

SUGARLOAF TOWNSHIP  
ZONING ORDINANCE

BEING CHAPTER XXVII  
OF THE CODE  
OF ORDINANCE  
OF SUGARLOAF TOWNSHIP

OCTOBER 2005

## CHAPTER27

### ZONING

#### PART 1

##### TITLE, PURPOSE AND INTERPRETATION

§27·101.	Short Title	27·5
§27·102.	Purpose	27·5
§27·103.	Interpretation	27·6
§27·104.	Application	27·6

#### PART2

##### DEFINITIONS

§27·201.	General	27·7
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#### PARTS

##### ZONING DISTRICTS AND ZONING MAP

§27·301.	Types of Zoning Districts	27·33
§27·302.	Zoning Map	27·33
§27·303.	District Boundaries; Rules for Interpretation	27·34
§27·304.	Application of District Regulations	27·35
§27·305.	Degree of Restrictiveness	27·36

#### PART4

##### DISTRICT REGULATIONS

§27·401.	S-1 Conservation District	27·37
§27·402.	A-1 Agricultural District	27·37
§27·403.	R-1 Residential District	27·37
§27·404.	C-1 Highway Commercial District	27·38
§27·405.	C-2 Highway Interchange Commercial District	27·38
§27·406.	I-1 General Industrial and Mining District	27·39
§27·407.	Table I, Land Use Classifications	27·41
§27·408.	Zoning Districts Building Regulations: Schedule I, Schedule I·C, Schedule I·R	27·53

PART 5  
GENERAL REGULATIONS

§27-501.	Intent	27-59
§27-502.	Applicability	27-59
§27-503.	Reserved	27-59
§27-504.	Access to Structures	27-59
§27-505.	Erection of More Than One Principal Structure on a Lot	27-59
§27-506.	Animals in Residential Zones	27-59
§27-507.	Accessory Uses (Residential) and Projections	27-61
§27-508.	Uses Accessory to Commercial and Industrial Uses	27-63
§27-509.	Highway Frontage Development in Commercial and Industrial Districts	27-64
§27-510.	Landscaping, General Requirements	27-64
§27-511.	Environmental Performance Standards	27-72
§27-512.	Signs	27-78
§27-513.	Loading Areas	27-81
§27-514.	Off-Street Parking	27-82
§27-515.	Private Residential Driveways	27-85
§27-516.	Truck and Trailer Parking in Residential Districts	27-85
§27-516.1.	Storage of Vehicles	27-86
§27-517.	Parking, Storage or Use of Major Recreational Equipment	27-86
§27-518.	Nonconforming Buildings or Uses	27-86
§27-519.	Nonconforming Lots	27-87
§27-520.	Public Utility Corporation	27-88
§27-521.	Obstructions	27-88
§27-522.	Steep Slope Development	27-88
§27-523.	Flood Plain Controls	27-89
§27-524.	Home Occupation Regulations	27-108
§27-525.	Fences	27-110
§27-526.	Corner Lot Restrictions	27-110
§27-527.	Conversion of Single-Family Detached Dwellings	27-110
§27-528.	Community or Club Swimming Pools	27-111
§27-529.	Planned Residential Development Regulations	27-111
§27-530.	ECHO Housing	27-114
§27-531.	Mixed Use Structures	27-118
§27-532.	Truck/Trailer Parking in Commercial and Manufacturing Zones	27-118
§27-533.	Mobile Home Parks	27-119
§27-534.	Motor Vehicle Stations	27-120
§27-535.	Car Washing Facility	27-120
§27-536.	Repair Garage Facility	27-120
§27-537.	Solid Waste Disposal Facilities	27-121
§27-538.	Junk Yards & similar Storage Areas Including Automobile Wrecking	27-122
§27-539.	Self Storage Facilities	27-122



§27-540.	Outdoor Recreation Area	27-123
§27-541.	Club, Fraternal Organization or Lodge	27-123
§27-542.	Reserved	27-123
§27-543.	Reserved	27-123
§27-544.	Apartments & Townhouses	27-123
§27-545.	Mining	27-125
§27-546.	Quarry and Surface Mining	27-125
§27-547.	Communication Towers	27-127

## **PART6**

### **ADMINISTRATION**

§27-601.	Interpretation and Application	27-131
§27-602.	Zoning Officer	27-131
§27-603.	Building Permits	27-133
§27-604.	Certificate of Use and Occupancy	27-134
§27-605.	Sign Permits	27-135
§27-606.	Stop Order	27-136

## **PART 7**

### **ZONING HEARING BOARD**

§27-701.	Creation and Membership	27-139
§27-702.	Organization	27-139
§27-703.	Expenditures	27-140
§27-704.	Hearings	27-140
§27-705.	Jurisdiction	27-143
§27-706.	Zoning Hearing Board's Functions	27-144
§27-707.	Parties Appellant Before the Zoning Hearing Board	27-146
§27-708.	Time Limitations	27-146
§27-709.	Stay of Proceedings	27-147
§27-710.	Validity of Ordinance; Substantive Questions	27-148
§27-711.	Procedure to Obtain Preliminary Opinion	27-151

## **PARTS**

### **ENFORCEMENT**

§27-801.	Enforcement Notice	27-153
§27-802.	Causes of Action	27-154
§27-803.	Jurisdiction	27-154
§27-804.	Enforcement Remedies	27-154



PART 1

TITLE, PURPOSE AND INTERPRETATION

§27-101. Short Title.

This Chapter shall be known as and may be cited as the "Sugarloaf Township Zoning Ordinance."

§27-102. Purpose.

1. This Chapter is enacted to promote the public health, safety, morals and general welfare of the residents of the Township of Sugarloaf by encouraging the most appropriate use of land and buildings; preventing the overcrowding of land; avoiding undue congestion of population; providing for adequate light and air; converging the value of land and buildings; securing safety from fire, panic, flood and other danger; facilitating the adequate provision of transportation, water, sewerage, school and other public facilities.
2. This Chapter is enacted in accordance with the community development objectives as set forth in the Sugarloaf Township Comprehensive Plan. These community development objectives are:
  - A. To preserve the quality of existing residential areas within the Township.
  - B. To provide areas where a variety of residential building types, including single-family dwellings, two-family dwellings and multiple family dwellings may be located.
  - C. To provide areas where commercial and industrial uses may be located.
  - D. To discourage intensive development in those areas not suitable for intensive development, such as areas of steep slope and high water table and areas included within flood plains.
  - E. To encourage the preservation of natural amenities such as streams, stream valleys and wooded areas.
  - F. To encourage a pattern of orderly growth and compactness of development to facilitate the economical provision of utilities and services.
  - G. To discourage intensive development in those areas which are not suitable for onsite sewage disposal and which are not expected to be sewered in the near future.

## ZONING

- H. To encourage concentrations of residential and commercial development, rather than strip development of residential and commercial uses along existing roads.
- I. To encourage development in areas presenting few limitations to development.
- J. To encourage development where an existing core of residential development and community services exist and where public sewer and water facilities are most feasible: the Conyngham - Sybertsville area.
- K. To preserve aesthetic and property value and general welfare of the residents of the Township.

### §27-103. Interpretation.

In interpreting and applying the provisions of this Chapter, they shall be held to be the minimum requirements for the promotion of the public health, safety, morals and general welfare of the Township. Should any requirement of any other Chapter of the Township Code be found to be in conflict with any requirement of this Chapter, the more restrictive of the two shall prevail.

### §27-104. Application.

After the date of adoption of this Chapter, the use of all land and every building or portion of a building erected, altered with respect to height and area, added to or relocated and every use within a building or use accessory thereto in the Township of Sugarloaf shall be in conformity with the provisions of this Chapter. Any existing building or structure and any existing use of building or land not in conformity with the regulations herein prescribed shall be regarded as nonconforming but may be continued, extended or changed subject to the special regulations pertaining thereto hereinafter contained.



## PART 2

### DEFINITIONS

#### §27-201. General.

For the purpose of this Chapter, certain terms and words are defined as follows. Words used in the present tense shall include the future tense. Words in the singular shall include the plural and words in the plural shall include the singular. The word "shall" is mandatory. The word "may" is permissive. Terms not defined in this Chapter shall have the meaning customarily assigned to them.

**ACCESSORY BUILDING** - a building subordinate to the principal building on a lot and used for purposes customarily incidental to those of the principal building.

**ACCESSORY USE** - a subordinate use of a portion of a lot which is customarily incidental to the main or principal use of the land or of a building on a lot.

**ADULT DAY CARE** - A use providing supervised care and assistance primarily to persons who are over age 60 and not in good physical health or suffering from dementia or are developmentally handicapped and/or are physically handicapped and who need such daily assistance because of such condition. This use shall not include persons who need oversight because of behavior that is criminal or violent. This use may involve occasional overnight stays, but shall not primarily be a residential use. The use shall involve typical stays of less than a total of 60 hours per week per person.

**AGENT OF OWNER** - Any person who can show written proof that he has authority to act for the property owner.

**AGRICULTURAL OPERATION** - An enterprise that is actively engaged in the commercial production and preparation for market of crops, livestock products and in the production, harvesting and preparation for market or use of agricultural, agronomic, horticultural, silvicultural and aquacultural crops and commodities. The term includes an enterprise that implements changes in production practices and procedures or types of crops, livestock, livestock products or commodities produced consistent with practices and procedures that are normally engaged by farmers or are consistent with technological development within the agricultural industry.

**ALTERATION, STRUCTURAL** - any enlargement of a building; the moving of a building from one location to another; any change in or addition to the supporting members of a building or structure.

## ZONING

AMENDMENT - a change in the wording, context or substance of this Chapter or a change in the district boundaries upon the Zoning Map.

APARTMENT UNIT - a dwelling unit within an apartment building. An apartment building is a building on a single lot designed for and occupied as a residence, containing three or more dwelling units which may be separated horizontally and/or vertically.

APPLICANT - a landowner or developer, who has filed an application for development including his heirs, successors and assigns.

APPLICATION FOR DEVELOPMENT - every application, whether preliminary, tentative or final, required to be filed and approved prior to start of construction or development including, but not limited to, an application for a building permit, for the approval of a subdivision, plat or plan or for the approval of a development plan.

APPROVED PRIVATE STREET - a legally established right-of-way which provides the primary vehicular access to a lot and which has not been dedicated or deeded to the Township of Sugarloaf.

