

# ZONING

## 370 Attachment 1

### Township of Schuylkill

#### Summary of Allowed Uses

[Amended 2-1-2006 by Ord. No. 2006-01; amended 1-7-2013 by Ord. No. 2013-01; 11-5-2014 by Ord. No. 2014-04; 6-7-2017 by Ord. No. 2017-04]

**This table is for overview and reference only. Refer to Chapter 370, Zoning, section for use listed for complete zoning information.**

#### KEY:

P = Allowed by right

SE = Allowed by Special Exception approval of the Zoning Hearing Board

CU = Allowed by Conditional Use approval of the Board of Supervisors

| Use                                                  | District |    |     |     |    |       |        |                |     |                    |    |    |    |    |      |
|------------------------------------------------------|----------|----|-----|-----|----|-------|--------|----------------|-----|--------------------|----|----|----|----|------|
|                                                      | PFZ      | FR | R-1 | R-2 | NO | APO I | APO II | H <sup>1</sup> | A-R | FH WD <sup>2</sup> | NC | C  | LI | I  | I/LI |
| Accessory heliport/helistop                          |          |    |     |     |    |       |        |                |     |                    |    |    | SE | SE | SE   |
| Agriculture                                          |          | P  | P   | P   |    | P     | P      |                |     | P                  |    |    | P  |    | P    |
| Any lawful purpose not elsewhere in Ch. 370, Zoning  |          |    |     |     |    |       |        |                |     |                    |    |    |    | SE |      |
| Any use which may be noxious or hazardous            |          |    |     |     |    |       |        |                |     |                    |    |    |    | SE | SE   |
| Auto sales                                           |          |    |     |     |    |       |        |                |     |                    |    | SE | SE |    | SE   |
| Bank                                                 |          |    |     |     | P  |       |        |                |     |                    | P  | P  |    |    |      |
| Bed and breakfast                                    |          | SE | SE  | SE  |    | SE    | SE     |                |     |                    |    | SE |    |    |      |
| Brewery                                              |          |    |     |     |    |       |        |                |     |                    |    |    |    | SE | SE   |
| Building and plumbing supplies                       |          |    |     |     |    |       |        |                |     |                    |    | SE | SE |    |      |
| Bus or train station                                 |          |    |     |     |    | SE    |        |                |     |                    |    | SE |    |    |      |
| Business or professional office park                 |          |    |     |     |    |       |        |                |     |                    |    |    | P  |    | P    |
| Car wash facilities (automatic automobile laundries) |          |    |     |     |    |       |        |                |     |                    |    | SE | SE |    | SE   |
| Cemetery                                             |          | SE |     |     |    |       |        |                |     |                    |    |    |    |    |      |

