation	By Right	Public	Public	Variable	Refer to Sections 623.1 for additional requirements						
Recreation Uses as accessory indoor use	By Right	Public	Public	Variable	Refer to Section 644 of this Joint Zoning Ordinance						
Telecommunications Municipal / Co-Locate	By Right	Optional	Optional	Variable	Refer to Section 655 for additional requirements						
Bed and Breakfast Establishment	Special Exception	Public	Public	20,000 sq.ft.	100 feet	20 feet	10 feet	20 feet	50 feet	50 %	70 %
Group Home	Special Exception	Public	Public	Variable	Refer to Section 620 for additional requirements						
Category 2 Home Occupation	Special Exception	Public	Public	Variable	Refer to Sections 623.2 for additional requirements						
Manufactured or Mobile Home Park	Special Exception	Public	Public	5 acres	Refer to Section 631 for additional requirements						
Personal Care, Assisted Live Care	Special Exception	Public	Public	20,000 sq.ft.	100 feet	20 feet	20 feet	10 feet	50 feet	50 %	70 %

R-4 Zoning District: Utility and Dimensional Requirements (Supplemental Matrix Chart 5)

Use	Procedural Requirement	Utility Requirements		Minimum Net Lot Area	Minimum Lot Width	Minimum Yard Requirements			Maximum Height	Maximum Coverage	
		Sewer	Water			Front	Side (each)	Rear		Building	Lot
Place of Worship Religious, Cemetery	Special Exception	Public	Public	1 acre	150 feet	40 feet	20 feet	40 feet	50 feet	50 %	70 %
Recreation Uses Public and Active	Special Exception	Optional	Optional	1 acre	Refer to Section 644 for additional requirements						
Recreation Uses as accessory outdoor	Special Exception	Optional	Optional	Variable	Refer to Section 644 of this Joint Zoning Ordinance						
Roadside Stand	Special Exception	Optional	Optional	Variable	Refer to Section 727 for additional requirements						
Schools and Educational Uses	Special Exception	Optional	Optional	1 acre	150 feet	40 feet	20 feet	40 feet	50 feet	50 %	70 %
Townhouse Uses more than 8 units	Conditional Use	Public	Public	Variable	Refer to Section 658 for additional requirements						

Section 407: Urban Residential (R-5) Zoning District

- (A) **Purpose:** The R-5 Zoning District generally contains areas with developments containing medium to high density residential uses. The purpose of the R-5 Zoning District is as follows:
- (1) To maintain the integrity of existing residential neighborhoods and allow consistent development of undeveloped parcels of land.
 - (2) To accommodate urban residential development upon lands best-suited for suburban and urban uses.
 - (3) To efficiently utilize the existing infrastructure and community facilities.
- (B) **Uses by Right:** The following principal uses shall be permitted by right within the R-5 Zoning District, provided that such use complies with the provisions of this Joint Zoning Ordinance:
- (1) Emergency Service Facility, subject to Section 615 of this Joint Zoning Ordinance.
 - (2) Forestry, subject to Section 616 of this Joint Zoning Ordinance.
 - (3) Municipal Uses, subject to Section 636 of this Joint Zoning Ordinance.
 - (4) Recreation Facilities and Uses designated as a public facility with passive recreation uses, subject to the provisions of Section 644 of this Joint Zoning Ordinance.
 - (5) Single Family Detached Dwelling, subject to Section 654 of this Joint Zoning Ordinance.
 - (6) Single Family Semi-Detached Dwelling, subject to Section 655 of this Joint Zoning Ordinance.
 - (7) Townhouses containing 8 or fewer dwelling units that are developed or maintained as individual uses, subject to Section 658 of this Joint Zoning Ordinance.
 - (8) Public Utilities, subject to Section 732 of this Joint Zoning Ordinance
- (C) **Accessory Uses:** The following accessory uses shall be permitted by right within the R-5 Zoning District, provided that such use complies with the provisions of this Joint Zoning Ordinance:
- (1) Accessory uses and structures that are customarily and clearly subordinate to a principal use are permitted by right, provided that such accessory uses and structures are located on the same lot as the principal use and comply with the provisions of this Joint Zoning Ordinance.
 - (2) Alternative energy facilities as an accessory use, which may include geothermal heat pumps, solar energy systems, wind turbines, wind energy facilities or wood-fired boilers, subject to the provisions specified under Section 704 of this Joint Zoning Ordinance.
 - (3) Category 1 Home Occupation, subject to Section 623.1 of this Joint Zoning Ordinance.
 - (4) Recreation Facilities and Uses as an accessory recreation indoor use, subject to Section 644 of this Joint Zoning Ordinance.
 - (5) Telecommunication Facilities located on municipal land or designed as a co-located facility, subject to Section 655 of this Joint Zoning Ordinance.
- (D) **Uses by Special Exception:** The following principal and accessory uses are permitted by special exception within the R-5 Zoning District, provided that such use complies with the provisions of this Joint Zoning Ordinance:
- (1) Group Home, subject to Section 620 of this Joint Zoning Ordinance.
 - (2) Category 2 Home Occupation, subject to Section 623.2 of this Joint Zoning Ordinance.

- (3) Personal Care, Assisted Living Care, Convalescent Home or Nursing Home, subject to Section 639 of this Joint Zoning Ordinance.
 - (4) Places of Worship, Religious Uses and Cemeteries, subject to Section 641 of this Joint Zoning Ordinance.
 - (5) Recreation Facilities and Uses designated as a public facility with active recreation uses, subject to the provisions of Section 644 of this Joint Zoning Ordinance.
 - (6) Recreation Facilities and Uses as an accessory recreation outdoor use, subject to Section 644 of this Joint Zoning Ordinance.
 - (7) Schools and Educational Uses, subject to Section 650 of this Joint Zoning Ordinance.
 - (8) Accessory uses and structures that are not located on the same lot of a permitted principal use.
- (E) **Uses by Conditional Use:** The following principal and accessory uses are permitted by conditional use in the R-5 Zoning District, provided that such use complies with the provisions of this Joint Zoning Ordinance:
- (1) Multi-Family Apartment Uses and Developments, subject to Section 635 of this Joint Zoning Ordinance.
 - (2) Townhouse Uses and Developments containing more than eight (8) dwelling units, subject to the provisions of Section 658 of this Joint Zoning Ordinance.
 - (3) Transitional Age Development, subject to Section 659 of this Joint Zoning Ordinance.
- (F) **Utility and Dimensional Requirements:** Matrix Chart 6 on the following page provides the basic utility and dimensional requirements for all permitted principal uses within the R-5 Zoning District. Unless otherwise specified by the municipality with jurisdiction, all permitted uses shall comply with these requirements. Where a discrepancy should exist between the provisions contained within the text and the provisions contained within Matrix Chart 6, the provisions contained within the text shall prevail.
- (G) **Accessory Uses and Structures:** Accessory uses and/or structures to the permitted uses of the R-5 Zoning District shall be permitted provided: they are located on the same lot as the principal use; they are clearly subordinate to the principal use; they have been properly addressed as part of the application for a permit, subdivision, land development, special exception, conditional use, or other approval requirements; and/or they comply with all other supplemental development and design requirements specified by the municipality with jurisdiction. Accessory uses and structures may also include transportation facilities and utility provisions that have been approved by the appropriate agencies having jurisdiction and that they are necessary to support the principal use.
- (H) **Supplemental Regulations:** Where appropriate, the provisions contained under Article 6 of this Joint Zoning Ordinance shall apply to certain permitted land uses of the R-5 Zoning District. These provisions include specific planning, engineering and development requirements for certain uses that are permitted by the municipality with jurisdiction. A complete list of these supplemental regulations along with a cross-reference guide to their corresponding section and page numbers have been included within the Table of Contents of this Joint Zoning Ordinance.
- (I) **General Regulations:** Where appropriate, the provisions contained under Article 7 of this Joint Zoning Ordinance shall apply to the permitted land uses of the R-5 Zoning District. A complete list of these general regulations along with a cross-reference guide to their corresponding section and page numbers have been included within the Table of Contents of this Joint Zoning Ordinance.
- (J) **Subdivision and Land Development Requirements:** Where required to comply with the subdivision and land development provisions of Lower Alsace Township and Mount Penn Borough, a subdivision plan and/or land development plan shall be submitted to the municipality with jurisdiction for review and consideration, prior to the issuance of a building permit for any permitted use within the R-5 Zoning District. If a subdivision or land development plan is required, the plan shall be prepared to comply with the appropriate provisions established by the municipality with jurisdiction.

