

PENN TOWNSHIP ZONING ORDINANCE USE SCHEDULE

USE	FC	AR	R1	R2	C	I	MUC	ON-LOT SEWER								PUBLIC SEWER				PUBLIC WATER AND SEWER																							
								MINIMUM LOT SIZE		MINIMUM BUILDING SETBACK				MINIMUM LOT SIZE		MINIMUM BUILDING SETBACK		MINIMUM LOT SIZE		MINIMUM BUILDING SETBACK																							
								LOT AREA	WIDTH	FRONT ...	ONE SIDE	TOTAL SIDES	REAR	LOT AREA	WIDTH	FRONT ...	ONE SIDE	TOTAL SIDES	REAR	LOT AREA	WIDTH	FRONT ...	ONE SIDE	TOTAL SIDES	REAR																		
1 Single Family Detached Dwellings	P							4 acre	300	40	25	50	40																														
2 Single Family Detached Dwellings		P						1.5 acres	150	25	15	30	25																														
3 Single Family Detached Dwellings			P					1.5 acres	150	25	15	30	25	20,000	100	25	15	30	25	15,000	100	25	10	20	25																		
4 Single Family Detached Dwellings				P				1.5 acres	150	25	15	30	25	20,000	100	25	15	30	25	10,000	80	25	10	20	25																		
5 Single Family Semi-Detached Dwellings (per DU)				P				1.5 acres	150	25	40	40	25	12,500	80	25	20	20	25	7,500	75	25	10	10	25																		
6 Two Family Dwellings				P				2 acre	200	25	20	40	25	25,000	100	25	15	30	25	10,000	80	25	10	20	25																		
7 Conversion Apartments (Multi-Family Conversions)				CU	CU			(See Ordinance Provisions)																																			
8 Multiple Dwelling Structures				P				(See Ordinance Provisions)																																			
9 Seasonal Dwellings	CU	CU						(See Ordinance Provisions)																																			
10 Mobile Home Parks				CU				(See Ordinance Provisions)																																			
11 Open Space Development	CU	CU	CU					(See Ordinance Provisions)																																			
12 Bed and Breakfast Inns		CU	CU	CU	P			(See Ordinance Provisions)																																			
13 Conservation Areas and Structures	P	P	P					(See Ordinance Provisions)																																			
Public and Private Recreation Areas, Forest Reserves, Historical Preservation Areas, Game Refuges, and similar Non-Intensive Public Uses	P	P	P					(See Ordinance Provisions)																																			
15 Game and Wildlife Hunting Camps and Gun Clubs	P	CU					4 acre	300	40	50	100	50																															
16 Membership Clubs				CU	CU	CU		(See Ordinance Provisions)																																			
17 Public and Private Parks, Playgrounds and Open Space	P	P	P	P	CU	CU		(See Ordinance Provisions)																																			
18 Community Activity Buildings		CU	CU	CU	CU			(See Ordinance Provisions)																																			
19 Public and Private Schools, Colleges and other Educational institutions		CU	CU	CU				(See Ordinance Provisions)																																			
20 Buildings and Structures, Municipal and/or Public Utility	CU	P	CU	CU	P	P	P	1.5 acres	150	30	25	50	25																														
21 Essential Services Buildings and Structures with Locational Requirements	P	P	P	P	P	P	P	(See Ordinance Provisions)																																			
22 Essential Services Buildings and Structures without Locational Requirements	CU	CU			P	P		(See Ordinance Provisions)																																			
23 State/County/Federal Buildings	CU	CU	CU		P	CU	P	(See Ordinance Provisions)																																			
24 Public Libraries		CU	CU	P	P			(See Ordinance Provisions)																																			
Health and Welfare Institutions		CU		CU	P			(See Ordinance Provisions)																																			
25 Places of Worship		P	P	CU	CU			(See Ordinance Provisions)																																			