ARTERIAL ROAD - arterial roads are indicated on a highway classification map which shall be maintained by the Township Zoning Officer and the Township Planning Commission.

ASSISTED LIVING FACILITY - A premise in which food, shelter and personal assistance or supervision are provided for a period exceeding 24 hours for four or more adults who are not relatives of the operator, who do not require the services in or of a licensed long-term care facility, but who do require assistance or supervision in matters such as dressing, bathing, diet, financial management, evacuation of a residence in the event of an emergency or medication prescribed for self-administration.

AUTHORITY - a body politic and corporate created pursuant to the Act of May 2, 1945 (P.L. 382, No. 164), known as the "Municipality Authorities Act of 1945."

AUTOMOBILE SERVICE STATION OR FILLING STATION - A building or place of business where gasoline, oil and greases, batteries, tires and automobile accessories are supplied and dispensed directly to the motor vehicles trade at retail, and where the following services may be rendered.

a. Minor Repair

1. Sale and servicing of spark plugs and batteries.
2. Tire repair and servicing, no recapping.

3. Replacement of mufflers and tailpipes, water hose, fan belts, brake and transmission fluids, light bulbs, floor mats, seat covers (where this shall not be the principal use), windshield wipers, grease retainers and wheel bearings.
4. Radiator cleaning and flushing.
5. Washing and polishing, not including mechanical and/or automatic car wash establishments.
6. Installation of fuel pumps and fuel lines.
7. Minor servicing and replacement of carburetors.
8. Adjustment and installation of brakes.
9. Tuning engines, except for grinding valves, cleaning carbon or removing the head of engines and/or crankcases.
10. Greasing and Lubrication.
11. Emergency Wiring Repairs.
12. Any similar minor service or repair not listed below under "major repair".

b. Major Repair

In addition to those repairs and services listed above as "minor repair", any general repair, rebuilding or reconditioning not listed above; collision service including body, frame or fender straightening or repair; painting or paint shops; mechanical car wash establishments; but not including any operations which require the heating or burning of rubber.

**AUTOMOBILE WRECKING** - The dismantling or disassembling of used motor vehicles or trailers; or the storage, sale or dumping of dismantled, partially dismantled, obsolete or wrecked vehicles or their parts.

**BASEMENT** - a story partly underground having ½ or less of its height above the average level of the adjoining ground.

**BED AND BREAKFAST FACILITY** - Such uses shall be accessory home occupations. They shall be designed to provide sleeping, eating and bath facilities for overnight guests on a daily or weekly basis. They shall not include restaurant facilities open to persons who are not overnight guests.

**BOARD** - the Board of Supervisors of Sugarloaf Township.

## ZONING

**BOARDING HOUSE** - A building, where for compensation, provision are made for lodging and meals for not more than ten (10) persons. A boarding house does not include a congregate housing facility for persons housed as an alternative to incarceration or persons afflicted with and/or being treated for addiction to a controlled substance.

**BUFFER STRIP** - a continuous strip of landscaped land which is clear of all buildings and parking areas.

**BUILDING** - any structure having a roof, built for the support, shelter or enclosure of persons, animals, chattels or property of any kind. Where separated by division walls without openings from the ground up, each portion of such structure shall be deemed a separate building. Where this Chapter requires, or where special authority, granted pursuant to this Chapter, requests that a use shall be entirely enclosed within a building, this definition shall be qualified by adding "and enclosed on all sides."

**BUILDING AREA**- the total area encompassed by the setback lines on any lot.

**BUILDING HEIGHT**- the vertical distance measured from the average elevation of the finished grade at the two front corners of the building to the highest point of the roof. Chimneys, spires and other similar projections shall not be included in calculating the height of a building.

**BUILDING SETBACK LINE**· a line parallel to and set back from the property line of the subject property. The setback line establishes the area within which a structure may be erected.

### BULK FUEL STORAGE

- a. Principal Use - The storage of fuel beyond what is reasonably needed for customary on-site use. This includes the storage of fuel to be sold for off-site use.
- b. Accessory Use - The storage of fuel for customary on-site use such as agricultural use, gas station, and similar uses.

**CART WAY** - the surface of a street or road available for vehicular traffic.

**CLEAR SIGHT TRIANGLE** - an area within which no vision obstructing object is permitted. A clear sight triangle shall be provided at all street intersections within which vegetation or other visual obstructions shall not exceed a height of thirty (30) inches above the street grade. Said triangle shall be measured for a distance of thirty (30) feet along street right-of-way lines extending from their point of intersection which forms a corner lot.

At each point where a private axis intersects a street or road, there shall be maintained a clear sight triangle of not less than ten (10) feet measured from the point of intersection of the street line and the edge of the axis, within which vegetation and other visual obstructions shall be limited to a height of not more than thirty (30) inches above the street grade.

If not obstructing the view of traffic, posts, columns, or trees, not exceeding 1 foot in diameter shall be permitted within the clear sight triangle.

**CLUB, FRATERNAL ORGANIZATION LODGE** · an association of persons for some common nonprofit service but not including groups organized primarily to render a service which is customarily carried on as a business.

**COMMERCIAL VEHICLE** · A commercial vehicle shall be any vehicle other than a private passenger vehicle, including trucks, trailers, and construction equipment.

**COMMISSION** · The Township Planning Commission of the Township of Sugarloaf.

**COMMON OPEN SPACE** · a parcel or parcels of land or an area of water, or a combination of land or water within a development site and designed and intended for the use or enjoyment of residents of a development, not including streets, off-street parking areas and areas set aside for public facilities.

**COMMUNICATIONS ANTENNA** · any device used for the transmission or reception of radio, television, wireless telephone, pager, commercial mobile radio service or any other wireless communications signals, including without limitation, omni-directional or whip antennas and directional or panel antennas, owned or operated by any person or entity licensed by the Federal Communications Commission (FCC) to operate such device. This definition shall not include private residence mounted satellite dishes or television antennas or amateur radio equipment, including without limitation, ham or citizen band radio antennas.

**COMMUNICATIONS EQUIPMENT BUILDING** · an unmanned building or cabinet containing communications equipment required for the operation of communications antennas and covering an area on the ground not greater than 250 square feet.

**COMMUNICATIONS TOWERS** · a structure other than a building, such as a monopole, self-supporting or guyed tower, designed and used to support communications antennas.

**CONVALESCENT or NURSING HOME** · establishment providing nursing, dietary and other personal services to convalescents, invalids or aged persons.

**CORNER LOT** · a lot abutting two or more intersecting public or private streets, or at the point of abrupt change of a single street (an interior angle of less than 135 degrees and a radius line of less than 100 feet).

**COUNTY** · the County of Luzerne, Commonwealth of Pennsylvania.

## ZONING

CUSTOMARY HOUSEHOLD PETS - shall include animals, fish, and birds, which are generally considered to be domestic animals, such as hamsters, dogs, cats, and birds. Farm fowl and other farm animals not specifically designated shall not be considered as customary household pets.

### DAY CARE FACILITIES

- a. Child Day Care Center. A premises in which child day care is provided simultaneously for seven (7) children or more who are not relatives of the provider of the child day care home, where such facility is subject to PA Department of Public Welfare supervision or licensing under the PA Public Welfare Code.
- b. Family Day Care Home. A premises in which child day care is provided at any one time to between four (4) and six (6) children who are not relatives of the provider of the child day care where such facility is required to be registered with the PA Department of Public Welfare under the PA Public Welfare Code.
- c. Group Day Care Home. A State licensed facility in which care is provided for more than 6 but less than 12 children, at any one time, if care is provided in a facility where the child care areas are being used as a family residence.

DESIGNATED GROWTH AREA - A region within a county or counties described in a municipal or multimunicipal plan that preferably includes and surrounds a city, borough or village, and within which residential and mixed use development is permitted or planned for at densities of one unit to the acre or more, commercial, industrial and institutional uses are permitted or planned for and public infrastructure services are provided or planned.

DEVELOPER - any landowner, agent of such landowner or tenant with the permission of such landowner, who makes or causes to be made a subdivision of land or a land developer.

DEVELOPMENT PLAN - the provisions for development including a planned residential development, a plat of subdivision, all covenants relating to use, location and bulk of buildings and other structures, intensity of use or density of development, streets, ways and parking facilities, common open space and public facilities. The phrase "provisions of the development plan" when used in this Chapter shall mean the written and graphic materials referred to in this definition.

DIRECTIONAL SIGN - a sign containing directional information about public places owned or operated by Federal, State or local governments or their agencies, publicly or privately owned natural phenomena, historic, cultural, scientific, educational and religious sites, and areas of natural scenic beauty or naturally suited for outdoor recreation.

DISTRICT - a portion of the territory of the Township of Sugarloaf within which certain uniform regulations and requirements, or various combinations thereof, apply under the provisions of this Chapter.

**DORMITORY** - Residential facilities that are only inhabited by teaching faculty and/or full-time students of an accredited college, university or medical training facility or State-licensed teaching hospital, or approved "Care and Treatment Center for Children" (as an accessory use to such use) or to an accredited public or private primary or secondary school, and which are owned and operated by such principal use to which the dormitory serves. Dwelling units shall not be regulated as "dormitories."

**DWELLING** - a building or a portion thereof designed for and used exclusively for residential occupancy.

**ATTACHED, ROW OR TOWNHOUSE UNIT** - a residential structure containing three or more dwelling units which are separated from each other by two common walls, except for the end units.

**CONDOMINIUMS** - a given set of dwelling units each of which is owned by an individual person or persons in fee simple, and which is assigned a proportionate interest in all common elements, as set forth in the Uniform Condominium Act, Act of the General Assembly of July 2, 1980, P.L. No 82, as amended and supplemented.

**CONVERSION UNIT** - existing residential structure which has been modified structurally in such a way as to convert it from one dwelling unit to two or more dwelling units.

**DETACHED UNIT** - a residential structure containing only one dwelling unit.

**DWELLING, GARDEN APARTMENTS** - A group of rental units, generally under single ownership (but a condominium is not precluded) where there shall not be more than eight (8) dwelling units contained within each structure; such structures containing garden apartment units are generally less than four (4) stories in height although in the Municipality they shall not exceed a height of 2.5 stories or thirty-five feet.