- (K) **Off-Street Parking and Loading:** Where applicable, all permitted uses within the R-5 Zoning District shall comply with the off-street parking and loading requirements specified under Article 8 of this Joint Zoning Ordinance.
- (L) **Signs:** Where applicable, all permitted uses within the R-5 District shall comply with the requirements for signs, as specified under Article 9 of this Joint Zoning Ordinance.
- (M) **Nonconformities:** Principal and accessory uses that are classified as nonconforming shall comply with the general provisions specified under Article 10 of this Joint Zoning Ordinance. In cases where the dimensional provisions of a nonconforming use are not specified by this Joint Zoning Ordinance, the Zoning Officer shall assign the most restrictive requirements for lot area, building setback, yard setback, building height, building coverage, lot coverage, and other dimensional criteria of a similar permitted use by right within the R-5 Zoning District.

R-5 Zoning District: Utility and Dimensional Requirements (Supplemental Matrix Chart 6)

Use	Procedural Requirement	Utility Requirements		Minimum Net Lot Area	Minimum Lot Width	Minimum Yard Requirements			Maximum Height	Maximum Coverage	
		Sewer	Water			Front	Side (each)	Rear		Building	Lot
Emergency Service Facility	By Right	Public	Public	10,000 sq. ft.	100 feet	20 feet	10 feet	20 feet	50 feet	50 %	70 %
Forestry	By Right	Optional	Optional	Variable	Refer to Section 616 for additional requirements						
Municipal Uses	By Right	Optional	Optional	Variable	Refer to Section 636 for additional requirements						
Recreation Uses Public and Passive	By Right	Optional	Optional	1 acre	Refer to Section 644 for additional requirements						
Single Family Detached Dwelling	By Right	Public	Public	3,000 sq. ft.	30 feet	20 feet	6 feet	20 feet	35 feet	40 %	50 %
Single Family Semi-Detached Dwelling	By Right	Public	Public	2,000 sq. ft.	25 feet	20 feet	6 feet	20 feet	35 feet	50 %	60 %
Townhouse Uses 8 or less units	By Right	Public	Public	1,000 sq. ft.	20 feet	20 feet	6 feet	20 feet	35 feet	60 %	70 %
Public Utilities	By Right	Optional	Optional	Variable	Refer to Section 732 for additional requirements						
Alternative Energy Facilities	By Right	Optional	Optional	Variable	Refer to Section 704 for additional requirements						
Category 1 Home Occupation	By Right	Public	Public	Variable	Refer to Sections 623.1 for additional requirements						
Recreation Uses as accessory indoor use	By Right	Public	Public	Variable	Refer to Section 644 of this Joint Zoning Ordinance						
Telecommunications Municipal / Co-Locate	By Right	Optional	Optional	Variable	Refer to Section 655 for additional requirements						
Group Home	Special Exception	Public	Public	Variable	Refer to Section 620 for additional requirements						
Category 2 Home Occupation	Special Exception	Public	Public	Variable	Refer to Sections 623.1 and 651 for additional requirements						
Personal Care, Assisted Live Care	Special Exception	Public	Public	20,000 sq.ft.	100 feet	20 feet	10 feet	20 feet	50 feet	50 %	70 %
Place of Worship Religious, Cemetery	Special Exception	Public	Public	1 acre	150 feet	30 feet	20 feet	30 feet	50 feet	50 %	70 %
Recreation Uses Public and Active	Special Exception	Optional	Optional	1 acre	Refer to Section 644 for additional requirements						

R-5 Zoning District: Utility and Dimensional Requirements (Supplemental Matrix Chart 6)

Use	Procedural Requirement	Utility Requirements		Minimum Net Lot Area	Minimum Lot Width	Minimum Yard Requirements			Maximum Height	Maximum Coverage	
		Sewer	Water			Front	Side (each)	Rear		Building	Lot
Schools and Educational Uses	Special Exception	Public	Public	1 acre	150 feet	40 feet	30 feet	40 feet	50 feet	40 %	60 %
Apartment Uses and Development	Conditional Use	Public	Public	2 acres	Refer to Section 635 for additional requirements						
Townhouse Uses more than 8 units	Conditional Use	Public	Public	Variable	Refer to Section 658 for additional requirements						
Transitional Age Developments	Conditional Use	Public	Public	2 acres	Refer to Section 659 for additional requirements						

Section 408: Local Commercial (C-1) Zoning District

(A) **Purpose:** The C-1 Zoning District generally contains areas a mixture of residential, commercial and institutional uses within a village atmosphere. The purpose of the C-1 Zoning District is as follows:

- (1) To provide for local commercial uses, retail shops and personal service facilities designed to meet the day-to-day needs of the residents of the community.
- (2) To provide a full range of commercial services to the residents of the community with optimum convenience within commercial nodes along arterial and collector roads.

(B) **Uses by Right:** The following principal uses shall be permitted by right within the C-1 Zoning District, provided that: such use complies with the provisions of this Joint Zoning Ordinance:

- (1) Age-Qualified Retirement Community, subject to Section 603 of this Joint Zoning Ordinance.
- (2) Banks and Financial Institutions, subject to Section 606 of this Joint Zoning Ordinance.
- (3) Business, Professional and Governmental Offices containing less than 10,000 square feet of gross floor area, subject to Section 608 of this Joint Zoning Ordinance.
- (4) Dry Cleaners and Laundromats, subject to Section 614 of this Joint Zoning Ordinance.
- (5) Emergency Service Facility, subject to Section 615 of this Joint Zoning Ordinance.
- (6) Forestry, subject to Section 616 of this Joint Zoning Ordinance.
- (7) Grocery Store containing less than 5,000 square feet of gross floor area, subject to Section 619 of this Joint Zoning Ordinance.
- (8) Health Club or Fitness Center as a principal use, subject to Section 621 of this Joint Zoning Ordinance.
- (9) Home Improvement and/or Building Supply Store, subject to Section 622 of this Joint Zoning Ordinance.
- (10) Laboratory or Research Center, subject to Section 628 of this Joint Zoning Ordinance.
- (11) Landscape Center, subject to Section 629 of this Joint Zoning Ordinance.
- (12) Library, subject to Section 630 of this Joint Zoning Ordinance.
- (13) Medical, Dental, Vision, Counseling and Health Care Providers, subject to Section 633 of this Joint Zoning Ordinance.
- (14) Mixed Use Commercial and Residential Developments, subject to Section 634 of this Joint Zoning Ordinance.
- (15) Municipal Uses, subject to Section 636 of this Joint Zoning Ordinance.
- (16) Museums, subject to Section 637 of this Joint Zoning Ordinance.
- (17) Personal Service Facility, subject to Section 640 of this Joint Zoning Ordinance.
- (18) Printing and Publishing Facility, subject to the provisions of Section 642 of this Joint Zoning Ordinance.
- (19) Recreation Facilities and Uses designated as a commercial recreation indoor use, subject to the provisions of Section 644 of this Joint Zoning Ordinance.