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								LOT AREA	WIDTH	FRONT ...	ONE SIDE	TOTAL SIDES	REAR	LOT AREA	WIDTH	FRONT ...	ONE SIDE	TOTAL SIDES	REAR	LOT AREA	WIDTH	FRONT ...	ONE SIDE	TOTAL SIDES	REAR
27 Home Occupations	P	P	P	P	P	CU																			
28 Home Occupations exceeding 33% of Gross Floor Area	CU	CU	CU	CU	CU	CU		(See Ordinance Provisions)																	
29 Home Businesses	CU	CU	CU	CU	P	CU		(See Ordinance Provisions)																	
30 Day Care Homes	P	P	P	P	CU	CU		(See Ordinance Provisions)																	
31 Day Care Centers		CU		CU	CU	CU	P	(See Ordinance Provisions)																	
32 Commercial Kennels	CU	CU			CU			(See Ordinance Provisions)																	
33 Animal Hospitals/Veterinarian Clinics		CU			P	P	P	1.5 acres	150	50	25	50	25	(Same)				(Same)							
34 Commercial Riding Academies and Stables	CU	CU						(See Ordinance Provisions)																	
35 Commercial Schools					P			(See Ordinance Provisions)																	
36 Country Clubs and Golf Courses	CU	CU	CU					(See Ordinance Provisions)																	
37 Winter Sports Areas and Ski Lodges	CU							(See Ordinance Provisions)																	
38 Outdoor Commercial Recreation Facilities		CU						4 acre	300	40	25	50	40	2 acres	200	40	25	50	40	2 acres	200	40	25	50	40
39 Outdoor Commercial Recreation Facilities					CU			1.5 acres	150	50	25	50	25	(Same)				(Same)							
Indoor Commercial Recreation Facilities					P	P		1.5 acres	150	50	25	50	25	1 acre	150	50	25	50	25	25,000	100	50	25	50	25
41 Retail Businesses					P	P		1.5 acres	150	50	25	50	25	1 acre	150	50	25	50	25	25,000	100	50	25	50	25
42 Business Services					P	P		1.5 acres	150	50	25	50	25	1 acre	150	50	25	50	25	25,000	100	50	25	50	25
43 Personal Services					P	P		1.5 acres	150	50	25	50	25	1 acre	150	50	25	50	25	25,000	100	50	25	50	25
44 Repair Services					P	P	P	1.5 acres	150	50	25	50	25	1 acre	150	50	25	50	25	25,000	100	50	25	50	25
45 Business Conversions					CU	CU		(See Ordinance Provisions)																	
46 Auction Houses for Household and other Goods		CU						3 acre	200	40	25	50	40	(Same)				(Same)							
47 Auction House for Household and Other Goods					P			1.5 acres	150	50	25	50	25	1 acre	150	50	25	50	25	25,000	100	50	25	50	25
48 Farm or Construction Equipment and Supplies Sales and Service		CU						3 acre	200	40	25	50	40	2 acres	200	40	25	50	40	1 acre	150	50	25	50	25
49 Farm or Construction Equipment and Supplies Sales and Service					CU	P	P	3 acre	200	50	25	50	25	2 acres	200	40	25	50	40	1 acre	150	50	25	50	25
50 Lawn and Garden Equipment and Supplies Sales and Service		CU						3 acre	200	50	25	50	25												
51 Lawn and Garden Equipment and Supplies Sales and Service					CU	P	P	2 acre	200	50	25	50	25	2 acres	200	40	25	50	25	1 acre	150	50	25	50	25

