

307. DIMENSIONAL REQUIREMENTS IN EACH DISTRICT.

307.A. The following area, yard and building requirements shall apply for the specified zoning district, unless a more restrictive requirement for a specific use is required by Sections 402 or 403 or another section of this Ordinance. All measurements shall be in feet unless otherwise stated. See definitions of terms (such as lot width) in Section 202.

Zoning District: Type of Use	Min. Lot Area (sq. ft.)	Min. Lot Width Measured at Min. Building Setback Line (ft.)	Min. Front Yard Setback (ft.)	Min. Rear Yard Setback (ft.) **	Min. Side Yard Setback ** (each) (ft.)	Maximum Percent Building Coverage	Maximum Percent Impervious Coverage
1. CR Conservation Residential District: See Conservation Design Option in Section 311, which allows smaller lot sizes and lot widths.	87,120 (2 acres), unless a larger lot area is required under Section 307.D.	250	50 (10 feet of which may include an unenclosed porch).	60	20	10%	15%
2. AP Agricultural Preservation District: The provisions of Section 308 shall apply.							
3. RR Rural Residential District: See Conservation Design Option in Section 311, which allows smaller minimum lot sizes and lot widths. All dwellings shall have a minimum principal building width and length of 18 feet (not including unenclosed structures).	60,000	150	50 feet (10 feet of which may include an unenclosed porch)	50	15	15%	20%

unless such district boundary lines are fixed by dimensions as shown on the Official Zoning Map.

- B. Where a district boundary is not fixed by dimensions and where it approximately follows lot lines, such boundary shall be construed to follow such lot lines unless specifically shown otherwise.
- C. The location of a district boundary on un-subdivided land or where a district boundary divides a lot shall be determined by the use of the scale appearing on the Zoning Map unless indicated otherwise by dimensions.
- D. Where a municipal boundary divides a lot, the minimum lot area shall be regulated by the municipality in which the principal use(s) are located, unless otherwise provided by applicable case law. The land area within each municipality shall be regulated by the use regulations and other applicable regulations of each municipality.

305. SETBACKS ACROSS MUNICIPAL BOUNDARIES.

- A. Intent - To continue the objective of compatible land uses across municipal boundaries.
- B. This Ordinance requires additional setbacks and the provision of buffer yards when certain uses would abut an existing dwelling or a residential zoning district.
- C. These same additional setback and buffer yard provisions shall be provided by uses proposed within these four municipalities, regardless of whether such abutting existing dwelling or principally residential zoning district is located in an abutting municipality and/or in these four municipalities.

306. TABLE OF PERMITTED USES BY DISTRICT.

- A. For the purposes of this Section 306, the following abbreviations shall have the following meanings:

P =	Permitted by right (zoning decision by Zoning Officer)
SE =	Special exception use (zoning decision by Zoning Hearing Board)
C =	Conditional use (zoning decision by Board of Supervisors)
N =	Not Permitted
(S. 402) =	See Additional Requirements in Section 402
(S. 403) =	See Additional Requirements in Section 403
- B. Unless otherwise provided by State or Federal law or specifically stated in this Ordinance (including Section 105.B.), any land or structure shall only be used or occupied for a use specifically listed in this Ordinance as permitted in the zoning district where the land or structure is located. Such uses shall only be permitted if the use complies with all other requirements of this Ordinance. This table is divided into two sections:
 1. Primarily Residential Districts, and
 2. Primarily Non-Residential Districts.

See Section 105.B. which generally provides a process for approval of a use that is not listed - based upon similarity to permitted uses and other criteria. Except as provided in such Section 105.B., any other principal use that is not specifically listed as P, C or SE in the applicable district in this table is prohibited in that district.

For temporary uses, see Section 103.