- (20) Restaurant, Café or Tavern, subject to Section 648 of this Joint Zoning Ordinance.
 - (21) Retail Business Use containing less than 5,000 square feet of gross floor area, subject to Section 649 of this Joint Zoning Ordinance.
 - (22) Secondary Commercial Use or Pad Site, subject to Section 652 of this Joint Zoning Ordinance.
 - (23) Single Family Detached Dwelling, subject to Section 654 of this Joint Zoning Ordinance. This use shall only apply to the C-1 Zoning District of Mount Penn Borough.
 - (24) Single Family Semi-Detached Dwelling, subject to Section 655 of this Joint Zoning Ordinance. This use shall only apply to the C-1 Zoning District of Mount Penn Borough
 - (25) Public Utilities, subject to Section 732 of this Joint Zoning Ordinance
- (C) **Accessory Uses:** The following accessory uses shall be permitted by right within the C-1 Zoning District, provided that: such use complies with the provisions of this Joint Zoning Ordinance.
- (1) Accessory uses and structures that are customarily and clearly subordinate to a principal use are permitted by right, provided that such accessory uses and structures are located on the same lot as the principal use and comply with the provisions of this Joint Zoning Ordinance.
 - (2) Alternative energy facilities as an accessory use, which may include geothermal heat pumps, solar energy systems, wind turbines, wind energy facilities or wood-fired boilers, subject to the provisions specified under Section 704 of this Joint Zoning Ordinance.
 - (3) Health Club or Fitness Center as an accessory use, subject to Section 621 of this Joint Zoning Ordinance
 - (4) Category 1 Home Occupation, subject to Section 623.1 of this Joint Zoning Ordinance.
 - (5) Recreation Facilities and Uses as an accessory recreation indoor use, subject to Section 644 of this Joint Zoning Ordinance.
 - (6) Telecommunication Facilities located on municipal land or designed as a co-located facility, subject to Section 656 of this Joint Zoning Ordinance.
- (D) **Uses by Special Exception:** The following principal and accessory uses are permitted by special exception within the C-1 Zoning District, provided that such use complies with the provisions of this Joint Zoning Ordinance:
- (1) Automobile Service and Repair Facility, subject to Section 605 of this Joint Zoning Ordinance.
 - (2) Bed and Breakfast Establishment, subject to Section 607 of the Joint Zoning Ordinance. This use shall only apply to the C-1 Zoning District of Lower Alsace Township.
 - (3) Commercial Day Care as a principal or accessory use, subject to Section 613.2 of this Joint Zoning Ordinance.
 - (4) Drive-Through Service Facility as an accessory use to a permitted commercial use, subject to Sections 408, 806 and 1107 of this Joint Zoning Ordinance.
 - (5) Funeral Home, subject to Section 617 of this Joint Zoning Ordinance.
 - (6) Garage Parking Facility, subject to Section 618 of this Joint Zoning Ordinance.
 - (7) Grocery Store containing 5,000 square feet or more of gross floor area, subject to Section 619 of this Joint Zoning Ordinance.
 - (8) Category 2 Home Occupation, subject to Section 623.2 of this Joint Zoning Ordinance.

- (9) Personal Care, Assisted Living Care, Convalescent Home or Nursing Home, subject to Section 639 of this Joint Zoning Ordinance.
 - (10) Places of Worship, Religious Uses and Cemeteries, subject to Section 641 of this Joint Zoning Ordinance.
 - (11) Recreation Facilities and Uses designated as a public facility with passive recreation uses, subject to the provisions of Section 644 of this Joint Zoning Ordinance.
 - (12) Recreation Facilities and Uses designated as an accessory recreation outdoor use, subject to Section 644 of this Joint Zoning Ordinance.
 - (13) Recreation Facilities and Uses as designated as a passive recreation outdoor use, subject to Section 644 of this Joint Zoning Ordinance.
 - (14) Recreation Facilities and Uses designated as a commercial recreation outdoor use, subject to the provisions of Section 644 of this Joint Zoning Ordinance.
 - (15) Retail Business Use containing 5,000 square feet or more of gross floor area, subject to Section 649 of this Joint Zoning Ordinance.
 - (16) Retail Convenience Store, subject to Section 650 of this Joint Zoning Ordinance. This use shall only apply to the C-1 Zoning District of Mount Penn Borough
 - (17) Roadside Stand for the sale of agricultural and horticultural products, subject to Section 727 of this Joint Zoning Ordinance.
 - (18) Schools and Educational Uses, subject to Section 650 of this Joint Zoning Ordinance. This use shall only apply to the C-1 Zoning District of Mount Penn Borough.
 - (19) Theater, subject to Section 657 of this Joint Zoning Ordinance.
 - (20) Veterinary Hospital, subject to Section 660 of this Joint Zoning Ordinance.
 - (21) Accessory uses and structures that are not located on the same lot of a permitted principal use.
- (E) **Uses by Conditional Use:** The following principal and accessory uses are permitted by conditional use within the C-1 Zoning District, provided that such use complies with the provisions of this Joint Zoning Ordinance:
- (1) Business, Professional and Governmental Offices containing 10,000 square feet or more of gross floor area, subject to Section 608 of this Joint Zoning Ordinance.
 - (2) Hospital and Medical Centers, subject to Section 625 of this Joint Zoning Ordinance.
 - (3) Hotels and Motels, subject to Section 626 of this Joint Zoning Ordinance.
 - (4) Multi-Family Apartment Uses and Developments, subject to Section 635 of this Joint Zoning Ordinance.
 - (5) Shopping Center and Shopping Mall, subject to Section 653 of this Joint Zoning Ordinance.

- (F) **Utility and Dimensional Requirements:** Matrix Chart 7 on the following page provides the basic utility and dimensional requirements for all permitted principal uses within the C-1 Zoning District. Unless otherwise specified by the municipality with jurisdiction, all permitted uses shall comply with these requirements. Where a discrepancy should exist between the provisions contained within the text and the provisions contained within Matrix Chart 7, the provisions contained within the text shall prevail.
- (G) **Accessory Uses and Structures:** Accessory uses and/or structures to the permitted uses of the C-1 Zoning District shall be permitted provided: they are located on the same lot as the principal use; they are clearly subordinate to the principal use; they have been properly addressed as part of the application for a permit, subdivision, land development, special exception, conditional use, or other approval requirements; and/or they comply with all other supplemental development and design requirements specified by the municipality with jurisdiction. Accessory uses and structures may also include transportation facilities and utility provisions that have been approved by the appropriate agencies having jurisdiction and that they are necessary to support the principal use.
- (H) **Supplemental Regulations:** Where appropriate, the provisions contained under Article 6 of this Joint Zoning Ordinance shall apply to certain permitted land uses of the C-1 Zoning District. These provisions include specific planning, engineering and development requirements for certain uses that are permitted by the municipality with jurisdiction. A complete list of these supplemental regulations along with a cross-reference guide to their corresponding section and page numbers have been included within the Table of Contents of this Joint Zoning Ordinance.
- (I) **General Regulations:** Where appropriate, the provisions contained under Article 7 of this Joint Zoning Ordinance shall apply to the permitted land uses of the C-1 Zoning District. A complete list of these general regulations along with a cross-reference guide to their corresponding section and page numbers have been included within the Table of Contents of this Joint Zoning Ordinance.
- (J) **Subdivision and Land Development Requirements:** Where required to comply with the subdivision and land development provisions of Lower Alsace Township and Mount Penn Borough, a subdivision plan and/or land development plan shall be submitted to the municipality with jurisdiction for review and consideration, prior to the issuance of a building permit for any permitted use within the C-1 Zoning District. If a subdivision or land development plan is required, the plan shall be prepared to comply with the appropriate provisions established by the municipality with jurisdiction.
- (K) **Off-Street Parking and Loading:** Where applicable, all permitted uses within the C-1 Zoning District shall comply with the off-street parking and loading requirements specified under Article 8 of this Joint Zoning Ordinance.
- (L) **Signs:** Where applicable, all permitted uses within the C-1 District shall comply with the requirements for signs, as specified under Article 9 of this Joint Zoning Ordinance.
- (M) **Nonconformities:** Principal and accessory uses that are classified as nonconforming shall comply with the general provisions specified under Article 10 of this Joint Zoning Ordinance. In cases where the dimensional provisions of a nonconforming use are not specified by this Joint Zoning Ordinance, the Zoning Officer shall assign the most restrictive requirements for lot area, building setback, yard setback, building height, building coverage, lot coverage, and other dimensional criteria of a similar permitted use by right within the C-1 Zoning District.