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								LOT AREA	WIDTH	FRONT ...	ONE SIDE	TOTAL SIDES	REAR	LOT AREA	WIDTH	FRONT ...	ONE SIDE	TOTAL SIDES	REAR	LOT AREA	WIDTH	FRONT ...	ONE SIDE	TOTAL SIDES	REAR
52 Vehicle Sales and Services, such as Service Stations, Repair Garages, New and Used Vehicle Dealers, Automotive Supplies					P	P	P	2 acre	200	50	25	50	25	2 acres	200	40	25	50	25	1 acre	150	50	25	50	25
53 Vehicle Washes					P	P		2 acre	200	50	25	50	25	2 acres	200	40	25	50	25	1 acre	150	50	25	50	25
54 Mobile Home, Trailer, Camping or Boat Sales and Service					P	P	P	2 acre	200	50	25	50	25	2 acres	200	50	25	50	25	1 acre	150	50	25	50	25
55 Hotels and Motels					P		P	2 acre	200	50	25	50	25	2 acres	200	50	25	50	25	1 acre	150	50	25	50	25
56 Drive-In Business					CU			(See Ordinance Provisions)																	
57 Drive-Thru Service Facility					CU			(See Ordinance Provisions)																	
58 Mortuary and Funeral Homes			CU	CU	P			1.5 acres	150	50	25	50	25	(Same)				(Same)							
59 Monument Sales					P	P	P	(See Ordinance Provisions)																	
60 Commercial Sawmills and Other Establishments Associated with Forestry	CU	CU				P		4 acre	300	40	25	50	40	(Same)				(Same)							
61 Private Sawmills	P	P						(See Ordinance Provisions)																	
62 Wholesale Distribution of Industrial Products, including Lumber and Coal Yards, Building Material Storage Yards, Contractors' Equipment and Storage Yards and Commercial Warehouses					CU	P	CU	2 acre	200	50	25	50	25	(Same)				(Same)							
63 Newspaper and Printing Establishments					CU	P		2 acre	200	50	25	50	25	1 acre	150	50	25	50	25	1 acre	150	50	25	50	25
64 Laundries, Laundry Services and Dry Cleaners					CU	P	P	Same as Public Water and Sewer								Same as Public Water and Sewer				1 acre	160	50	25	50	25
65 Limited Manufacturing, Fabricating, Processing, Packaging, Compounding or Assembling Activities					CU	P	CU	3 acre	200	50	25	50	25	1 acre	150	50	25	50	25	1 acre	150	50	25	50	25
66 General Manufacturing, Fabricating, Processing, Packaging, Compounding or Assembling Activities						CU		3 acre	200	50	25	50	25	1 acre	150	50	25	50	25	1 acre	150	50	25	50	25
67 Trucking Terminal						P		(See Ordinance Provisions)																	
68 Caretaker Dwelling					P	CU		(See Ordinance Provisions)																	
69 Electric Power Generation						CU		(See Ordinance Provisions)																	
70 Self-Service Storage Facility (Mini-Warehouse)		P			P	P	P	1.5 acres	150	50	15	30	25	(Same)				(Same)							
71 Off Premise Signs		CU			CU	CU		(See Ordinance Provisions)																	
72 Commercial Communication Tower	CU				CU	CU		(See Ordinance Provisions)																	
73 General Gardening	P	P	P	P	P	P		No dimensional restrictions																	
74 Crop and Tree Farming	P	P	P					No dimensional restrictions																	
Raising and Keeping of Poultry, Rabbits, Goats, etc.	P	P						5 acre	300	75	50	100	75												

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								LOT AREA	WIDTH	FRONT ***	ONE SIDE	TOTAL SIDES	REAR	LOT AREA	WIDTH	FRONT ***	ONE SIDE	TOTAL SIDES	REAR	LOT AREA	WIDTH	FRONT ***	ONE SIDE	TOTAL SIDES	REAR																
76 General and Specialized Farms, including Raising, Breeding, Keeping of Livestock for gain	P	P						5 acre	300	75	50	100	75																												
77 Nurseries and Greenhouses	P	P						4 acre	300	40	25	50	40																												
78 Nurseries and Greenhouses							CU	1.5 acres	150	50	25	50	25	1 acre	150	50	25	50	25	1 acre	150	50	25	50	25	1 acre	150	50	25	50	25										
79 On-Farm Occupation	CU	CU					CU																																		
80 Roadside Stands for Sale of Agricultural Products	P	P					CU																																		
81 Intensive Agricultural Operations	CU	CU																																							
82 Junkyards, Recycling Centers/Yards, and Automobile Wrecking Yards							CU																																		
83 Outdoor/Indoor Flea Markets							CU	1.5 acres	150	50	25	50	25	1 acre	150	50	25	50	25	25,000	100	25	10	20	30																
84 Multiple Antique Dealers																																									
85 Industrial Activities																																									
86 Sexually Oriented Business							CU																																		
State, County, or Federal Buildings																																									
88 Machine Shops and Metal Working Shops								1.5 acres	150	50	25	50	30	1 acre	150	25	15	30	30	25,000	100	25	15	30	30																
89 Plumbing, HVAC, Carpentry, Electrical, Roofing, and other similar contracting businesses								1.5 acres	150	50	25	50	30	1 acre	150	25	15	30	30	25,000	100	25	15	30	30																
90 Newspaper and Printing Establishments								1.5 acres	150	50	25	50	30	1 acre	150	25	15	30	30	25,000	100	25	15	30	30																
91 Convenience Stores							P																																		
92 Commercial Resorts	CU																																								
93 Cemeteries		P	P	CU	CU																																				
94 Panhandle Lots	P	P	P	P																																					
95 Reserved for Future Use																																									
96 Reserved for Future Use																																									
97 Reserved for Future Use																																									

*** - Front yard setback in the Commercial, Industrial, and Mixed Use Commerce Districts can be reduced if parking is located in the rear yard. See Zoning District for allowable reduction.