**DWELLING GROUP** - A group of two (2) or more residential buildings on a single zone lot.

**DWELLING UNIT** - one or more rooms having cooking and sanitary facilities and access directly outdoors or through a common entrance hall. For the purpose of this Chapter, one dwelling unit shall be intended to house only one family.

**MULTIPLE DWELLING OR APARTMENT UNIT** - a residential structure of two or more stories containing three or more dwelling units (not row or townhouse units).

**SEMI-DETACHED UNIT** - a residential structural containing two dwelling units having either a common wall or a floor separating them.

## ZONING

**EARTH-EXTRACTION** – Earth-extraction is a business activity which includes the excavation and removal of natural resources from the earth. Earth-extraction industries include mining, quarrying, rock-crushing and similar uses.

**EARTH-MOVING INDUSTRY** - An earth-moving industry is a business activity which results in temporarily or permanently changing the contour of the earth. Earth-moving industries include, but are not limited to earth extraction industries and sanitary landfills.

### ESSENTIAL SERVICES

#### a. Essential Services, Enclosed or Permanent Structures

Such uses are intended to include facilities for sewage treatment, electric substations, transformers, switches, and auxiliary apparatus, as well as local governmental services such as police stations, fire houses and similar uses. Where such uses are proposed to be located in a Residential District, they shall be subject to the following regulations:

1. Such facility shall not be located on a residential street (unless no other site is available), and shall be so located as to draw a minimum of vehicular traffic to and through such streets.
2. The location, design and operation of such facility shall not adversely affect the character of the surrounding residential area.
3. Adequate fences, barriers and other safety devices shall be provided, and shall be landscaped in accordance with the provisions of Section 510 hereof.
4. Noise emitted from electric substations shall not be greater than permitted in accordance with the performance standards set forth herein.

#### b. Essential Services, Open

Such uses shall be limited to the erection, construction, alteration, or maintenance, by public utilities or municipal or other governmental agencies, of underground or overhead gas, electrical, steam or water transmission or distribution systems, collection, communication, supply or disposal systems, including poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm boxes, police call boxes, traffic signals, hydrants, and other similar equipment and accessories in connection therewith reasonably necessary for the furnishing of adequate service by such public utilities or municipal or other governmental agencies or for the public health or safety or general welfare. Such uses shall not include sanitary landfills and related uses such as staging areas or other means of solid waste disposal. Where applicable, the landscaping regulations of Section 510 hereof shall apply.



**FAMILY** - Except for group housing for handicapped persons, there shall be not more than seven (7) unrelated individuals living together as a single housekeeping unit and doing their cooking on the premises, as distinguished from a group occupying a boarding or rooming house or hotel.

Notwithstanding the definition in the preceding paragraph, a family shall also be deemed to include unrelated persons occupying a dwelling units and living as a single, nonprofit housekeeping unit, if said occupants are handicapped persons as defined herein. Such unrelated individuals shall have the right to occupy a dwelling unit in the same manner and to the same extent as any family unit as defined in the first paragraph of this definition.

A family does not include a group living in a boarding house or hotel, or fraternities, sororities, and clubs, or other forms of congregate living arrangements, except as otherwise provided herein.

**FARM ANIMALS** - Farm animals shall be those animals normally associated with agricultural enterprises, such as cattle, horses, hogs, and poultry; they are normally raised for human consumption, production of dairy products, pelts and other commercial purposes.

**FORESTRY** - The management of forests and timberlands when practiced in accordance with accepted silvicultural principles, through developing, cultivating, harvesting, transporting and selling trees for commercial purposes, which does not involve any land development.

**FRONTAGE** - The lot dimension measured along the right-of-way or street line of any street or highway abutting a lot.

**FUTURE GROWTH AREA** - An area of a municipal or multimunicipal plan outside of and adjacent to a designated growth area where residential, commercial industrial and institutional uses and development are permitted or planned at varying densities and public infrastructure services may or may not be provided, but future development at greater densities is planned to accompany the orderly extension and provision of public infrastructure services.

**GARAGE, PRIVATE** - An accessory building, or an accessory portion of the main building, designed or used only for the shelter or storage of vehicles owned or operated by the occupants of the main building.

**GOVERNING BODY** - The Sugarloaf Township Supervisors.

## ZONING

**GROUP HOME FOR THE HANDICAPPED** - A dwelling unit shared by handicapped persons, including resident staff, who live together as a single housekeeping unit and in long-term, family-like environment in which staff persons residing on the premises provide care, education, and participation in community activities for the residents with the primary goal of enabling the residents to live as independently as possible in order to reach their maximum potential. The term "group home for the handicapped" shall not include alcoholism or drug treatment center, work release facilities for convicts or ex-convicts, or other housing facilities serving as an alternative to incarceration.

**HANDICAPPED PERSON** - As used herein, regarding "group home for the handicapped", the term "handicapped" shall mean having: 1) a physical or mental impairment that substantially limits one or more of such person's major life activities so that such person is incapable of living independently; 2) a record of having such an impairment; or 3) being regarded as having such an impairment. However, "handicapped" shall not include current illegal use of or addiction to a controlled substance, nor shall it include any person whose residency in the home would constitute a direct threat to the health and safety of other individuals.

**HAZARDOUS MATERIALS** - Any hazardous materials identified by the American Conference of Governmental Industrial Hygienists, the Pennsylvania Department of Environmental Protection, the U.S. Environmental Protection Agency, or their successor agencies, including, but not limited to the following:

- a. Corrosive Liquid shall be and include acids, alkalines, caustic liquids and powders or flakes. Other corrosives, that when in contact with living tissue, cause severe damage to living tissue with contact. Leakage - chemical action liable to cause fire when in contact with organic matter.
- b. Flammable Solid which is liable to cause fire through friction, absorption of moisture or spontaneous chemical change.
- c. Oxidizing Material shall mean chlorates, permanent peroxides or nitrates that yield oxygen to stimulate combustion.

**HEALTH CARE FACILITIES** - Health Care Facilities consist of several different types of facilities such as hospitals, medical centers, nursing homes, hospice institutions, and other similar uses where people can receive medical treatment and related support services due to their inability to meet their own physical care needs. Rooming and boarding houses, and drug rehabilitation facilities and drug treatment centers other than for the medical treatment of persons requiring medical treatment for traumatic conditions resulting from overdosing on controlled substances are not considered to be health care facilities.

**HEIGHT OF A COMMUNICATIONS TOWER** - The vertical distance measured from the ground level to the highest point on a communications tower, including antennas mounted on the tower.

**HIGHWAY ACCESS POINT** - The location or place of egress from or access to a street or highway created by a driveway, minor street or another highway.

**HOME OCCUPATION** - A home occupation is a commercial or other nonresidential use of a dwelling which is customarily conducted entirely within a dwelling unit or accessory building, which is conducted by the owner-occupant residing therein; provided that such use is clearly incidental and secondary to the use of the dwelling for dwelling purposes. The inability of the proposed use to meet the space limitations or other requirements herein established shall conclusively establish that such proposed use was not intended to be a home occupation, as defined herein.

**HOTEL** - A building in which there are seven or more guest rooms where lodging with or without meals is provided for compensation, and where no provision is made for cooking in any individual room or suite, but shall not include jails, hospitals, asylums, sanatoriums, orphanages, prisons, detention homes and similar buildings where human beings are housed and detained under legal restraint.

**IMPERVIOUS COVERAGE** - The coverage of land by buildings and other impervious materials such as asphalt, which prevent the percolation of water into the ground.

**IMPROVEMENT** -

- (1) Any type of structure, excavation or paved section, including driveway or curb, planting strip or barrier to un-channeled motor vehicle entrance or exit in commercial and industrial district.
- (2) Those physical additions and changes to the land that may be necessary to produce usable and desirable lots.

**JUNKYARD** - A lot, land or structure, or part thereof, used primarily for the collecting, storage and sale of waste paper, rags, scrap metal or other scrap or discarded materials; or for the collecting, dismantling, storage or salvaging of machinery or vehicles not in running condition, or for the sale of parts thereof. The deposit of storage on a lot of two or more disabled vehicles, or the major part thereof, without current inspection stickers shall be deemed to be a "junk yard"; provided, however, that such use shall not be deemed to be a "junk yard" if such vehicles are stored in an enclosed building.

**LAND DEVELOPMENT** - Any of the following activities:

- (1) The improvement of one lot or two or more contiguous lots, tracts or parcels of land for any purpose involving:
  - (a) A group of two or more residential or nonresidential buildings, whether proposed initially or cumulatively, or a single nonresidential building on a lot or lots regardless of the number of occupants or tenure.

## ZONING

- (b) The division or allocation of land or space, whether initially or cumulatively, between or among two or more existing or prospective occupants by means of, or for the purpose of streets, common areas, leaseholds, condominiums, buildings groups or other features.
- (2) A subdivision of land.
  - (3) Excluded from this definition of land development are the following:
    - (a) The conversion of an existing single-family detached dwelling or single-family semidetached dwelling into not more than three residential units, unless such units are intended to be a condominium.
    - (b) The addition of an accessory building, including farm buildings, on a lot or lots subordinate to an existing principal building.
    - (c) The addition or conversion of buildings or rides within the confines of an enterprise which would be considered an amusement park. For the purposes of this subsection, and principally as the location for permanent amusement structures or rides. This exclusion shall not apply to newly acquired acreage by an amusement park until initial plans for the expanded area have been approved by proper authorities.

**LANDOWNER**· the legal or beneficial owner or owners of land, including the holder of an option or contract to purchase (whether or not such option or contract is subject to any condition), a lessee if he is authorized under the lease to exercise the rights of the landowner, or other person having a proprietary interest in land.

### LARGE·SCALE DEVELOPMENT

- a. Residential - A large scale residential development shall be planned for a site of not less than ten (10) acres.
- b. Commercial – A large scale commercial development shall be planned for a site of not less than three (3) acres.
- c. Manufacturing - A large scale manufacturing development shall be planned for a site of not less than ten (10) acres.

**LOT** - A designated parcel, tract or area of land established by a plat or otherwise as permitted by law and to be used, developed or built upon as a unit, and having frontage on a dedicated street or road.