Section 306.B.1. PRIMARILY RESIDENTIAL DISTRICTS

TYPES OF USES (See definitions in Article 2)	ZONING DISTRICTS					
	AP** & AP(M)**	CR	RR	LDR	MDR	TR
a. RESIDENTIAL USES						
Single Family Detached Dwelling (Manufactured homes shall meet the additional requirements of Section 402.CC.)	P	P	P	P	P	P
Single Family Detached Dwellings within the Conservation Design Development requirements of Section 311	N	C	C	C	C	C
Twin Dwelling, side-by-side, with each new dwelling unit on its own fee-simple or condominium lot	N	N	N	N	P	P
Townhouse/ Rowhouse (S. 402.UU.), with each new dwelling on its own fee-simple or condominium lot	N	N	N	N	P	P
Apartments (S. 402.UU.), other than conversions of existing building	N	N	N	N	P****	P
Manufactured/Mobile Home Park (S. 402.UU.)	N	N	N	N	SE	N
Boarding House (includes Rooming House)	N	N	N	N	N	N
Group Home within a lawful existing dwelling unit (S.402.U), not including a Treatment Center	P	P	P	P	P	P
Conversion of an Existing Building into Dwelling Units						
- Conversion of an Existing Principal Non-Residential Building into dwelling units, such as a former school, place of worship or agricultural barn	N*	N*	N	N	N	SE****
- Conversion of any other Existing Building (such as a (dwelling) to result in additional dwelling unit(s)	N	N	N	N	N	N
(See also "Unit for Care of Relative" under Accessory Uses)						
b. COMMERCIAL USES						
Bed and Breakfast Inn (S. 402.J.)	P	P	N*	N*	N*	N*
Camp (S. 402.L.; other than recreational vehicle campground)	N	SE	SE	N	N	N
Campground, Recreational Vehicle (S. 402.L.)	N	SE	N	N	N	N
Commercial Communications Antennae/Tower (S. 402.P.)						
- Meeting Section 402.P.1. pertaining to antenna placed on existing certain structures	P	P	P	P	P	P
- Antennae/tower that does not meet Section 402.P.1.	SE	SE	N	N	N	N
Farm-Related Business (S. 403.D.6.)	P	P	P	N	N	N
Golf Course, with a minimum lot area of 50 ac.	N	P	P	P	P	N
Kennel (S. 402.X)	SE	SE	N	N	N	N
Picnic Grove, Private (S. 402.II.)	N	SE	N	N	N	N

* = Except as permitted within historic buildings as provided in Section 316.
 ** = Dwellings shall only be allowed in compliance with Section 308.
 *** = Shall comply with Section 402.Q. and shall be limited to conversion of a building that existed at the time of adoption of this Ordinance.
 **** = Apartments shall not be allowed within the MDR District within the Borough of Womelsdorf.
 P = Permitted by right (zoning decision by Zoning Officer)
 SE = Special exception use (zoning decision by Zoning Hearing Board)
 C = Conditional use (zoning decision by Borough Council or Board of Supervisors) N = Not permitted
 (S. 402) = See Additional Requirements in Section 402 (S. 403) = See Additional Requirements in Section 403

TYPES OF USES

(See definitions in Article 2)

ZONING DISTRICTS

AP CR RR LDR MDR TR
& AP(M)

e. ACCESSORY USES (Cont.)

See Additional Requirements in Section 403 for Specific Accessory Uses.

Agricultural Accessory Activities, Customarily Incidental to a Principal Crop Farming, Livestock or Poultry Use, such as the following and closely similar activities:

routine processing and storage of agricultural products, or sale or mixing of seeds, feed and fertilizer or mulch sales, provided that a use that involves significant tractor-trailer truck traffic shall be located along an arterial or collector street.

P P P P P P

Agricultural Products, Accessory Retail Sale of (S. 403.D.13)

P P P P P P

Day Care Center accessory to and on the same lot as an existing lawful Place of Worship, with a minimum lot area of 2 acres

P P P P P P

Day Care (S. 403.D.4.) as accessory to a dwelling:

- Day care of a maximum of 3 adults or youth, in addition to "Relatives" of the caregiver

P P P P P P

- Group Day Care Home

N N N N SE SE

- Family Day Care Home

P P P SE SE SE

Home Occupation, General (S. 403.D.9.)