C-1 Zoning District: Utility and Dimensional Requirements (Supplemental Matrix Chart 7)

Use	Procedural Requirement	Utility Requirements		Minimum Net Lot Area	Minimum Lot Width	Minimum Yard Requirements			Maximum Height	Maximum Coverage	
		Sewer	Water			Front	Side (each)	Rear		Building	Lot
Age-Qualified Retirement Comm.	By Right	Public	Public	2 acres	Refer to Section 603 for additional requirements						
Banks and Financial Institutions	By Right	Public	Public	10,000 sq.ft.	80 feet	20 feet	10 feet	20 feet	35 feet	50 %	70 %
Offices with less than 10,000 SF GFA	By Right	Public	Public	10,000 sq.ft.	80 feet	20 feet	10 feet	20 feet	35 feet	50 %	70 %
Dry Cleaners and Laundromats	By Right	Public	Public	10,000 sq.ft.	80 feet	20 feet	10 feet	20 feet	35 feet	50 %	70 %
Emergency Service Facility	By Right	Public	Public	10,000 sq.ft.	80 feet	20 feet	10 feet	20 feet	35 feet	50 %	70 %
Forestry	By Right	Optional	Optional	Variable	Refer to Section 616 for additional requirements						
Grocery Store with less than 5,000 GFA	By Right	Public	Public	10,000 sq.ft.	80 feet	20 feet	10 feet	20 feet	35 feet	50 %	70 %
Health Club or Fitness Center	By Right	Public	Public	10,000 sq.ft.	80 feet	20 feet	10 feet	20 feet	35 feet	50 %	70 %
Home Improvement Building Supply	By Right	Public	Public	10,000 sq.ft.	80 feet	20 feet	10 feet	20 feet	35 feet	50 %	70 %
Laboratory or Research Center	By Right	Public	Public	10,000 sq.ft.	80 feet	20 feet	10 feet	20 feet	35 feet	50 %	70 %
Landscape Center	By Right	Public	Public	10,000 sq.ft.	80 feet	20 feet	10 feet	20 feet	35 feet	50 %	70 %
Library	By Right	Public	Public	10,000 sq.ft.	80 feet	20 feet	10 feet	20 feet	35 feet	50 %	70 %
Medical, Dental, Vision, Counseling	By Right	Public	Public	10,000 sq.ft.	80 feet	20 feet	10 feet	20 feet	35 feet	50 %	70 %
Mixed Use, Comm. and Residential	By Right	Public	Public	10,000 sq.ft.	80 feet	20 feet	10 feet	20 feet	35 feet	50 %	70 %
Municipal Uses	By Right	Optional	Optional	Variable	Refer to Section 636 for additional requirements						
Museums	By Right	Public	Public	10,000 sq.ft.	80 feet	20 feet	10 feet	20 feet	35 feet	50 %	70 %

C-1 Zoning District: Utility and Dimensional Requirements (Supplemental Matrix Chart 7)

Use	Procedural Requirement	Utility Requirements		Minimum Net Lot Area	Minimum Lot Width	Minimum Yard Requirements			Maximum Height	Maximum Coverage	
		Sewer	Water			Front	Side (each)	Rear		Building	Lot
Personal Service Facility	By Right	Public	Public	10,000 sq.ft.	80 feet	20 feet	10 feet	20 feet	35 feet	50 %	70 %
Printing and Publishing	By Right	Public	Public	10,000 sq.ft.	80 feet	20 feet	10 feet	20 feet	35 feet	50 %	70 %
Comm. Recreation Indoor Use	By Right	Public	Public	10,000 sq.ft.	80 feet	20 feet	10 feet	20 feet	35 feet	50 %	70 %
Restaurant, Café or Tavern	By Right	Public	Public	10,000 sq.ft.	80 feet	20 feet	10 feet	20 feet	35 feet	50 %	70 %
Retail Use with less than 5,000 SF GFA	By Right	Public	Public	10,000 sq.ft.	80 feet	20 feet	10 feet	20 feet	35 feet	50 %	70 %
Secondary Comm. Use or Pad Site	By Right	Public	Public	1 acre	Refer to Section 651 for additional requirements						
Single Family Detached Dwelling	By Right	Public	Public	4,000 sq.ft.	40 feet	20 feet	6 feet	20 feet	35 feet	50 %	60 %
Single Family Semi-Detached Dwelling	By Right	Public	Public	2,500 sq.ft.	30 feet	20 feet	6 feet	20 feet	35 feet	50 %	60 %
Public Utilities	By Right	Optional	Optional	Variable	Refer to Section 732 for additional requirements						
Alternative Energy Facilities	By Right	Optional	Optional	Variable	Refer to Section 704 for additional requirements						
Health Club as Accessory Use	By Right	Public	Public	Variable	Refer to Sections 621 for additional requirements						
Category 1 Home Occupation	By Right	Public	Public	Variable	Refer to Section 623.1 for additional requirements						
Recreation Uses as accessory indoor use	By Right	Public	Public	Variable	Refer to Section 644 of this Joint Zoning Ordinance						
Telecommunications Municipal / Co-Locate	By Right	Optional	Optional	Variable	Refer to Section 656 for additional requirements						
Automobile Service and Repair Facility	Special Exception	Public	Public	20,000 sq.ft.	100 feet	20 feet	10 feet	20 feet	35 feet	50 %	70 %
Bed and Breakfast	Special Exception	Public	Public	20,000 sq.ft.	100 feet	20 feet	10 feet	20 feet	35 feet	50 %	70 %
Commercial Day Care	Special Exception	Public	Public	20,000 sq.ft.	100 feet	20 feet	10 feet	20 feet	35 feet	50 %	70 %

C-1 Zoning District: Utility and Dimensional Requirements (Supplemental Matrix Chart 7)

Use	Procedural Requirement	Utility Requirements		Minimum Net Lot Area	Minimum Lot Width	Minimum Yard Requirements			Maximum Height	Maximum Coverage	
		Sewer	Water			Front	Side (each)	Rear		Building	Lot
Drive-Through Service Facility	Special Exception	Public	Public	Variable	Refer to Sections 408 and 806 for additional requirements						
Funeral Home	Special Exception	Public	Public	20,000 sq.ft.	100 feet	20 feet	10 feet	20 feet	35 feet	50 %	70 %
Garage Parking Facility	Special Exception	Optional	Optional	20,000 sq.ft.	Refer to Section 618 for additional requirements						
Grocery Store more than 5,000 SF GFA	Special Exception	Public	Public	20,000 sq.ft.	100 feet	20 feet	10 feet	20 feet	35 feet	50 %	70 %
Category 2 Home Occupation	Special Exception	Public	Public	Variable	Refer to Section 623.2 for additional requirements						
Personal Care, Assisted Live Care	Special Exception	Public	Public	20,000 sq.ft.	100 feet	20 feet	10 feet	20 feet	50 feet	50 %	70 %
Place of Worship Religious, Cemetery	Special Exception	Public	Public	1 acre	150 feet	30 feet	20 feet	30 feet	50 feet	50 %	70 %
Recreation Uses Public and Passive	Special Exception	Optional	Optional	1 acre	Refer to Section 644 for additional requirements						
Recreation Uses Public and Active	Special Exception	Optional	Optional	1 acre	Refer to Section 644 for additional requirements						
Recreation Uses accessory outdoor	Special Exception	Optional	Optional	1 acre	Refer to Section 644 for additional requirements						
Recreation Uses as commercial outdoor	Special Exception	Optional	Optional	1 acre	Refer to Section 644 for additional requirements						
Retail Use more than 5,000 GFA	Special Exception	Public	Public	20,000 sq.ft.	100 feet	20 feet	10 feet	20 feet	35 feet	50 %	70 %
Retail Convenience Store	Special Exception	Public	Public	20,000 sq.ft.	100 feet	20 feet	10 feet	20 feet	35 feet	50 %	70 %
Roadside Stand	Special Exception	Optional	Optional	Variable	Refer to Section 727 for additional requirements						
Schools and Educational Uses	Special Exception	Public	Public	1 acre	150 feet	30 feet	20 feet	30 feet	50 feet	50 %	70 %
Theater	Special Exception	Public	Public	20,000 sq.ft.	100 feet	20 feet	10 feet	20 feet	35 feet	50 %	70 %
Veterinary Hospital	Special Exception	Public	Public	20,000 sq.ft.	100 feet	20 feet	10 feet	20 feet	35 feet	50 %	70 %