- a. Lot, Corner - A lot abutting upon two (2) or more streets at their intersection or upon two parts of the same street, such streets or parts of the same street forming an interior angle of less than 135 degrees. The point of intersection of the street lot lines is the "corner".
- b. Lot, Depth - The mean horizontal distance between the front and the rear lot lines.
- c. Lot Lines - The property lines bounding the lot.
  1. Lot Line, Front - The ultimate right-of-way line of the street or road.
  2. Lot Line, Rear - The lot line opposite and most distant from the front lot line.
  3. Lot Line, Side - Any lot line other than a front or rear lot line. A side lot line separating a lot from a street is called a side street lot line.
  4. Lot Line, Street - A lot line separating the lot from a street.
- d. Lot Width - The mean width of the lot measured at right angles to its depth. Such a line along which the minimum lot frontage shall be measured at a point which shall coincide with the building set back or front yard line.
- e. Lot of Record - A lot as shown on an officially recorded plat or subdivision, or a parcel of land the deed to which is officially recorded, considered as a unit of property, and described by metes and bounds.
- f. Lot Size - The area contained within the boundaries of a lot.
- g. Lot, Through or Double Frontage - A lot with front and rear street frontage.
- h. Lot Area - The area contained within the property lines of a lot.

LOT OF RECORD - A lot as shown on an officially recorded plat or subdivision, or a parcel of land the deed to which is officially recorded, considered as a unit of property, and described by metes and bounds.

LOT SIZE - The area contained within the boundaries of a lot.

LOT WIDTH - The horizontal distance between the side lot lines as measured along the street line it fronts.

LOT, THROUGH or DOUBLE FRONTAGE - A lot with front and rear street frontage.

LOT AREA - The area contained within the property lines of a lot.

## ZONING

**MALODOR** - An odor which causes annoyance or discomfort to the public and which the Township determines to be objectionable to the public.

**MEDIATION** - A voluntary process in which parties in a dispute mutually select a neutral mediator to assist in jointly exploring and settling their differences, culminating in a written agreement which the parties themselves create and consider mutually acceptable.

**MEDICAL CENTERS** - Medical Centers, including Mini Medical Centers, are establishments, other than hospitals, which provide medical evaluation and treatment services to individuals; such treatment may include day-surgery, outpatient surgery, magnetic resonance imaging centers and similar uses, but, they may not include drug rehabilitation facilities or drug treatment centers other than for the medical treatment of persons requiring medical treatment for traumatic conditions resulting from overdosing on illegal controlled substances. Satellite hospital facilities which do not include facilities for the overnight stay of patients are also included in this use category.

**MEDICAL/DENTAL OFFICE OR CLINIC** - A use involving the treatment and examination of patients by State-licensed physicians, chiropractors or dentists, provided that no patients shall be kept overnight on the premises unless a hospital is also permitted. This use may involve the testing of tissue, blood or other human materials for medical or dental purposes.

**MEDICAL TESTING LABORATORY** - A facility that provides testing services in accordance with physician requirements for the evaluation and measurement of various patient medical conditions.

**METHADONE TREATMENT FACILITY**- A site, the primary purpose of which is to conduct projects approved by the PA Department of Health which projects use the drug methadone in the treatment, maintenance or detoxification of persons.

**MIXED USE STRUCTURE** · A structure which contains two or more distinctly separate uses such as a commercial use and a residential use.

**MOBILE HOME** - A transportable, single-family dwelling intended for permanent occupancy, contained in one unit, or two or more units designed to be joined into one integral unit capable of again being separated for repeated towing, which arrives at a site complete and ready for occupancy except for minor and incidental unpacking and assembly operations, and constructed so that it may be used without a permanent foundation.

**MOBILE HOME LOT** - A parcel of land in a mobile home park, improved with the necessary utility connections and other appurtenances necessary for the erections thereon of a single mobile home which is leased by the park owner to the occupants of the mobile home on the lot.

**MOBILE HOME PARK** - a parcel or contiguous parcels of land which has been so designated and improved that it contains two or more mobile home lots for the placement thereon of mobile homes.

**MOTEL** - one or more attached or detached buildings containing multiple sleeping units, where a garage is attached or a parking space is conveniently located to each unit, for temporary use by tourists or transients. "Motel" shall also include tourist courts and motor lodges.

**MOTOR VEHICLE SERVICE STATION** - a building or place of business where gasoline, oil and greases, batteries, tires and automobile accessories are supplied and dispensed directly to the motor vehicle trade at retail.

**MUNICIPAL USE** - land owned and maintained by the Township and including such uses as a library, park, playground or administrative building. Sanitary landfills are excluded from this definition.

**NO-IMPACT HOME BUSINESS**- "No-impact home-based business," a business or commercial activity administered or conducted as an accessory use which is clearly secondary to the use as a residential dwelling and which involves no customer, client or patient traffic, whether vehicular or pedestrian, pickup, delivery or removal functions to or from the premises, in excess of those normally associated with residential use. The business or commercial activity must satisfy the following requirements:

1. The business activity shall be compatible with the residential use of the property and surrounding residential uses.
2. The business shall employ no employees other than family members residing in the dwelling.
3. There shall be no display or sale of retail goods and no stockpiling or inventory of a substantial nature.
4. There shall be no outside appearance of a business use, including, but not limited to, parking, signs or lights.
5. The business activity may not use any equipment or process which creates noise, vibration, glare, fumes, odors or electrical or electronic interference, including interference with radio or television reception, which is detectable in the neighborhood.
6. The business activity may not generate any solid waste or sewage.
7. The business activity shall be conducted only within the dwelling and may not occupy more than 25% of the habitable floor area.
8. The business may not involve any illegal activity.

## ZONING

**NONCONFORMING LOT** - a lot the area or dimension of which was lawful prior to the adoption or amendment of this Chapter, but which fails to conform to the requirements of the Zoning District in which it is located by reasons of such adoption or amendment.

**NONCONFORMING STRUCTURE** - a structure or part thereof which does not comply with applicable use or extent of use provisions of this Chapter or amendment heretofore enacted, where such use was lawfully in existence prior to the enactment of this Chapter or amendment hereto, or prior to the application of this Chapter or amendment to its location by reason of annexation. Such nonconforming structures include, but are not limited to nonconforming signs.

**NONCONFORMING USE** - a use, whether of land or of structure, which does not comply with the applicable use provisions of this Chapter or amendment hereto or hereafter enacted, where such use was lawfully in existence prior to the enactment of this Chapter or lawfully in existence prior to the enactment of this Chapter or subsequent amendment to its location by reason of annexation.

**NURSING HOME** - A facility licensed by the State for the housing and intermediate or fully-skilled nursing care of 3 or more persons needing such care because of old age or a physical illness or disability or a developmental disability, but not including a "Treatment Center."

### OPEN SPACE

- a. Open Space, Common - A parcel or parcels of land or an area of water, or a combination of land and water within a development site and designed and intended for the use or enjoyment of residents of the residential development, not including streets, off-street parking areas, and areas set aside for public facilities. Common open space includes both developed (active) and undeveloped (passive) open space.
- b. Open Space, Developed (Active) - Land that is set aside for use as active recreational areas, such as playfields, playgrounds, skating rinks, swimming pools, tennis courts, and areas for water management (storm, waste, potable supply).
- c. Open Space, Undeveloped (Passive) - Land used for passive recreation, agriculture, resource protection (including wildlife sanctuary), amenity, or buffers and protected from future development by the provisions of this Ordinance to ensure that it remains as open space.

### OUTDOOR STORAGE

- a. Principal Use The use of land for an unenclosed use involving the storage of materials intended to be sold to the public, either retail or wholesale.



- b. Accessory Use The use of materials where such storage is incidental to the principal use of the property and such materials are to be utilized by the principal use; e.g. raw materials for production, waste materials generated by a production activity where such waste materials are to be discarded or sold for recycling.

**OXIDIZING MATERIAL** - Chlorates, permanent peroxides or nitrates that yield oxygen to stimulate combustion.

**PARKING SPACE** - A space within a building or on a lot, used for the parking of a motor vehicle.

**PEDDLING, HAWKING, SELLING OR SOLICITING** - Any temporary commercial activity conducted by any person or business, including but not limited to, engaging in peddling, canvassing, soliciting or taking of orders, upon any of the streets or sidewalks or from house to house within the Township of Sugarloaf. **PROVIDED:** the word "peddling" shall not apply to: farmers selling their own produce; the sale of goods, wares, and merchandise for charitable or philanthropic purposes or sales to any manufacturer or producer in the sale of bread and bakery products, meat and meat products, or milk and milk products.

**PENNSYLVANIA MUNICIPALITIES PLANNING CODE** · Act of 1968, July 31, P.L., 805, as amended (53 P.S. §10101 et seq).

**PETS** · Customary household pets shall include animals, fish and birds which are generally considered to be domestic animals, such as hamsters, dogs, cats, and birds including ducks which shall not be for human consumption. Farm fowl such as chickens and turkeys and other farm animals not specifically designated shall not be considered as customary household pets.

**PLANNING COMMISSION** - Sugarloaf Township Planning Commission.

**PLANNED RESIDENTIAL DEVELOPMENT** - an area of land controlled by a landowner, to be developed as a single entity for a number of dwelling units, or combination of residential and nonresidential dwelling units, or combination of residential and nonresidential uses, the development plan for which does not correspond in lot size, bulk, type of dwelling, or use, density, or intensity, lot coverage and required open space to the regulations established in any one district created, from time to time, under the provisions of this Chapter.

**PORTABLE SWIMMING POOL** - A pool which is capable of being relocated and stored during non-swimming seasons.

**PREMISES** - All improvements, buildings and land on or within a lot.

**PRIME AGRICULTURAL LAND** · Land used for agricultural purposes that contains soils of the first, second or third class as defined by the United States Department of Agriculture Natural Resource and Conservation Services County Soil Survey.

## ZONING

**PRINCIPAL BUILDING** - A building in which is conducted the principal use of the lot on which it is situated.

**PRINCIPAL USE** - The main or primary purpose for which any land, structure of building is designed, arranged or intended, and for which they may be occupied or maintained under this Chapter.