SE SE SE SE SE SE

Home Occupation, Light (S. 403.D.9.)

P P P P P P

Unit for Care of Relative (S. 403.D.15.)

P P P P P P

f. MISCELLANEOUS USES

Composting - See Section 403.D.3.

Crop Farming and Wholesale Greenhouses (other than mushroom raising)

P P P P P P

Forestry (S. 402.S.)

P P P P P P

Groundwater or Spring Water Withdrawal, averaging more than 10,000 gallons per day removed from a lot for off-site consumption (S. 402.T.)

SE SE SE SE SE SE

Mineral Extraction (S. 402.BB.) including stockpiling

N in AP N N N N N
SE in AP(M)

Mushroom Raising (S. 402.FF.)

SE N N N N N

Nature Preserve, Wildlife Sanctuary or

Environmental Education Center (other than a zoo)

P P P P P P

Parking Lot as the Principal Use of a Lot

N N N N N SE

- P = Permitted by right (zoning decision by Zoning Officer)
- SE = Special exception use (zoning decision by Zoning Hearing Board)
- C = Conditional use (zoning decision by Board of Supervisors or Borough Council)
- N = Not permitted
- (S. 402) = See Additional Requirements in Section 402
- (S. 403) = See Additional Requirements in Section 403

Section 306 Cont.

306.B.2. PRIMARILY NON-RESIDENTIAL DISTRICTS

TYPES OF USES (as defined in Article 2)	ZONING DISTRICTS			
	TC	HC	LI	GI
RESIDENTIAL USES				
Single Family Detached Dwelling (Manufactured/mobile home must meet the additional requirements of Section 402.CC.) (Conversion of a Building that Existed at the Time of Adoption of This Ordinance into Dwelling Units (S. 402.Q.), provided that: - existing single family detached dwelling - twin dwelling unit shall not be converted into two more dwelling units; - street level commercial space fronting onto Penn Avenue High Street shall not be converted into dwelling units - see also "Unit for Care of Relative" under Accessory Uses)	P	P	N	N
Active Adult Residential Community (S. 402.A.) Boarding or Rooming House (S. 402.K.) Nursing Home within a lawful pre-existing dwelling unit (S.402.U.), not including a Treatment Center for Residential Uses	P	N	N	N
Commercial Uses				
Office Use (S. 402.B.)	C	N	N	N
Hotel Use (S. 402.C.)	N	SE	N	N
Restaurant Use (S. 402.D.)	P	P	P	P
Medical Office Use (S. 402.E.)	*	N	N	N
Professional Office Use (S. 402.F.)	N	N	N	SE
Warehouse Use (S. 402.G.)	N	N	N	N
Auto Repair Shop (S. 402.H.)	N	N	N	SE
Amusement Arcade (S. 402.I.)	SE	P	N	N
Funeral Home (S. 402.J.)	N	SE	SE	SE
Repair Garage or Service Station (S. 402.H.,I.)	N	P	P	P
Boat or Mobile/Manufactured Home Sales (S. 402.G.)	N	P	P	N
Store, Retail	P	P	P	N
Hotel and Breakfast Inn (S. 402.J.)	P	P	P	N
Terminal	P	P	P	P
Manufacturing Use	N	SE	N	N
Wholesale Distribution, which may include retail or wholesale sales	P	P	P	N

Permitted by right (zoning decision by Zoning Officer)
 Special exception use (zoning decision by Zoning Hearing Board)
 Conditional use (zoning decision by Board of Supervisors/Borough Council) N = Not permitted
 2) = See Additional Requirements in Section 402
 3) = See Additional Requirements in Section 403

- Within the TC District:
- Twin dwellings, townhouses, and apartments shall only be allowed if they conform with the regulations listed for such dwellings in Section 307 for the TC District;
 - In addition, see the provisions for a Active Adult Residential Community in Section 402, which also allows a mix of housing types under different standards;
 - In addition, see the provisions on this page that may allow a conversion of an existing building into apartments.