# SCHUYLKILL CODE

| Use                                                            | District |    |     |     |    |       |        |                |     |                    |    |    |    |    |      |
|----------------------------------------------------------------|----------|----|-----|-----|----|-------|--------|----------------|-----|--------------------|----|----|----|----|------|
|                                                                | PFZ      | FR | R-1 | R-2 | NO | APO I | APO II | H <sup>1</sup> | A-R | FH WD <sup>2</sup> | NC | C  | LI | I  | I/LI |
| Charitable, religious, philanthropic uses                      |          | SE | SE  | SE  |    | SE    | SE     |                | SE  |                    |    |    |    |    |      |
| Class B home occupation                                        |          | SE | SE  | SE  |    | SE    | SE     |                |     |                    |    |    |    |    |      |
| Club, fraternity house, lodge                                  |          |    |     |     |    |       |        |                | SE  |                    |    | P  |    |    |      |
| Cluster development (single family dwelling)                   |          | CU |     |     |    |       |        |                |     |                    |    |    |    |    |      |
| Communication towers                                           |          |    |     |     |    |       |        |                |     |                    |    | SE | SE | SE | SE   |
| Community center                                               | CU       |    |     |     |    |       |        |                |     |                    |    |    |    |    |      |
| Convenience store                                              |          |    |     |     |    |       |        |                |     |                    |    | CU |    |    |      |
| Conversion of single-family dwelling into multifamily dwelling |          |    |     |     |    | SE    | SE     |                |     |                    |    |    |    |    |      |
| Country club/riding club/golf/tennis                           |          | SE |     |     |    |       |        |                |     |                    |    |    |    |    |      |
| Day-care center                                                | CU       | SE |     |     |    | SE    | SE     |                |     |                    | P  | P  | CU |    |      |
| Educational institution                                        | P        | SE | SE  |     |    | SE    | SE     |                | SE  |                    |    |    |    |    |      |
| Educational institution - elementary/secondary only            |          |    |     | SE  |    |       |        |                |     |                    |    |    |    |    |      |
| Electric substation                                            | SE       | SE | SE  | SE  |    | SE    | SE     |                |     |                    |    |    |    |    |      |
| Emergency services                                             | CU       |    |     |     |    |       |        |                |     |                    |    |    |    |    |      |
| Farm Machinery                                                 |          |    |     |     |    |       |        |                |     |                    |    | SE | SE |    |      |
| Fire station                                                   | SE       | P  | P   | P   |    | P     | P      |                |     |                    |    |    |    |    |      |
| Florist                                                        |          |    |     |     |    |       |        |                |     |                    | P  | P  |    |    |      |
| Flour mill                                                     |          |    |     |     |    |       |        |                |     |                    |    |    |    | SE | SE   |
| Foundry                                                        |          |    |     |     |    |       |        |                |     |                    |    |    |    | SE | SE   |
| Gasoline service station                                       |          |    |     |     |    |       |        |                |     |                    |    | SE | SE |    | SE   |
| General office                                                 |          |    |     |     | P  | P     | P      |                | P   |                    | P  | P  |    |    |      |
| Golf courses                                                   |          |    |     |     |    |       |        |                |     |                    |    |    |    |    |      |
| Greenhouse                                                     |          |    |     |     |    |       |        |                |     |                    |    | P  |    |    |      |
| Hospital (human)                                               |          |    |     |     |    | SE    |        |                | SE  |                    |    | SE | SE |    | SE   |
| Hospital (animal)                                              |          | SE |     |     |    |       |        |                |     |                    |    | SE | SE |    | SE   |
| Incinerator                                                    |          |    |     |     |    |       |        |                |     |                    |    |    |    | SE | SE   |
| Industrial park                                                |          |    |     |     |    |       |        |                |     |                    |    |    | P  | P  |      |