**PROFESSIONAL OFFICE** - The office of a member of a recognized profession. When conducted in a residential district, a professional office shall be incidental to the residential occupancy, shall be conducted by a member of the residential family entirely within a residential building, and shall include only the offices of doctors, or physicians, dentists, optometrists, ministers, architects, landscape architects, professional engineers, lawyers, artists, authors and such other similar professional occupations which may be so designated by the Zoning Hearing Board upon finding by the Board that such occupation is truly professional in character by virtue of the need for similar training and experience as a condition for the practice thereof and that the practice of such occupation shall in no way adversely affect the safe and comfortable enjoyment of property rights in any zone to a greater extent than for the professional activities listed herein. The issuance of a State or Local license for regulation of any gainful occupation need not be deemed indicative of professional standing.

**PUBLIC HEARING** - A formal meeting held pursuant to public notice by the Board of Supervisors, Zoning Hearing Board or Planning Commission, intended to inform and obtain public comment, prior to taking action in accordance with this Chapter.

**PUBLIC NOTICE** - Notice published once each week for two successive weeks in a newspaper of general circulation in the Township. Such notice shall state the time and place of the hearing and the particular nature of the matter to be considered at the hearing. The first publication shall not be more than 30 days and the second publication shall not be less than seven days from the date of hearing.

**PUBLIC ROAD** - A public thoroughfare, including a street or road which has been dedicated or deeded to the Township and which affords the principal means of access to the abutting property; provided, however, that the municipality has accepted such deed of dedication.

**PUBLIC UTILITY TRANSMISSION TOWER** - A structure, owned and operated by a public utility electric company regulated by the Pennsylvania Public Utility Commission, designed and used to support overhead electricity transmission lines.

**QUARRY AND SURFACE MINING** - Activities which remove from the earth surface minerals and materials or elements of economic value by mechanical excavation, not including subsurface mining nor the removal of top soil.

## RECREATION

- a. Recreation, Nonresidential  
Recreation facilities operated as a business and open to the general public for a fee. Private or commercial recreation uses such as: amusement arcades, amusement parks, golf driving ranges, private or commercial golf courses, miniature golf, racing tracks, etc.
- b. Recreation, Private  
Clubs or recreation facilities, operated by a non-profit organization and open only to bonafide members of such organizations and their guests.
- c. Recreation, Public, Open Space  
Public open space recreation shall include any open space recreation use, such as a park, a playground, a swimming pool, tennis courts, basketball courts, and other similar recreational uses; provided, however, that such facilities are owned and operated by a unit of government or a private, non-profit charitable organization: and, provided that such uses are open to the public: and, provided further that accessory uses such as concession stands are also included in this category.

RIGHT-OF-WAY - The total width of any land reserved or dedicated as a street, road or crosswalk.

RENEWABLE ENERGY SOURCE - any method, process or substance whose supply is rejuvenated through natural processes and, subject to those natural processes, remains relatively constant including, but not limited to, biomass conversion, geothermal energy, solar and wind energy and hydroelectric and excluding those sources of energy used in fission and fusion processes.

RIPARIAN RIGHTS - rights relating to the bank of a stream or lake.

ROOMING HOUSE - The same as a boarding house, except that no meals shall be provided.

SANITARY LANDFILL - A sanitary land fill is considered to be any facility devoted to the storage and/or disposal of solid wastes pursuant to the regulations of the Pennsylvania Department of Environmental Protection governing sanitary landfills. Sanitary landfills may include Staging Areas as defined herein. Sanitary landfills shall be subject to all regulations contained herein governing earth-moving activities.

SCREEN - vegetative material, fence, etc., planted or constructed to block from view the structures and uses on the lot of which the screen *is* located from the view of people on adjoining properties.

SIGN - A "sign" is a name, identification, description, display, or illustration which is affixed to, or painted, or represented directly or indirectly upon a building,

## ZONING

structure, or piece of land, vehicle, equipment or other portable gear, and which directs attention to an object, product, place, activity, person, institution, organization or business. However, a "sign" shall not include any display of official court, or public office notices, nor any official traffic control device, nor shall it include the flag, emblem or insignia of a nation, state, county, municipality, school or a religious group. A "sign" shall not include a sign located completely within an enclosed building except for illuminated or animated signs within show windows. Each display surface of a sign shall be considered to be a "sign".

**SIGN, BUSINESS** - A "business sign" is a sign which directs attention to a business or profession conducted or to a commodity, service, or entertainment sold or offered upon the premises where such sign is located, or to which it is affixed.

**SIGN, FLASHING** - A "flashing sign" is any illuminated sign on which the artificial light is not maintained stationary or constant in intensity and color at all times when such sign is in use. For the purpose of this Ordinance any revolving, illuminated sign or traveling message panel shall be considered a "flashing sign".

**SIGN, GROSS SURFACE AREA** - The "gross surface area" of a sign shall be the entire area within a single continuous perimeter enclosing the extreme limits of such and in no case passing through or between any adjacent elements of same. However, such perimeter shall not include any structural or framing elements, lying outside the limits of such sign and not forming an integral part of the display. The gross surface area of free standing signs shall include the area of one (1) side of such sign even if display information is included on both sides of the sign.

**SIGN, OUTDOOR ADVERTISING** - An outdoor sign or billboard which directs attention to a business, profession, commodity or entertainment conducted, sold, or offered elsewhere than upon the same lot. Under the provisions of this ordinance, outdoor advertising can be erected on the premises in any of the nonresidential districts.

**SIGN, OUTDOOR ADVERTISING - DOUBLE SIGN** - A double outdoor advertising sign shall be a sign constructed with separate framing elements which are structurally connected at their sides. No half of such a double sign shall, however, exceed two-thirds of the maximum permitted gross surface area of an individual sign; and the combined gross surface area shall not exceed the maximum permitted for a single sign.

**SOLID WASTE** - Any garbage, refuse, industrial, lunchroom or office waste or other material including solid, liquid, semi-solid or contained gaseous materials, resulting from the operation of residential, municipal, commercial or institutional establishments and from community activities. The term shall also include any garbage, refuse, other discarded material or other waste, including solid, liquid, semi-solid or contained gaseous materials resulting from industrial, mining, agricultural operations, local facilities or any other byproduct or effluent from an industrial mining, agricultural or water supply treatment facility, wastewater treatment facility or air pollution control facility.

**SOLID WASTE, MUNICIPAL** - Any garbage refuse, industrial lunchroom or office waste and other material, including solid, liquid, semisolid or contained gaseous material, resulting from operation of residential, municipal, commercial or institutional establishments and from community activities and any sludge not meeting the definition of residual or hazardous waste in the Solid Waste Management Act from a municipal, commercial or institutional water supply treatment plant, wastewater treatment plant or air pollution control facility. The term does not include source-separated recyclable materials.

**SPECIAL EXCEPTIONS** - A "special exception" is a use which because of its unique characteristics requires individual consideration in each case by the Zoning Hearing Board as specified in Articles 8 and 9, before it may be permitted in the district enumerated in Article 3. In accordance with the provisions of this ordinance, the Zoning Hearing Board may require certain conditions and safeguards before such a use is permitted.

**SPECIMEN TREE** - Any existing tree with a caliper that is 75 percent or more of the record tree of the same species in the Commonwealth of Pennsylvania.

**STAGING AREA** - A staging area is an area designated for motor vehicles or other means of transportation or any other types of refuse container containing solid waste materials which are to be deposited at a sanitary landfill site. Loaded vehicles awaiting their opportunity to deposit such wastes shall wait for their turn in a designated staging area on the sanitary landfill site. All staging areas shall be subject to all regulations contained herein governing sanitary landfills.

**STORMWATER ORDINANCE** - The Township has adopted a Stormwater Ordinance as set forth in Chapter 21 of the Township's Codes.

**STORY** - That portion of a building, included between the surface of any floor and the surface of the floor next above it, or, if there is no floor above it, then the space between the floor and the ceiling above it.

a. Story, Half

A partial story under gable, hip or gambrel roof, the wall plates of which on at least two opposite exterior walls are not more than four (4) feet above the floor of such story; provided, however, that any partial story shall not be used for residential purposes, other than for a janitor or caretaker or his family.

b. Story, First

The lowest story or the ground story of any building the floor of which is not more than twelve (12) inches below the average contact ground level at the exterior walls of the building.

## ZONING

**STREET** · A public or private thoroughfare not less than thirty (30) feet in width if in existence prior to the passage of this ordinance nor less than fifty (50) feet in width if established subsequent to the passage of this ordinance which affords the principal means of access to abutting property, including avenue, place, way, drive, lane, boulevard, highway, road and any other thoroughfares. The word street includes the entire right-of-way; it is not limited to the width of the cartway.

a. Side Street

Any street, the length of which shall be not more than 50 percent of the length of the largest street line of the Municipality's blocks of which it is part.

b. Residential Street

A street between two intersecting streets upon which an R-District abuts, or where 50 percent or more of the abutting street frontage is in predominantly residential use.

c. Other Street Classifications

- (1) Approach Highways are those which intersect with and have interchange connection with limited access arterial highways.
- (2) Arterials are those serving large volumes of comparatively high-speed and long-distance traffic, and include facilities classified as main and secondary highways by the Pennsylvania Department of Transportation, and include streets classified as Arterial Thoroughfares or Primary Streets in the Traffic Plan set forth in the Municipality's Comprehensive Plan.
- (3) Collector Streets are those which, in addition to giving access to abutting properties, intercept facilities and provide routes, to community facilities and to major traffic streets, and include streets classified as Secondary Streets in the Traffic Plan set forth in the Municipality's Comprehensive Plan.
- (4) Local Access Streets, Including Minor Streets, are those used primarily to provide access to abutting property.
- (5) Major Streets are all streets other than local access streets.

**STREET LINE (RIGHT-OF-WAY LINE)** - the dividing line between a lot and the outside boundary of a public street, road or highway right-of-way legally open or officially plotted by a municipality or higher governmental authority, or between a lot and a private street, road or way over which the owners or tenants of two or more lots held in single and separate ownership have the right-of-way. Where a future right-of-way width for a street has been established, the street line shall be in the line of such future right-of-way.

**STRUCTURAL CHANGE** - Any change in the structural members of a building, such as walls, beams, columns or girders.

**STRUCTURE** - anything build, constructed or erected which requires location on the ground or attachment to something located on the ground.

**SUBDIVISION** - the division or re-division of a lot, tract or parcel of land by any means into two or more lots, tracts, parcels or other divisions of land including changes in existing lot lines for the purpose, whether immediate or future, of lease, partition by the court for distribution of heirs or devises, transfer of ownership for building or lot development; provided, however, that the subdivision by lease or land for agricultural purposes into parcels of more than ten acres, not involving any new street or easement of access or any residential dwelling, shall be exempted.