C-1 Zoning District: Utility and Dimensional Requirements (Supplemental Matrix Chart 7)

Use	Procedural Requirement	Utility Requirements		Minimum Net Lot Area	Minimum Lot Width	Minimum Yard Requirements			Maximum Height	Maximum Coverage	
		Sewer	Water			Front	Side (each)	Rear		Building	Lot
Offices with more than 10,000 SF GFA	Conditional Use	Public	Public	20,000 sq.ft.	100 feet	20 feet	10 feet	20 feet	35 feet	50 %	70 %
Hospital or Medical Center	Conditional Use	Public	Public	1 acre	150 feet	30 feet	20 feet	30 feet	50 feet	50 %	70 %
Hotel or Motel	Conditional Use	Public	Public	1 acre	150 feet	30 feet	20 feet	30 feet	50 feet	50 %	70 %
Apartment Uses and Development	Conditional Use	Public	Public	2 acres	Refer to Section 635 for additional requirements						
Shopping Centers Shopping Malls	Conditional Use	Public	Public	2 acres	Refer to Section 653 for additional requirements						

Section 409: General Commercial (C-2) Zoning District

- (A) **Purpose:** The C-2 Zoning District generally contains areas a mixture of commercial and institutional uses along well major collector and arterial roads. The purpose of the C-2 Zoning District is as follows:
- (1) To provide for high-volume commercial and institutional uses, retail shops, and personal service facilities designed to meet the day-to-day needs of the residents of the community.
 - (2) To provide a full range of commercial services to the residents of the community with optimum convenience within commercial nodes along arterial and collector roads.
- (B) **Uses by Right:** The following principal uses shall be permitted by right within the C-2 Zoning District, provided that: such use complies with the provisions of this Joint Zoning Ordinance:
- (1) Banks and Financial Institutions, subject to Section 606 of this Joint Zoning Ordinance.
 - (2) Business, Professional and Governmental Offices containing less than 10,000 square feet of gross floor area, subject to Section 608 of this Joint Zoning Ordinance.
 - (3) Dry Cleaners and Laundromats, subject to Section 614 of this Joint Zoning Ordinance.
 - (4) Emergency Service Facility, subject to Section 615 of this Joint Zoning Ordinance.
 - (5) Forestry, subject to Section 616 of this Joint Zoning Ordinance.
 - (6) Grocery Store containing less than 5,000 square feet of gross floor area, subject to Section 619 of this Joint Zoning Ordinance.
 - (7) Health Club or Fitness Center as a principal use, subject to Section 621 of this Joint Zoning Ordinance.
 - (8) Home Improvement and/or Building Supply Store, subject to Section 622 of this Joint Zoning Ordinance.
 - (9) Laboratory or Research Center, subject to Section 628 of this Joint Zoning Ordinance.
 - (10) Landscape Center, subject to Section 629 of this Joint Zoning Ordinance.
 - (11) Medical, Dental, Vision, Counseling and Health Care Providers, subject to Section 633 of this Joint Zoning Ordinance.
 - (12) Mixed Use Commercial and Residential Developments, subject to Section 634 of this Joint Zoning Ordinance.
 - (13) Municipal Uses, subject to Section 636 of this Joint Zoning Ordinance.
 - (14) Personal Service Facility, subject to Section 640 of this Joint Zoning Ordinance.
 - (15) Printing and Publishing Facility, subject to the provisions of Section 642 of this Joint Zoning Ordinance.
 - (16) Recreation Facilities and Uses designated as a commercial recreation indoor use, subject to the provisions of Section 644 of this Joint Zoning Ordinance.
 - (17) Restaurant, Café or Tavern, subject to Section 648 of this Joint Zoning Ordinance.
 - (18) Retail Business Use containing less than 5,000 square feet of gross floor area, subject to Section 649 of this Joint Zoning Ordinance.
 - (19) Secondary Commercial Use or Pad Site, subject to Section 651 of this Joint Zoning Ordinance.

- (20) Single Family Detached Dwelling, subject to Section 654 of this Joint Zoning Ordinance. This use shall only apply to the C-2 Zoning District of Mount Penn Borough.
 - (21) Single Family Semi-Detached Dwelling, subject to Section 655 of this Joint Zoning Ordinance. This use shall only apply to the C-2 Zoning District of Mount Penn Borough.
 - (22) Public Utilities, subject to Section 732 of this Joint Zoning Ordinance
- (C) **Accessory Uses:** The following accessory uses shall be permitted by right within the C-2 Zoning District, provided that: such use complies with the provisions of this Joint Zoning Ordinance.
- (1) Accessory uses and structures that are customarily and clearly subordinate to a principal use are permitted by right, provided that such accessory uses and structures are located on the same lot as the principal use and comply with the provisions of this Joint Zoning Ordinance.
 - (2) Alternative energy facilities as an accessory use, which may include geothermal heat pumps, solar energy systems, wind turbines, wind energy facilities or wood-fired boilers, subject to the provisions specified under Section 704 of this Joint Zoning Ordinance.
 - (3) Category 1 Home Occupation, subject to Section 623.1 of this Joint Zoning Ordinance.
 - (4) Health Club or Fitness Center as an accessory use, subject to Section 621 of this Joint Zoning Ordinance
 - (5) Recreation Facilities and Uses as an accessory recreation indoor use, subject to Section 644 of this Joint Zoning Ordinance.
 - (6) Telecommunication Facilities located on municipal land or designed as a co-located facility, subject to Section 655 of this Joint Zoning Ordinance.
- (D) **Uses by Special Exception:** The following principal and accessory uses are permitted by special exception within the C-2 Zoning District, provided that such use complies with the provisions of this Joint Zoning Ordinance:
- (1) Automobile Sales and Car Washing Facilities, subject to Section 605 of this Joint Zoning Ordinance. This use shall only apply to the C-2 Zoning District of Mount Penn Borough.
 - (2) Automobile Service and Repair Facility, subject to Section 605 of this Joint Zoning Ordinance
 - (3) Commercial Day Care as a principal or accessory use, subject to Section 613.2 of this Joint Zoning Ordinance.
 - (4) Drive-Through Service Facility as an accessory use to a permitted commercial use, subject to Sections 408, 806 and 1107 of this Joint Zoning Ordinance.
 - (5) Funeral Home, subject to Section 617 of this Joint Zoning Ordinance.
 - (6) Garage Parking Facility, subject to Section 618 of this Joint Zoning Ordinance.
 - (7) Grocery Store containing 5,000 square feet or more of gross floor area, subject to Section 619 of this Joint Zoning Ordinance.
 - (8) Category 2 Home Occupation, subject to Section 623.2 of this Joint Zoning Ordinance.
 - (9) Personal Care, Assisted Living Care, Convalescent Home or Nursing Home, subject to Section 639 of this Joint Zoning Ordinance.
 - (10) Places of Worship, Religious Uses and Cemeteries, subject to Section 641 of this Joint Zoning Ordinance.
 - (11) Recreation Facilities and Uses designated as a public facility with passive recreation uses, subject to the provisions of Section 644 of this Joint Zoning Ordinance.