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| Use                                                                                   | District |    |     |     |    |       |        |                |     |                    |    |    |    |    |      |
|---------------------------------------------------------------------------------------|----------|----|-----|-----|----|-------|--------|----------------|-----|--------------------|----|----|----|----|------|
|                                                                                       | PFZ      | FR | R-1 | R-2 | NO | APO I | APO II | H <sup>1</sup> | A-R | FH WD <sup>2</sup> | NC | C  | LI | I  | I/LI |
| Kennel                                                                                |          | SE |     |     |    |       |        |                |     |                    | SE | SE |    | SE | SE   |
| Laboratory for research and development                                               |          |    |     |     |    |       |        |                | P   |                    |    |    | P  |    | P    |
| Laundry establishment                                                                 |          |    |     |     |    |       |        |                |     |                    |    | SE |    |    |      |
| Livestock and poultry (keeping, raising, maintaining)                                 |          |    | SE  | SE  |    | SE    | SE     |                |     |                    |    |    |    |    |      |
| Lot averaging                                                                         |          | P  | P   | P   |    | P     | P      |                |     |                    |    |    |    |    |      |
| Lumber yard                                                                           |          |    |     |     |    |       |        |                |     |                    |    | SE | SE |    |      |
| Manufacturing or processing of chemical fertilizer, wood-pulp, disinfectants, or soap |          |    |     |     |    |       |        |                |     |                    |    |    |    | SE | SE   |
| Manufacturing, processing, or storage of explosives, paint, petroleum, gas, or coke   |          |    |     |     |    |       |        |                |     |                    |    |    |    | SE | SE   |
| Manufacturing or processing of rubber products                                        |          |    |     |     |    |       |        |                |     |                    |    |    |    | SE | SE   |
| Manufacturing                                                                         |          |    |     |     |    |       |        |                |     |                    |    |    | P  | SE | P    |
| Meat packing                                                                          |          |    |     |     |    |       |        |                |     |                    |    |    |    | SE | SE   |
| Mobile home parks                                                                     |          |    |     |     |    |       |        |                |     |                    |    | P  | P  |    | P    |
| Motel                                                                                 |          |    |     |     |    |       |        |                |     |                    |    | SE | SE |    | SE   |
| Motor vehicle fuels                                                                   |          |    |     |     |    |       |        |                |     |                    |    | SE | SE |    |      |
| Multifamily housing                                                                   |          |    |     | CU  |    | SE    | P      |                |     |                    |    |    |    |    |      |
| Municipal landfill                                                                    |          |    |     |     |    |       |        |                |     |                    |    |    |    | SE | SE   |
| Municipal use (excluding dump)                                                        | P        | P  | P   | P   |    | P     | P      |                | SE  |                    |    |    |    |    |      |
| Neighborhood commercial shopping complex                                              |          |    |     |     |    |       |        |                |     |                    | SE |    |    |    |      |
| Newspaper publishing or other print shop                                              |          |    |     |     |    |       |        |                |     |                    |    |    | P  |    | P    |
| Nursing home/congregate care senior housing                                           |          |    |     | SE  |    | SE    | SE     |                | SE  |                    |    |    |    |    |      |

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| Use                                                                                            | District |    |     |     |    |       |        |                |     |                    |    |    |                |   |                |
|------------------------------------------------------------------------------------------------|----------|----|-----|-----|----|-------|--------|----------------|-----|--------------------|----|----|----------------|---|----------------|
|                                                                                                | PFZ      | FR | R-1 | R-2 | NO | APO I | APO II | H <sup>1</sup> | A-R | FH WD <sup>2</sup> | NC | C  | LI             | I | I/LI           |
| Offices (admin, professional, executive, service, sales, commercial, etc.)                     |          |    |     |     | P  | P     | P      |                | P   |                    | P  | P  |                |   |                |
| Open space preservation development option                                                     |          |    |     | CU  |    |       |        |                |     |                    |    |    |                |   |                |
| Outdoor dining                                                                                 |          |    |     |     |    |       |        |                |     |                    | CU | CU | CU             |   | CU             |
| Parking                                                                                        | P        | P  | P   | P   | P  | P     | P      |                | P   |                    | P  | P  | P              | P | P              |
| Parks (including trail systems)                                                                | P        |    |     |     |    |       |        |                |     |                    |    |    |                |   |                |
| Personal services including pickup station for laundry/dry cleaning                            |          |    |     |     |    |       |        |                |     |                    | P  | P  | P              |   | P              |
| Pharmacy/drug store                                                                            |          |    |     |     |    |       |        |                |     |                    |    | CU |                |   |                |
| Public physical therapy facility                                                               | CU       |    |     |     |    |       |        |                |     |                    |    |    |                |   |                |
| Public library                                                                                 | CU       |    |     |     |    |       |        |                |     |                    |    |    |                |   |                |
| Public utilities                                                                               | SE       | SE | SE  | SE  |    | SE    | SE     |                |     | P                  |    |    |                |   |                |
| Recreation                                                                                     |          |    |     |     |    |       |        |                |     | P                  |    |    |                |   |                |
| Recreation facilities                                                                          | CU       |    |     |     |    |       |        |                |     |                    |    |    |                |   |                |
| Repair services                                                                                |          |    |     |     |    |       |        |                |     |                    | P  | P  |                |   |                |
| Residential dwelling units as a secondary use located in an upper story above ground-floor use |          |    |     |     |    |       |        |                |     |                    | SE | SE |                |   |                |
| Restaurant                                                                                     |          |    |     |     |    |       |        |                |     |                    | P  | P  | P              |   | P              |
| Retail establishments                                                                          |          |    |     |     |    |       |        |                |     |                    | P  | P  |                |   |                |
| Rooming house                                                                                  |          |    |     |     |    |       |        |                |     |                    |    | SE |                |   |                |
| Semidetached and quadraplex dwellings                                                          |          |    |     |     |    | SE    |        |                |     |                    |    |    |                |   |                |
| Service and repair of vehicles                                                                 |          |    |     |     |    |       |        |                |     |                    |    | SE | SE             |   | SE             |
| Shopping center (commercial cluster development)                                               |          |    |     |     |    |       |        |                |     |                    |    | SE |                |   |                |
| Signs                                                                                          | CU       | P  | P   | P   | P  | P     | P      |                | P   |                    | P  | P  | P              | P | P              |
| Single-family detached dwelling                                                                |          | P  | P   | P   |    | P     | P      |                |     |                    |    |    | P <sup>3</sup> |   | P <sup>3</sup> |
| Stable, private                                                                                |          |    | SE  | SE  |    | SE    | SE     |                |     |                    |    |    |                |   |                |