**SUBDIVISION ORDINANCE** - The Township has adopted a Subdivision and Land Development Ordinance as set forth in Chapter 22 of the Township's Codes.

**SUBSTANTIALLY COMPLETED** - where, in the judgment of the Township Engineer, at least 90% (based on the cost of the required improvements for which financial security was posted pursuant to the Sugarloaf Township Subdivision and Land Development Ordinance (Chapter 22) of those improvements required as a condition for final approval have been completed in accordance with approved plan, so that the project will be able to be used, occupied or operated for its intended use.

**SWIMMING POOL** - any pool or open tank, not including a pond, not located within a completely enclosed building, and containing or normally capable of containing water to a depth at any point greater than 1 ½ feet, intended for swimming.

**TELECOMMUNICATIONS ANTENNA, COMMERCIAL** - A device attached to a building, structure, or Telecommunications Tower principally intended for receipt or transmission of signals for such uses as commercial or public VHF or UHF television, FM radio, two-way radio, commercial carriers, cellular telephone, fixed point microwave, lower power television or AM radio, including accessory equipment related to telecommunications. Not included are antennas for private, noncommercial and amateur purposes, including but not limited to ham radios and citizens band radios.

**TELECOMMUNICATIONS FACILITIES, COMMERCIAL** - Facilities used for transmitting or retransmitting electronic signals, including, but not limited to, the transmission of commercial radio or television signals or cellular telephone communications. TV satellite disc antenna are not included under this category of use.

**TELECOMMUNICATIONS FACILITIES, RESIDENTIAL** - Antennas for private, noncommercial and amateur purposes, including T.V. satellite dish antennae as regulated in Section 5.965.

## ZONING

**TELECOMMUNICATIONS FACILITY BUILDING, COMMERCIAL** - The building in which electromagnetic receiving and relay equipment for a Telecommunications tower is housed.

**TELECOMMUNICATIONS TOWER, COMMERCIAL** - A free standing structure, including any guy wires, principally intended to support facilities for receipt or transmission of signals for uses such as commercial or public VHF or UHF television, FM radio, two-way radio, commercial carriers, cellular telephone, fixed point microwave, low power television, or AM radio, including accessory equipment related to telecommunications. Not included are towers and supportive structures for private, non-commercial and amateur purposes including but not limited to ham radios and citizens band radios.

### TEMPORARY USES

- a. General. Temporary uses shall include those activities which will be undertaken for a period of time specified in the application for a permit for such a use. Said period of time shall be one (1) year or less. If additional time is required a new application shall be submitted. No application for temporary uses shall be for a period of more than one (1) year.
- b. Business. Uses such as a circus, carnival, flea market, etc. with or without a structure such as a tent.
- c. Residential. Temporary residential uses include temporary rental offices on development sites, including development signs and other such uses.

**TEMPORARY COMMERCIAL ACTIVITY** - Activity which shall be conducted for a period of not more than thirty-one (31) consecutive days; provided, however, that such use is not accessory to a permanently permitted business use.

**TOWNSHIP** - Township of Sugarloaf, Luzerne County, Pennsylvania.

**TRADITIONAL NEIGHBORHOOD DEVELOPMENT** - An area of land developed for a compatible mixture of residential units for various income levels and nonresidential commercial and workplace uses, including some structures that provide for a mix of uses within the same building. Residences, shops, offices, workplaces, public buildings, and parks are interwoven within the neighborhood so that all are within relatively close proximity to each other. Traditional neighborhood development is relatively compact, limited in size and oriented toward pedestrian activity. It has an identifiable center and a discernible edge. The center of the neighborhood is in the form of a public park, commons, plaza, square or prominent intersection of two or more major streets. Generally, there is a hierarchy of streets laid out in a rectilinear or grid pattern of interconnecting streets and blocks that provides multiple routes from origins to destinations and are appropriately designed to serve the needs of pedestrians and vehicles equally.



**TRANSIENT HOUSING FACILITIES** - Transient housing facilities shall include emergency shelters or missions, and other types of housing facilities which are to be occupied on a temporary basis, such as a fixed period of time. Such housing shall be distinguished from housing occupied by a family in that family occupancy equates to an indefinite occupancy period.

**YARD** - the open unoccupied space, on the same lot with a building, which shall be open and unobstructed from the ground upward, except as otherwise provided in this Chapter, and not less in depth or width that the minimum required in each zoning district. Driveways are permitted within required yardareas.

**FRONT YARD** - the required open space extending the full width of a lot, between the street line and the front of a building.

**REAR YARD** - the required open space extending the full width of a lot, between the rear lot line and the back of a building.

**SIDE YARD** - the required open space extending from the front yard line to the rear yard line, between a side lot line and the side of a building.

**VARIANCE** - a modification of the specific regulations of this Chapter in accordance with the terms of this Chapter for the purpose of assuring that no property, because of special circumstances applicable to it, shall be deprived of privileges commonly enjoyed by other properties in the same vicinity and district.

**ZONING HEARING BOARD** - Sugarloaf Township Zoning Hearing Board.

**ZONING OFFICER** - Sugarloaf Township Zoning Officer.

**ZONING ORDINANCE** - this Chapter 27.



PART 3

ZONING DISTRICTS AND ZONING MAP

§27-301. Types of Zoning Districts.

In order to carry out the objectives of this Chapter, the Township of Sugarloaf has been divided into the following use districts.

- S-1 Conservation District
- A-1 Agricultural District
- R-1 Residential District
- C-1 Highway Commercial District
- C-2 Interchange Commercial District
- I-1 General Industrial and Mining District

§27-302. Zoning Map.

1. The boundaries of the zoning districts shall be as shown on the "Official Zoning Map of the Township of Sugarloaf." This zoning map shall be located in the Township offices. The zoning map and all notations, references and data shown thereon are hereby incorporated by reference into this Chapter.
2. The Official Zoning Map shall be labeled and identified by the signature of the Chairman of the Township Board of Supervisors, attested by the Secretary of said Board, and bear the seal of the Township under the following words:

"This is to certify that this is the Official Zoning Map of the  
Township of Sugarloaf adopted

3. All amendments to the Official Zoning Map of the Township shall be indicated on the map. An entry indicating the change made and the entry shall include the signature of the Chairman and Secretary of the Board of Supervisors.
4. In the event that the Official Zoning Map becomes damaged, destroyed, lost or difficult to interpret by reason of the nature and number of changes and additions made therein, the Board of Supervisors may by resolution adopt a new Official Zoning Map which shall supersede such prior map. The new Official Zoning Map may correct drafting or other errors or omissions in the prior Official Zoning Map, but no such correction shall have the effect of amending the original Official Zoning Map or any subsequent amendment thereof.

## ZONING

### §27-303. District Boundaries; Rules for Interpretation.

Where uncertainty exists as to the boundaries of districts as shown on the Official Zoning Map, the following rules shall apply:

- A. Where district boundaries are indicated approximately coinciding with the centerline of streets, highways or alleys, such centerlines shall be construed to be such boundaries.
- B. Where district boundaries are indicated as approximately coinciding with plotted lot lines, such lot lines shall be construed to be such boundaries.
- C. Where district boundaries are indicated as being approximately parallel to the centerlines or right-of-way lines of streets or highways, such district boundaries shall be constructed as being parallel to the centerlines or right-of-way lines and at such distance from the centerlines or right-of-way lines as is indicated on the Official Zoning Map. Distances not specifically indicated on the Official Zoning Map shall be determined by the scale of the map.
- D. Boundaries indicated as approximately perpendicular to the right-of-way of streets or highways shall be construed as being perpendicular to the right-of-way lines.
- E. Boundaries indicated as approximately following Township limits shall be construed as following such limits.
- F. Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks.
- G. Boundaries indicated as parallel to or extensions of features indicated in subsection (A) through (F), above, shall be as construed.
- H. Where physical or cultural features existing on the ground are at variance with those shown on the Official Zoning Map, or in other circumstances not covered by subsections (A) through (G), above, the Zoning Officer shall interpret the district boundaries.
- I. Where a district boundary line divides a lot which was in single ownership at the effective date of this Chapter, the Zoning Hearing Board may permit as a special exception the extension of the regulations for either portion of the lot 50 feet beyond the district line into the remaining portion of the lot.

§27-304. Application of District Regulations.

1. Except as provided in this Chapter, no building, structure or land shall be used or occupied and no building, structure or part thereof shall be erected, constructed, reconstructed or structurally altered except in conformity with all the regulations specified within this Chapter for the district in which the building, structure or land is located.
2. No building, structure or land shall be used or occupied and no building, structure or part thereof shall be erected, constructed, reconstructed or structurally altered without the issuance of a building permit by the Zoning Officer.
3. No part of a yard, other open space, or off-street parking or loading space required in connection with one structure, building or use of the land shall be included as part of a yard, open space or off-street parking or loading space similarly required for any other structure, building or use of the land unless permitted by this Chapter.
4. No yard or lot existing at the time of passage of this Chapter shall be reduced in dimension of area below the minimum requirements set forth in this Chapter except as otherwise permitted by this Chapter.
5. All territory which may hereafter be annexed to the Township shall be considered to be an A-1 District until otherwise classified.
6. Regulations Governing Communications Antennas and Communications Equipment Buildings.
  - A. Building mounted communications antennas shall be permitted to exceed the height limitations of the applicable zoning district by no more than 20 feet.
  - B. Omni-directional or whip communications antennas shall not exceed 20 feet in height and 7 inches in diameter.
  - C. Directional or panel communications antennas shall not exceed 5 feet in height and 3 feet in width.
  - D. Any applicant proposing communications antennas to be mounted on a building or other structure shall submit evidence from a Pennsylvania registered professional engineer certifying that the proposed installation will not exceed the structural capacity of the building or other structure, considering wind and other loads associated with the antenna location.
  - E. Any applicant proposing communications antennas to be mounted on a building or structure shall submit detailed construction and elevation drawings indicating how the antennas will be mounted on the structure for review by and for compliance with the Township's Building Code and other applicable law.