- (12) Recreation Facilities and Uses designated as an accessory recreation outdoor use, subject to Section 644 of this Joint Zoning Ordinance.
 - (13) Recreation Facilities and Uses as designated as a passive recreation outdoor use, subject to Section 644 of this Joint Zoning Ordinance.
 - (14) Recreation Facilities and Uses designated as a commercial recreation outdoor use, subject to the provisions of Section 644 of this Joint Zoning Ordinance.
 - (15) Retail Business Use containing 5,000 square feet or more of gross floor area, subject to Section 649 of this Joint Zoning Ordinance.
 - (16) Retail Convenience Store, subject to Section 650 of this Joint Zoning Ordinance. This use shall only apply to the C-2 Zoning District of Mount Penn Borough.
 - (17) Roadside Stand for the sale of agricultural and horticultural products, subject to Section 727 of this Joint Zoning Ordinance.
 - (18) Schools and Educational Uses, subject to Section 651 of this Joint Zoning Ordinance. This use shall only apply to the C-2 Zoning District of Mount Penn Borough.
 - (19) Theater, subject to Section 657 of this Joint Zoning Ordinance.
 - (20) Veterinary Hospital, subject to Section 660 of this Joint Zoning Ordinance.
 - (21) Accessory uses and structures that are not located on the same lot of a permitted principal use.
- (E) **Uses by Conditional Use:** The following principal and accessory uses are permitted by conditional use within the C-2 Zoning District, provided that such use complies with the provisions of this Joint Zoning Ordinance:
- (1) Business, Professional and Governmental Offices containing 10,000 square feet or more of gross floor area, subject to Section 608 of this Joint Zoning Ordinance.
 - (2) Hospital and Medical Centers, subject to Section 625 of this Joint Zoning Ordinance.
 - (3) Shopping Center and Shopping Mall, subject to Section 653 of this Joint Zoning Ordinance.
- (F) **Utility and Dimensional Requirements:** Matrix Chart 8 on the following page provides the basic utility and dimensional requirements for all permitted principal uses within the C-2 Zoning District. Unless otherwise specified by the municipality with jurisdiction, all permitted uses shall comply with these requirements. Where a discrepancy should exist between the provisions contained within the text and the provisions contained within Matrix Chart 8, the provisions contained within the text shall prevail.
- (G) **Accessory Uses and Structures:** Accessory uses and/or structures to the permitted uses of the C-2 Zoning District shall be permitted provided: they are located on the same lot as the principal use; they are clearly subordinate to the principal use; they have been properly addressed as part of the application for a permit, subdivision, land development, special exception, conditional use, or other approval requirements; and/or they comply with all other supplemental development and design requirements specified by the municipality with jurisdiction. Accessory uses and structures may also include transportation facilities and utility provisions that have been approved by the appropriate agencies having jurisdiction and that they are necessary to support the principal use.
- (H) **Supplemental Regulations:** Where appropriate, the provisions contained under Article 6 of this Joint Zoning Ordinance shall apply to certain permitted land uses of the C-2 Zoning District. These provisions include specific planning, engineering and development requirements for certain uses that are permitted by the municipality with jurisdiction. A complete list of these supplemental regulations along with a cross-reference guide to their corresponding section and page numbers have been included within the Table of Contents of this Joint Zoning Ordinance.

- (I) **General Regulations:** Where appropriate, the provisions contained under Article 7 of this Joint Zoning Ordinance shall apply to the permitted land uses of the C-2 Zoning District. A complete list of these general regulations along with a cross-reference guide to their corresponding section and page numbers have been included within the Table of Contents of this Joint Zoning Ordinance.
- (J) **Subdivision and Land Development Requirements:** Where required to comply with the subdivision and land development provisions of Lower Alsace Township and Mount Penn Borough, a subdivision plan and/or land development plan shall be submitted to the municipality with jurisdiction for review and consideration, prior to the issuance of a building permit for any permitted use within the C-2 Zoning District. If a subdivision or land development plan is required, the plan shall be prepared to comply with the appropriate provisions established by the municipality with jurisdiction.
- (K) **Off-Street Parking and Loading:** Where applicable, all permitted uses within the C-2 Zoning District shall comply with the off-street parking and loading requirements specified under Article 8 of this Joint Zoning Ordinance.
- (L) **Signs:** Where applicable, all permitted uses within the C-2 District shall comply with the requirements for signs, as specified under Article 9 of this Joint Zoning Ordinance.
- (M) **Nonconformities:** Principal and accessory uses that are classified as nonconforming shall comply with the general provisions specified under Article 10 of this Joint Zoning Ordinance. In cases where the dimensional provisions of a nonconforming use are not specified by this Joint Zoning Ordinance, the Zoning Officer shall assign the most restrictive requirements for lot area, building setback, yard setback, building height, building coverage, lot coverage, and other dimensional criteria of a similar permitted use by right within the C-2 Zoning District.

C-2 Zoning District: Utility and Dimensional Requirements (Supplemental Matrix Chart 8)

Use	Procedural Requirement	Utility Requirements		Minimum Net Lot Area	Minimum Lot Width	Minimum Yard Requirements			Maximum Height	Maximum Coverage	
		Sewer	Water			Front	Side (each)	Rear		Building	Lot
Banks and Financial Institutions	By Right	Public	Public	10,000 sq.ft.	80 feet	20 feet	10 feet	20 feet	35 feet	50 %	70 %
Offices with less than 10,000 SF GFA	By Right	Public	Public	10,000 sq.ft.	80 feet	20 feet	10 feet	20 feet	35 feet	50 %	70 %
Dry Cleaners and Laundromats	By Right	Public	Public	10,000 sq.ft.	80 feet	20 feet	10 feet	20 feet	35 feet	50 %	70 %
Emergency Service Facility	By Right	Public	Public	10,000 sq.ft.	80 feet	20 feet	10 feet	20 feet	35 feet	50 %	70 %
Forestry	By Right	Optional	Optional	Variable	Refer to Section 616 for additional requirements						
Grocery Store with less than 5,000 GFA	By Right	Public	Public	10,000 sq.ft.	80 feet	20 feet	10 feet	20 feet	35 feet	50 %	70 %
Health Club or Fitness Center	By Right	Public	Public	10,000 sq.ft.	80 feet	20 feet	10 feet	20 feet	35 feet	50 %	70 %
Home Improvement Building Supply	By Right	Public	Public	10,000 sq.ft.	80 feet	20 feet	10 feet	20 feet	35 feet	50 %	70 %
Laboratory or Research Center	By Right	Public	Public	10,000 sq.ft.	80 feet	20 feet	10 feet	20 feet	35 feet	50 %	70 %
Landscape Center	By Right	Public	Public	10,000 sq.ft.	80 feet	20 feet	10 feet	20 feet	35 feet	50 %	70 %
Medical, Dental, Vision, Counseling	By Right	Public	Public	10,000 sq.ft.	80 feet	20 feet	10 feet	20 feet	35 feet	50 %	70 %
Mixed Use, Comm. and Residential	By Right	Public	Public	10,000 sq.ft.	80 feet	20 feet	10 feet	20 feet	35 feet	50 %	70 %
Municipal Uses	By Right	Optional	Optional	Variable	Refer to Section 636 for additional requirements						
Personal Service Facility	By Right	Public	Public	10,000 sq.ft.	80 feet	20 feet	10 feet	20 feet	35 feet	50 %	70 %
Printing and Publishing	By Right	Public	Public	10,000 sq.ft.	80 feet	20 feet	10 feet	20 feet	35 feet	50 %	70 %
Comm. Recreation Indoor Use	By Right	Public	Public	10,000 sq.ft.	80 feet	20 feet	10 feet	20 feet	35 feet	50 %	70 %

C-2 Zoning District: Utility and Dimensional Requirements (Supplemental Matrix Chart 8)