## ZONING

| Use                                                                  | District |    |     |     |    |       |        |                |     |                    |    |    |    |    |      |
|----------------------------------------------------------------------|----------|----|-----|-----|----|-------|--------|----------------|-----|--------------------|----|----|----|----|------|
|                                                                      | PFZ      | FR | R-1 | R-2 | NO | APO I | APO II | H <sup>1</sup> | A-R | FH WD <sup>2</sup> | NC | C  | LI | I  | I/LI |
| Steel mill                                                           |          |    |     |     |    |       |        |                |     |                    |    |    |    | SE | SE   |
| Storage garage                                                       |          |    |     |     |    |       |        |                |     |                    |    | SE | SE |    | SE   |
| Telephone central office                                             |          | SE | SE  | SE  |    | SE    | SE     |                |     |                    |    |    |    |    |      |
| Theater, bowling lanes, or other indoor recreation                   |          |    |     |     |    |       |        |                |     |                    |    | P  |    |    |      |
| Townhouses                                                           |          |    |     |     |    | SE    | P      |                |     |                    |    |    |    |    |      |
| Two-family dwelling                                                  |          |    |     |     |    | SE    |        |                |     |                    |    |    |    |    |      |
| Two uses on one lot containing a minimum of 5 acres                  |          |    |     |     |    |       |        |                |     |                    |    | CU |    |    |      |
| Undertaking establishment                                            |          |    |     |     |    |       |        |                |     |                    |    | SE |    |    |      |
| Warehousing and distribution                                         |          |    |     |     |    |       |        |                |     |                    |    |    | P  |    | P    |
| Warehouse for indoor storage only                                    |          |    |     |     |    |       |        |                |     |                    |    | SE |    |    |      |
| Wholesale establishment                                              |          |    |     |     |    |       |        |                |     |                    |    | SE | SE |    | SE   |
| Wireless communications on property owned by Schuylkill Township     | P        |    |     |     |    |       |        |                |     |                    |    |    |    |    |      |
| Wireless communications on property not owned by Schuylkill Township | CU       |    |     |     |    |       |        |                |     |                    |    |    |    |    |      |

**NOTES:**

<sup>1</sup> Refer to Article IX for use regulations in the Historic Site Overlay District.

<sup>2</sup> Refer to Article XI for use regulations in the Flood Hazard and Wetland Districts.

<sup>3</sup> Single-family detached dwelling is permitted in LI only as an accessory use to agriculture