## ZONING

- F. Any applicant proposing communications antennas to be mounted on a building or other structure shall submit evidence of agreements and/or easements necessary to provide access to the building or structure on which the antennas are to be mounted so that installation and maintenance of the antennas and communications equipment building can be accomplished.
- G. Communications antennas shall comply with all applicable standards established by the Federal Communications Commission governing human exposure to electromagnetic radiation.
- H. Communications antennas shall not cause radio frequency interference with emergency communications facilities located in Sugarloaf Township, Conyngham Borough, Butler Township or Black Creek Township.
- I. A communications equipment building shall be subject to the height and setback requirements of the applicable zoning district for an accessory structure.
- J. The owner or operator of communications antennas shall be licensed by the Federal Communications Commission to operate such antennas.

### 7. Limitation of Land Use

Except as provided in this Ordinance, no building or part thereof or other structure shall be erected, altered, added to or enlarged, nor shall any land, building, structures or premises be used, designed or intended to be used for any purpose other than the uses hereinafter listed as permitted in the zone in which such building or premises are located.

### §27-305. Degree of Restrictiveness

The phrase "more restrictive uses" as employed in this Ordinance shall mean the following:

1. Those uses permitted in an S-1 Zone are the most restrictive.
2. All other uses are less restrictive in the order they are permitted in the Zones in the sequence shown: R-1, A-1, C-1, C-2, and I-1.
3. Where a use is specifically enumerated in a less restrictive zone, such use shall not be permitted in a more restrictive zone unless it is specifically enumerated as a permitted use therein.

AN ORDINANCE MAKING AMENDMENTS TO THE SUGARLOAF TOWNSHIP ZONING ORDINANCE RELATIVE TO LOT SIZE AND DEPTH.

**WHEREAS**, the Board of Supervisors of Sugarloaf Township desires to amend the SUGARLOAF TOWNSHIP ZONING ORDINANCE in certain regards relative to lot size, width and depth.

**NOW, THEREFORE, BE IT ORDAINED AND ENACTED** by the Board of Supervisors of the Township of Sugarloaf, Luzerne County, Pennsylvania, as follows:

1. Schedule I- Building Regulations S-1 and A-1, which are included in §27-408 of the Sugarloaf Township Zoning Ordinance are amended as follows:

"(A) There shall be no minimum lot depth in an S-1 Zoning District or an A-1 Zoning District as long as the lot meets all of the other requirements of the Zoning Ordinance."

2. Schedule I-R, Building Regulations, R-1 Zoning District, where there is Private Water and On Site Sewer(7) shall be amended as follows:

"Minimum Lot Depth - None."

3. All other provisions of the Sugarloaf Township Zoning Ordinance enacted on October 1, 2005, are hereby reenacted and reordained.

**ENACTED, ORDAINED AND APPROVED** by the Supervisors of Sugarloaf Township, Luzerne County, Pennsylvania, on the 9<sup>th</sup> day of May, 2006.

BOARD OF SUPERVISORS  
OF SUGARLOAF TOWNSHIP

By: *Signature on file* \_\_\_\_\_

Robert M. Stanziola

By: *Signature on file* \_\_\_\_\_

Joyce Stevens

By: *Signature on file* \_\_\_\_\_

Earl T. Miller —

SUGARLOAF TOWNSHIP  
ZONING ORDINANCE

BEING CHAPTER XXVII  
OF THE CODE  
OF ORDINANCE  
OF SUGARLOAF TOWNSHIP

OCTOBER 2005



PART 4

DISTRICT REGULATIONS

§27-401. S-1 Conservation District.

1. Specific Intent. It is the purpose of this district to encourage the preservation of certain rural areas within the Township in order to conserve natural features such as water courses, watersheds and wooded areas and discourage intensive development in those areas of the Township not well suited to intensive development because of factors including, but not limited to, slope, depth to bedrock and high water table.
2. Principal Permitted Uses. (Refer to Table No. 1)
3. Uses Permitted by Special Exception. (Refer to Table No. 1)
4. Area, Yard and Height Regulations. (Refer to Schedule I)
5. General Regulations. All applicable requirements of Part 5 shall apply to the S-1 District.

§27-402. A-1 Agricultural District.

1. Specific Intent. It is the purpose of this district to provide areas for low density residential development and for farming activities and certain other nonresidential uses. Lots must be of sufficient size to provide for both onsite sewage disposal and water supply.
2. Principal Permitted Uses. (Refer to Table No. 1)
3. Uses Permitted by Special Exception. (Refer to Table No. 1)
4. Area, Yard and Height Regulations. (Refer to Schedule I)
5. General Regulations. All applicable requirements of Part 5 shall apply to the A-1 District.

§27-403. R-1 Residential District.

1. Specific Intent. It is the purpose of this District to maintain existing residential areas and to permit the expansion of the residential areas at low to medium densities. Except where sanitary sewers and/or central water supplies are provided, lots shall be of sufficient size to provide for on-site sewage disposal and on-site water supply.

## ZONING

2. Principal Permitted Uses. (Refer to Table No. 1)
3. Uses Permitted by Special Exception. (Refer to Table No. 1)
4. Area, Yard and Height Regulations. (Refer to Schedule I·R)
5. General Regulations. All applicable requirements of Part 5 shall apply to the R-1 District.

### §27·404. C-1 Highway Commercial.

1. Specific Intent. It is the purpose of this district to accommodate commercial activities which are principally based on automobile use and traffic as well as to accommodate commercial facilities which provide goods and services to nearby residential neighborhoods.
2. Principal Permitted Uses. (Refer to Table No. 1)
3. Uses Permitted by Special Exception. (Refer to Table No. 1)
4. Area, Yard and Height Regulations. (Refer to Schedule I·C)
5. General Regulations. All applicable requirements of Part 5 shall apply to the C-1 District.

### §27·405. C-2 Highway Interchange Commercial

1. Specific Intent. It is the purpose of this district to accommodate commercial uses, including structures with a mix of residential and commercial uses, especially those uses that would benefit from proximity to high volumes of vehicular traffic on interstate highways. Development standards are designed to encourage a high quality of visually attractive development.
2. Principal Permitted Uses. (Refer to Table No. 1)
3. Uses Permitted by Special Exception. (Refer to Table No. 1)
4. Area, Yard and Height Regulations. (Refer to Schedule I·C)
5. General Regulations. All applicable requirements of Part 5 shall apply to the C-2 District.

§27-406. I-1 General Industrial and Mining District.

1. Specific Intent. It is the purpose of this district to provide for an area where a wide variety of industrial uses may be located. Because of the physical nature of the land included within this district, all uses permitted within the district, with the exceptions of communications antennas, communication equipment buildings and communications towers are permitted only after a special exception has been granted.
2. Principal Permitted Uses. (Refer to Table No. 1)
3. Uses Permitted by Special Exception. (Refer to Table No. 1)
4. Area, Yard and Height Regulations. (Refer to Schedule I)
5. General Regulations. All applicable requirements of Part 5 shall apply to the I-1 District.

§27-407. Table No. 1, Land Use Classifications

§27-408. Zoning Districts Building Regulations, Schedule I, Schedule I-C, Schedule I-R, and Schedule I-CD

# ZONING

**TABLE NO. 1**  
**SUGARLOAF TOWNSHIP**  
**LAND USE CLASSIFICATIONS**

APPROVAL LEVELS      X/PRINCIPAL PERMITTED    SE/SPECIAL EXCEPTION      A/ACCESSORY USE

**ZONING DISTRICT**

<b>USE - RESIDENTIAL AND OTHER</b>	<b>A-1</b>	<b>S-1</b>	<b>R-1</b>	<b>C-1</b>	<b>C-2</b>	<b>I-1</b>	<b>REFERENCE SEC.</b>
Accessory Uses (Residential)	A	A	A				507
Agricultural Uses	X	X					402
Assisted Living Facilities			SE	X			201
Bulk Fuel Storage, Accessory Use	A			A	A		201,511
College/University Housing			SE	SE			201
Conversions	SE	SE	SE				201,527
Dwelling, Single-family Detached	X	X	X				201,403,527,529
Dwelling, Single-family Semi-attached	X	X	X				403,529
Dwelling, Two-family, Duplex/Semi-attached			X				529
Dwelling Groups, Townhouse, 2F, G. Apt.			X				529
Essential Services-enclosed	SE	SE	SE	X	X	X	201
Essential Services-open	X	X	X	X	X	X	201
Forestry	X	X	X	X	X	X	401.2
Group Homes For Handicapped	X	X	X		SE		201
Home Occupations	SE	SE	SE				201,401,402,524
Large Scale Residential Development	X	X					201,529
Mobile Home Park	SE	SE					201,402
Mixed Use					SE		531
Multi-family			X				201,403
No-impact Home Based Occupation	X	X	X		X		201, 524
Nurseries and Greenhouses, Residential	A	A	A				405
Recreation, Open Space	X	X	SE				201,529.5
Rooming and Boarding			SE		x		201
Telecommunications Facility, Residential	X	X	X		X		201, 401.7.J
Temporary Use, Residential	X	X	X				604.3

**TABLE NO. 1**  
**(Continued)**  
**SUGARLOAF TOWNSHIP**

**LAND USE CLASSIFICATIONS**

APPROVAL LEVELS    X/PRINCIPAL PERMITTED    SE/SPECIAL EXCEPTION    A/ACCESSORY USE

**ZONING DISTRICT**

USE	A-1	S-1	R-1	C-1	C-2	I-1	REFERENCE SECTION
<b>COMMERCIAL AND OTHER</b>							
Accessory Uses (Commercial)				A	A	A	201, 508
Adult Day Care			SE	X	X		201
Adult Entertainment						SE	
Amusement Arcade				X	X		
Animal Hospitals and Kennels				X	SE	X	405
Appliance Stores/Repair				X	X	X	405
Athletic Club/Gymnasium				X	X	X	
Auto, Recreation Vehicle or Boat Sales				X	X	X	
Automobile Sales and Service							
-Gas Station				X	X	X	201
-Laundry/Car Wash				X	X	X	535
-Sales, New & Used				X	X	X	
-Service Station				X	X	X	534, 536
-Supplies				X	X	X	534
Bakery				X	X	X	534
Banks & Other Financial Services				X	X		
Billiard/Pool Rooms				X	X		
Bowling Alley				X	X		
Bulk Fuel Storage, Principal Use						X	201
Catering Establishments				X	X		524.I.9
Cemeteries and Mausoleums	SE	SE					
Child Day Care Facilities	SE	SE	SE	X	X	X	201
Civic & Religious Organizations	SE	SE	SE	X	X		
Clubs, Lodges, and Other Social Organizations				X	X		201