Use	Procedural Requirement	Utility Requirements		Minimum Net Lot Area	Minimum Lot Width	Minimum Yard Requirements			Maximum Height	Maximum Coverage	
		Sewer	Water			Front	Side (each)	Rear		Building	Lot
Restaurant, Café or Tavern	By Right	Public	Public	10,000 sq.ft.	80 feet	20 feet	10 feet	20 feet	35 feet	50 %	70 %
Retail Use with less than 5,000 GFA	By Right	Public	Public	10,000 sq.ft.	80 feet	20 feet	10 feet	20 feet	35 feet	50 %	70 %
Secondary Comm. Use or Pad Site	By Right	Public	Public	1 acre	Refer to Section 651 for additional requirements						
Single Family Detached Dwelling	By Right	Public	Public	4,000 sq.ft.	40 feet	20 feet	6 feet	20 feet	35 feet	50 %	60 %
Single Family Semi-Detached Dwelling	By Right	Public	Public	2,500 sq.ft.	30 feet	20 feet	6 feet	20 feet	35 feet	50 %	60 %
Public Utilities	By Right	Optional	Optional	Variable	Refer to Section 732 for additional requirements						
Alternative Energy Facilities	By Right	Optional	Optional	Variable	Refer to Section 704 for additional requirements						
Category 1 Home Occupation	By Right	Public	Public	Variable	Refer to Sections 623.1, 651 and/or 652 for additional requirements						
Health Club as Accessory Use	By Right	Public	Public	Variable	Refer to Sections 621 for additional requirements						
Recreation Uses as accessory indoor use	By Right	Public	Public	Variable	Refer to Section 644 of this Joint Zoning Ordinance						
Telecommunications Municipal / Co-Locate	By Right	Optional	Optional	Variable	Refer to Section 655 for additional requirements						
Automobile Sales and Car Washing	Special Exception	Public	Public	20,000 sq.ft.	100 feet	20 feet	10 feet	20 feet	35 feet	50 %	70 %
Automobile Service and Repair Facility	Special Exception	Public	Public	20,000 sq.ft.	100 feet	20 feet	10 feet	20 feet	35 feet	50 %	70 %
Commercial Day Care	Special Exception	Public	Public	20,000 sq.ft.	100 feet	20 feet	10 feet	20 feet	35 feet	50 %	70 %
Drive-Through Service Facility	Special Exception	Public	Public	Variable	Refer to Sections 409 and 806 for additional requirements						
Funeral Home	Special Exception	Public	Public	20,000 sq.ft.	100 feet	20 feet	10 feet	20 feet	35 feet	50 %	70 %
Garage Parking Facility	Special Exception	Optional	Optional	20,000 sq.ft.	Refer to Section 618 for additional requirements						

C-2 Zoning District: Utility and Dimensional Requirements (Supplemental Matrix Chart 8)

Use	Procedural Requirement	Utility Requirements		Minimum Net Lot Area	Minimum Lot Width	Minimum Yard Requirements			Maximum Height	Maximum Coverage	
		Sewer	Water			Front	Side (each)	Rear		Building	Lot
Grocery Store more than 5,000 GFA	Special Exception	Public	Public	20,000 sq.ft.	100 feet	20 feet	10 feet	20 feet	35 feet	50 %	70 %
Category 2 Home Occupation	Special Exception	Public	Public	Variable	Refer to Sections 623.1 and 651 for additional requirements						
Personal Care, Assisted Live Care	Special Exception	Public	Public	20,000 sq.ft.	100 feet	20 feet	10 feet	20 feet	50 feet	50 %	70 %
Place of Worship Religious, Cemetery	Special Exception	Public	Public	1 acre	150 feet	30 feet	20 feet	30 feet	50 feet	50 %	70 %
Recreation Uses Public and Passive	Special Exception	Optional	Optional	1 acre	Refer to Section 644 for additional requirements						
Recreation Uses Public and Active	Special Exception	Optional	Optional	1 acre	Refer to Section 644 for additional requirements						
Recreation Uses accessory outdoor	Special Exception	Optional	Optional	1 acre	Refer to Section 644 for additional requirements						
Recreation Uses as commercial outdoor	Special Exception	Optional	Optional	1 acre	Refer to Section 644 for additional requirements						
Retail Use more than 5,000 GFA	Special Exception	Public	Public	20,000 sq.ft.	100 feet	20 feet	10 feet	20 feet	35 feet	50 %	70 %
Retail Convenience Store	Special Exception	Public	Public	20,000 sq.ft.	100 feet	20 feet	10 feet	20 feet	35 feet	50 %	70 %
Roadside Stand	Special Exception	Optional	Optional	Variable	Refer to Section 727 for additional requirements						
Schools and Educational Uses	Special Exception	Public	Public	1 acre	150 feet	30 feet	20 feet	30 feet	50 feet	50 %	70 %
Theater	Special Exception	Public	Public	20,000 sq.ft.	100 feet	20 feet	10 feet	20 feet	35 feet	50 %	70 %
Veterinary Hospital	Special Exception	Public	Public	20,000 sq.ft.	100 feet	20 feet	10 feet	20 feet	35 feet	50 %	70 %
Offices with more than 10,000 SF GFA	Conditional Use	Public	Public	20,000 sq.ft.	100 feet	20 feet	10 feet	20 feet	35 feet	50 %	70 %
Hospital or Medical Center	Conditional Use	Public	Public	1 acre	150 feet	30 feet	20 feet	30 feet	50 feet	50 %	70 %
Shopping Centers Shopping Malls	Conditional Use	Public	Public	2 acres	Refer to Section 652 for additional requirements						

Section 410: Industrial (I-1) Zoning District

- (A) **Purpose:** The I-1 Zoning District generally contains areas with a mixture of commercial and industrial uses located within close proximity of highways. The purpose of the I-1 Zoning District is as follows:
- (1) To accommodate commercial and industrial uses, which may be conducted on individual lots with sufficient infrastructure.
 - (2) To protect the residents within the community from excessive traffic volume on local roads by locating these uses in close proximity to expressways and arterial roads.
 - (3) To locate and cluster certain non-residential uses that may not be compatible to residential uses.
- (B) **Uses by Right:** The following principal uses shall be permitted by right within the I-1 Zoning District, provided that: such use complies with the provisions of this Joint Zoning Ordinance:
- (1) Agricultural Operation that is classified as a general agricultural use, subject to Section 604.1 of this Joint Zoning Ordinance.
 - (2) Emergency Service Facility, subject to Section 615 of this Joint Zoning Ordinance.
 - (3) Forestry, subject to Section 616 of this Joint Zoning Ordinance.
 - (4) Laboratory or Research Center, subject to Section 628 of this Joint Zoning Ordinance.
 - (5) Landscape Center, subject to Section 629 of this Joint Zoning Ordinance.
 - (6) Manufacturing, Fabrication and Finishing Uses, subject to Section 632 of this Joint Zoning Ordinance.
 - (7) Municipal Uses, subject to Section 636 of this Joint Zoning Ordinance.
 - (8) Printing and Publishing Facility, subject to the provisions of Section 642 of this Joint Zoning Ordinance.
 - (9) Retail Business Use containing less than 5,000 square feet of gross floor area, subject to Section 649 of this Joint Zoning Ordinance.
 - (10) Warehouse and Distribution Center, subject to Section 661 of this Joint Zoning Ordinance.
 - (11) Wholesale Establishment, subject to Section 662 of this Joint Zoning Ordinance.
 - (12) Public Utilities, subject to Section 732 of this Joint Zoning Ordinance
- (C) **Accessory Uses:** The following accessory uses shall be permitted by right within the I-1 Zoning District, provided that: such use complies with the provisions of this Joint Zoning Ordinance
- (1) Accessory uses and structures that are customarily and clearly subordinate to a principal use are permitted by right, provided that such accessory uses and structures are located on the same lot as the principal use and comply with the provisions of this Joint Zoning Ordinance.
 - (2) Alternative energy facilities as an accessory use, which may include geothermal heat pumps, solar energy systems, wind turbines, wind energy facilities or wood-fired boilers, subject to the provisions specified under Section 704 of this Joint Zoning Ordinance.
 - (3) Category 1 Home Occupation, subject to Section 623.1 of this Joint Zoning Ordinance.
 - (4) Recreation Facilities and Uses as an accessory recreation indoor use, subject to Section 644 of this Joint Zoning Ordinance.

- (5) Telecommunication Facilities located on municipal land or designed as a co-located facility, subject to Section 655 of this Joint Zoning Ordinance.
- (D) **Uses by Special Exception:** The following principal and accessory uses are permitted by special exception within the I-1 Zoning District, provided that such use complies with the provisions of this Joint Zoning Ordinance:
- (1) Automobile Service Station and Repair Facility, subject to Section 605 of this Joint Zoning Ordinance.
 - (2) Category 2 Home Occupation, subject to Section 623.2 of this Joint Zoning Ordinance.
 - (3) Recreation Facilities and Uses designated as a public facility with passive recreation uses, subject to the provisions of Section 644 of this Joint Zoning Ordinance.
 - (4) Recreation Facilities and Uses as an accessory recreation outdoor use, subject to Section 644 of this Joint Zoning Ordinance
 - (5) Retail Business Use containing 5,000 square feet or more of gross floor area, subject to Section 649 of this Joint Zoning Ordinance.
 - (6) Roadside Stand for the sale of agricultural and horticultural products, subject to Section 727 of this Joint Zoning Ordinance.
 - (7) Accessory uses and structures that are not located on the same lot of a permitted principal use.
- (E) **Uses by Conditional Use:** The following principal and accessory uses are permitted by conditional use within the I-1 Zoning District, provided that such use complies with the provisions of this Joint Zoning Ordinance:
- (1) Undefined or Other Land Uses Not Provided For, subject to Section 663 of this Joint Zoning Ordinance.
- (F) **Utility and Dimensional Requirements:** Matrix Chart 9 on the following page provides the basic utility and dimensional requirements for all permitted principal uses within the I-1 Zoning District. Unless otherwise specified by the municipality with jurisdiction, all permitted uses shall comply with these requirements. Where a discrepancy should exist between the provisions contained within the text and the provisions contained within Matrix Chart 9, the provisions contained within the text shall prevail.
- (G) **Accessory Uses and Structures:** Accessory uses and/or structures to the permitted uses of the I-1 Zoning District shall be permitted provided: they are located on the same lot as the principal use; they are clearly subordinate to the principal use; they have been properly addressed as part of the application for a permit, subdivision, land development, special exception, conditional use, or other approval requirements; and/or they comply with all other supplemental development and design requirements specified by the municipality with jurisdiction. Accessory uses and structures may also include transportation facilities and utility provisions that have been approved by the appropriate agencies having jurisdiction and that they are necessary to support the principal use.
- (H) **Supplemental Regulations:** Where appropriate, the provisions contained under Article 6 of this Joint Zoning Ordinance shall apply to certain permitted land uses of the I-1 Zoning District. These provisions include specific planning, engineering and development requirements for certain uses that are permitted by the municipality with jurisdiction. A complete list of these supplemental regulations along with a cross-reference guide to their corresponding section and page numbers have been included within the Table of Contents of this Joint Zoning Ordinance.
- (I) **General Regulations:** Where appropriate, the provisions contained under Article 7 of this Joint Zoning Ordinance shall apply to the permitted land uses of the I-1 Zoning District. A complete list of these general regulations along with a cross-reference guide to their corresponding section and page numbers have been included within the Table of Contents of this Joint Zoning Ordinance.

- (J) **Subdivision and Land Development Requirements:** Where required to comply with the subdivision and land development provisions of Lower Alsace Township and Mount Penn Borough, a subdivision plan and/or land development plan shall be submitted to the municipality with jurisdiction for review and consideration, prior to the issuance of a building permit for any permitted use within the I-1 Zoning District. If a subdivision or land development plan is required, the plan shall be prepared to comply with the appropriate provisions established by the municipality with jurisdiction.
- (K) **Off-Street Parking and Loading:** Where applicable, all permitted uses within the I-1 Zoning District shall comply with the off-street parking and loading requirements specified under Article 8 of this Joint Zoning Ordinance.
- (L) **Signs:** Where applicable, all permitted uses within the I-1 District shall comply with the requirements for signs, as specified under Article 9 of this Joint Zoning Ordinance.
- (M) **Nonconformities:** Principal and accessory uses that are classified as nonconforming shall comply with the general provisions specified under Article 10 of this Joint Zoning Ordinance. In cases where the dimensional provisions of a nonconforming use are not specified by this Joint Zoning Ordinance, the Zoning Officer shall assign the most restrictive requirements for lot area, building setback, yard setback, building height, building coverage, lot coverage, and other dimensional criteria of a similar permitted use by right within the I-1 Zoning District.

I-1 Zoning District: Utility and Dimensional Requirements (Supplemental Matrix Chart 9)

Use	Procedural Requirement	Utility Requirements		Minimum Net Lot Area	Minimum Lot Width	Minimum Yard Requirements			Maximum Height	Maximum Coverage	
		Sewer	Water			Front	Side (each)	Rear		Building	Lot
General Agricultural Operation and Uses	By Right	Optional	Optional	5 acres	Refer to Section 604.1 for additional requirements						
Automobile Service and Repair Facility	By Right	Public	Public	20,000 sq.ft.	100 feet	20 feet	10 feet	20 feet	35 feet	50 %	70 %
Emergency Service Facility	By Right	Public	Public	20,000 sq.ft.	100 feet	20 feet	10 feet	20 feet	50 feet	50 %	70 %
Forestry	By Right	Optional	Optional	Variable	Refer to Section 616 for additional requirements						
Laboratory or Research Center	By Right	On-Lot	On-Lot	2 acres.	200 feet	50 feet	40 feet	40 feet	50 feet	50 %	70 %
		Public	Public	20,000 sq.ft.	100 feet	20 feet	10 feet	20 feet	35 feet	50 %	70 %
Landscape Center	By Right	Public	Public	20,000 sq.ft.	100 feet	20 feet	10 feet	20 feet	35 feet	50 %	70 %
Manufacturing, Fabrication and Finishing	By Right	On-Lot	On-Lot	2 acres.	200 feet	50 feet	40 feet	40 feet	50 feet	50 %	70 %
		Public	Public	20,000 sq.ft.	100 feet	30 feet	15 feet	30 feet	50 feet	50 %	70 %
Municipal Uses	By Right	Optional	Optional	Variable	Refer to Section 636 for additional requirements						
Printing and Publishing	By Right	Public	Public	20,000 sq.ft.	100 feet	20 feet	10 feet	20 feet	35 feet	50 %	70 %
Retail Use with less than 5,000 GFA	By Right	Public	Public	20,000 sq.ft.	100 feet	20 feet	10 feet	20 feet	35 feet	50 %	70 %
Warehouse and Distribution	By Right	On-Lot	On-Lot	2 acres.	200 feet	50 feet	40 feet	40 feet	50 feet	50 %	70 %
		Public	Public	20,000 sq.ft.	100 feet	30 feet	15 feet	30 feet	50 feet	50 %	70 %
Wholesale Establishment	By Right	On-Lot	On-Lot	2 acres.	200 feet	50 feet	40 feet	40 feet	50 feet	50 %	70 %
		Public	Public	20,000 sq.ft.	100 feet	30 feet	15 feet	30 feet	50 feet	50 %	70 %

I-1 Zoning District: Utility and Dimensional Requirements (Supplemental Matrix Chart 9)

Use	Procedural Requirement	Utility Requirements		Minimum Net Lot Area	Minimum Lot Width	Minimum Yard Requirements			Maximum Height	Maximum Coverage	
		Sewer	Water			Front	Side (each)	Rear		Building	Lot
Public Utilities	By Right	Optional	Optional	Variable	Refer to Section 732 for additional requirements						
Alternative Energy Facilities	By Right	Optional	Optional	Variable	Refer to Section 704 for additional requirements						
Category 1 Home Occupation	By Right	Public	Public	Variable	Refer to Section 623.1 for additional requirements						
Telecommunications Municipal / Co-Locate	By Right	Optional	Optional	Variable	Refer to Section 656 for additional requirements						
Category 2 Home Occupation	Special Exception	Public	Public	Variable	Refer to Sections 623.2 for additional requirements						
Recreation Uses Public and Passive	Special Exception	Optional	Optional	1 acre	Refer to Section 644 for additional requirements						
Recreation Uses accessory outdoor	Special Exception	Optional	Optional	1 acre	Refer to Section 644 for additional requirements						
Retail Use more than 5,000 GFA	Special Exception	Public	Public	20,000 sq.ft.	100 feet	20 feet	10 feet	20 feet	35 feet	50 %	70 %
Roadside Stand	Special Exception	Optional	Optional	Variable	Refer to Section 727 for additional requirements						
Undefined or Other Land Uses	Conditional Use	Public	Public	2 to 5 acres	200 feet	50 feet	50 feet	50 feet	50 feet	20 %	30 %