TABLE NO. 1  
(Continued)  
SUGARLOAF TOWNSHIP

LAND USE CLASSIFICATIONS

APPROVAL LEVELS            X/PRINCIPAL PERMITTED            SE/SPECIAL EXCEPTION            A/ACCESSORY USE  
ZONING DISTRICT

USE	A-1	S-1	R-1	C-1	C-2	I-1	REFERENCE SECTION
<b>COMMERCIAL AND OTHER (Continued)</b>							
Contractors' Yards					X	X	
Convenience Stores				X	X	X	
Country Club-Public/Private Golf, Tennis and Other	X	X					
Crematories		SE					
Drive-in Commercial Uses				X	X	X	
Dry Cleaning and Laundry				X	X		
Farm Equipment Sales				X	X	X	...
Feed and Grain Sales	X			X	X		
Flea Markets				X	X		
Golf Driving Range	X	X					
Greenhouses and Nurseries, Commercial	X			X	X	X	
Heavy Equipment Sales and Storage					X	X	
Helicopter Landing Pad	SE					SE	
Hospital	SE						
Hotel/Motel	X			X	X	X	201
Junk Yards						SE	201,538
Laboratory, Testing						SE	201
Large Scale Commercial Development					SE	SE	201
Laundromat				X	X	X	
Lumber Yard					X	X	
Machine Shop						X	
Manufacturing, Garment & Other Needle-Type						X	
Medical/Dental Clinics/Offices				X	X		201

**TABLE NO. 1**  
**(Continued)**  
**SUGARLOAF TOWNSHIP**

**LAND USE CLASSIFICATIONS**

APPROVAL LEVELS    X/PRINCIPAL PERMITTED    SE/SPECIAL EXCEPTION    A/ACCESSORY USE

**ZONING DISTRICT**

USE	A-1	S-1	R-1	C-1	C-2	I-1	REFERENCE SECTION
<b>COMMERCIAL AND OTHER (Continued)</b>							
Methadone Treatment and Other Drug Treatment						SE	201
Millwork and Other Wood Products	SE					X	
Miniature golf				X	X		
Mixed Use Structures (Retail & Residential)					SE		531
Mobile Home Sales					X		
Mortuaries				X	X		
Printing and publishing establishment				X	X	X	
Night Clubs				X	X		
Nursery Schools			SE	X	X		
Nursing Homes			SE	X	X		201
Outdoor Storage (Principal Use)					SE	X	201, 511.2.7.B.(!0)
Personal Services							
-Barber, Beauty Parlor, Tailor, and Other Similar Services				X	X		405.2.C.
-Massage, Physical Therapy (Licensed or Certified only)				X	X		
Professional Services/Offices							
-Accounting, Legal and Other Similar Services				X	X	X	201
Radio/TV Studios	SE	SE		X	X	X	
Railroad Yards						X	--
Recreation, Nonresidential & Recreation, Private	SE	SE					201
Restaurants				X	X	X	
Retail Stores				X	X	X	



(27, PART 4)

**TABLE NO. 1  
(Continued)  
SUGARLOAF TOWNSHIP**

**LAND USE CLASSIFICATIONS**

**APPROVAL LEVELS    X/PRINCIPAL PERMITTED    SE/SPECIAL EXCEPTION    A/ACCESSORY USE**

**ZONING DISTRICT**

USE	A-1	S-1	R-1	C-1	C-2	1-1	REFERENCE SECTION
COMMERCIAL AND OTHER (Continued)							
Riding Stables	SE	SE					
Schools							
· Private and Public	SE	SE	SE	SE	SE	SE	
-Trade/Business Schools				X	X		
-Colleges	SE				SE		
Self-Storage Buildings	SE			X	X	X	539
Shooting Range, Indoor		SE				SE	
Shooting Range, Outdoor		SE				SE	
Shopping Centers				X	X		
Signs, Outdoor Advertising					X		201
Skating Rinks, Commercial	SE			X	X	X	
Storage of Hazardous Materials						SE	406.2.(9), 511.7.(10)
Storage, Heavy Equipment						X	517
Tavern, Bar, etc.				X	X		
Telecommunications Facilities, Commercial	SE	SE				SE	201
Theatre				X	X		
Temporary Nonresidential Uses				SE	SE	SE	201
Truck/Freight Terminal/Distribution Center					SE	SE	532
Truck/Trailer Storage Area						X	532
Warehousing						SE	
Wholesale Offices and Showrooms						SE	
Woodland and Game Preserve, Fish Hatchery, Game Propagation Farm and Wildlife Sanctuary	X						

**TABLE NO. I  
(Continued)  
SUGARLOAF TOWNSHIP**

**LAND USE CLASSIFICATIONS**

**APPROVAL LEVELS    X/PRINCIPAL PERMITTED    SE/SPECIAL EXCEPTION    A/ACCESSORY USE**

**ZONING DISTRICT**

<b>USE</b>	<b>A-1</b>	<b>S-1</b>	<b>R-1</b>	<b>C-1</b>	<b>C-2</b>	<b>1-1</b>	
<b>MANUFACTURING AND OTHER</b>							
Earth Moving Industries						SE	201
Food Processing						X	
Large-Scale Manufacturing Development						X	201
Manufacturing Uses						X	
Recycling Establishments						X	
Sanitary Land Fill						SE	201
Sewage Treatment Plant	SE	SE	SE	SE	SE	SE	
Solid Waste Transfer Station						SE	201,537
Tire Retreading and Recapping						SE	

SCHEDULE I  
 BUILDING REGULATIONS  
 S-1, A-1 AND I-1 ZONING DISTRICTS

<u>REGULATED STANDARDS</u>	<u>S-1</u>	<u>A-1</u>	<u>I-1</u>
Minimum Lot Size (Sq.Ft.)	43,560	43,560	217,800
Min. Lot Area per D.U (Sq.Ft_)	43,560	43,560	N.A.
Minimum Lot Width	150	150	250
Minimum Lot Depth	300	300	400
Minimum Yards			
Front	50	50	50
Rear	40	30	50
Side (Total)	40	40	100
One Side	20	20	50
Maximum Impervious Coverage	20%	20%	80%
Maximum Building Height (1)			
Stories	2.5	2.5	2.5
Feet	35	35	35

NOTE:

- (1) Barns, silos, and other agricultural buildings do not have a maximum building height.

SCHEDULE I-C  
 BUILDING REGULATIONS  
 COMMERCIAL ZONING DISTRICTS

	PRIVATE WATER AND ON SITE SEWER	PRIVATE WATER AND PUBLIC SEWER	PUBLIC WATER AND PUBLIC SEWER
Maximum Building Height	35 feet	35 feet	35 feet
Maximum Impervious Coverage	50%	50%	50%
<u>Minimum Regulations</u>			
Lot Size			
Per Construction Site	1 acre	20,000 sq.ft.	20,000 sq.ft.
Per Principal Use	1 acre	20,000 sq.ft.	5,000 sq.ft.
Lot Width (Construction Site)			
At Front Yard Setback Line	150 feet	100 feet	100 feet
Rear Yard	30 feet	20 feet	20 feet
Side Yard (Construction Site and Individual Buildings)			
Total	24 feet	12 feet	12 feet
One Side	12 feet	6 feet	6 feet
Distance Between Highway Access Points	75 feet	75 feet	75 feet
Front Yard Setback Line	30 feet	30 feet	30 feet

SCHEDULE I-R  
BUILDING REGULATIONS  
R-1 ZONING DISTRICT

R-1	Private Water and On Site Sewer (7)					Private Water and Public Sewer				
	<u>Detach</u>	<u>Semi-detach</u>	<u>2-F</u>	<u>M·F(3)</u>	<u>T·H</u>	<u>Detach</u>	<u>Semi-detach</u>	<u>2-F</u>	<u>M·F (4)</u>	<u>T·H</u>
Minimum Lot Size (6)	43,560	43,560	87,120	130,680	130,680	21,780	21,780	21,780	130,680	130,680
Min.Lot Area per DU (sq.ft.)(6)	43,560	43,560	43,560	43,560	43,560	21,780	21,780	10,000	8,000	6,000
Minimum Lot Width (1)	150	200	200	200	200	100	100	100	100	125
<b>Minimum Lot Depth</b>	300	300	300	400	400	150	150	150	400	400
<b>Minimum Yards</b>										
<b>Front Setback Line</b>	50	50	50	50	50	40	40	40	40	40
<b>Rear</b>	30	30	30	30	30	20	20	20	20	20
Side (both/one)(5)	40/20	40/20	40/20	40/20	40/20	30/15	30/15	30/15	30/15	30/15
<b>Max Impervious Coverage</b>	20%	20%	20%	20%	20%	25%	25%	25%	25%	25%
<b>Maximum Building Height</b>										
<b>Stories</b>	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
<b>Feet</b>	35	35	35	35	35	35	35	35	35	35

<u>R-1</u>	<u>Public Water and Public Sewer</u>				
	<u>Detach</u>	<u>Semi-detach</u>	<u>2-F</u>	<u>M·F (4)</u>	<u>T·H</u>
Minimum Lot Size (6)	15,000	15,000	15,000	43,560	43,560
Min..Lot Area per DU (sq.ft.)(6)	15,000	15,000	7,500	(2)	(2)
Minimum Lot Width (1)	100	100	100	100	125
Minimum Lot Depth	125	125	125	125	125
<b>Minimum Yards</b>					
<b>Front Setback Line</b>	40	40	40	40	40
<b>Rear</b>	20	20	20	20	20
Side (both/one) (5)	20/10	20/10	20/10	20/10	20/10
<b>Max Impervious Coverage</b>	35%	35%	35%	35%	35%
<b>Maximum Building Height</b>					
<b>Stories</b>	2.5	2.5	2.5	2.5	2.5
<b>Feet</b>	35	35	35	35	35

**NOTES:**

- (1) At front yard setback line.
- (2) Refer to Section 404 2.C.
- (3) Not more than three families
- (4) Three or more families
- (5) Measured at the end of the row for townhouses.
- (6) Except as otherwise determined by percolation tests for unsewered areas.
- (7) Minimum isolation distance between on-lot well and septic system: 100 feet minimum.