

Zoning Hearing Board: The Zoning Hearing Board of the County of Clinton.

Zoning Map: The official zoning map of Clinton County, together with all notations, references and amendments which may subsequently be adopted. The zoning map shall be considered a part of this Ordinance.

Zoning Officer: The administrative officer charged with the duty of enforcing the provisions of this Ordinance.

Zoning Permit: A permit stating that the purpose for which a building or land is to be used is in conformity with the uses permitted and all other requirements under this Ordinance for the District in which it is located.

ARTICLE IV

ZONING DISTRICTS

4.00 ESTABLISHMENT OF DISTRICTS

For the purpose of implementing the community development objectives of this Ordinance, the following zoning districts are hereby established:

- A Agricultural District
- NC Nature Conservation District
- RC Rural Commercial District
- RF Rural Forest District
- RI Rural Industrial District
- RR Rural Residential District

4.01 PURPOSE OF DISTRICTS

(1) **A - Agricultural District**

The purpose of this District is to preserve and protect the practice of farming, emphasize the economic importance of farming, to the community and the nation, and to ensure the preservation of prime soils for future generations to farm. Limited residential and agricultural-related activities are permitted in this district; uses which would substantially interfere with the principle use are discouraged.

A. Permitted Uses

1. Agricultural Uses as defined in Article III Definitions.
2. Essential Services.
3. Family and Group Day Care Homes.
4. Home occupations.
5. Logging involving land areas of more than five (5) acres and subject to applicable regulations (Article VII Section 7.26)
6. Seasonal dwellings.
7. Single-family detached dwellings including mobile homes, provided that the mobile home is placed on a permanent foundation which shall be of poured concrete or cement block and properly anchored (Article VII Section 7.23).
8. Two-family attached dwellings.

B. Special Exceptions

1. Animal Hospitals, Kennels and Veterinary Facilities.
2. Bed and Breakfast/Guest Home.
3. Campgrounds, commercial and private.
4. Cemeteries.
5. Church related educational or day care facilities

subject to appropriate state day care regulations.

6. Churches.
7. Clubs.
8. Commercial day care centers.
9. Group Homes.
10. Mining and extractive operations.
11. Mobile Home Parks.
12. Multi-Family Dwellings.
13. Natural Resource Uses.
14. Planing Mill (Sawmill).
15. Professional Offices.
16. Public Uses
17. Recycling Collection Points.
18. Retirement Community.
19. Rural Retail Shopping Center.

C. Area and Bulk

1. The lot area for all uses within the Agricultural District shall not be less than one acre (43,560 sq ft) provided the lot meets all applicable DER on-lot sewage disposal requirements.
2. Minimum lot width at setback and minimum lot depth are 150 linear feet.

D. Coverage

1. All buildings, including accessory buildings, shall not cover thirty-five percent (35%) of the lot.

E. Setback

1. Front Yard - Principal Building: Minimum of thirty-five (35) feet from the right-of-way line. Corner lots shall be construed to have two front yards.
2. Side Yard - Principal Building: Each lot shall have two (2) side yards, neither of which shall be less than fifteen (15) feet.

All accessory buildings shall be a minimum of eight (8) feet from any side lot line.

3. Rear Yard - Principal Building: Minimum of twenty-five (25) feet.

All accessory buildings shall be a minimum of eight (8) feet from any rear lot line.

4. Buildings housing livestock (including dog kennels) or poultry shall not be closer than fifty (50) feet to any public right-of-way nor two hundred (200) feet to a residential district or residential structure other

than the owner's.

F. Height

1. Buildings devoted to farm use shall be exempt from height regulations.
2. The maximum building height for a single-family detached dwelling shall be three stories or thirty-five (35) vertical feet, whichever is less.

(2) **NC - Nature Conservation District**

The purpose of this District is to protect environmentally sensitive and valuable lands from any activity that would significantly alter their ecological integrity, balance, or character, except in cases of overriding public interest. Nature conservation areas can include "special protection" waters designated by the Pennsylvania Department of Environmental Resources, biological diversity areas designated by the Clinton County Natural Heritage Inventory, and watersheds that include public drinking water sources.

A. Permitted Uses

1. Agricultural Uses as defined in Article III Definitions.
2. Essential Services
3. Family and Group Day Care Homes.
4. Home Occupations.
5. Logging involving land areas of more than five (5) acres and subject to applicable regulations (Article VII Section 7.26)
6. Residential and Seasonal Dwellings (Individual) as described in Article VII Section 7.30.

B. Special Exceptions

1. Bed and Breakfast/Guest Homes
2. Natural Resource Uses
3. Planned Residential and Seasonal Developments (Article XI).

C. Area and Bulk

1. The lot area and density for single family dwellings, including mobile homes and recreational dwellings shall meet the requirements of Article VII Sections 7.23 and 7.30, and Article XI.
2. Minimum lot width at setback two hundred (200) feet.
3. Minimum lot depth at setback two hundred fifty (250) feet.

4. Minimum lot setback of all buildings from sides is twenty-five (25) feet.
5. Maximum building height shall be thirty-five (35) vertical feet consisting of no more than three stories.

(3) **RC - Rural Commercial District**

The purpose of this District is to set aside areas that can support a mixture of commercial, government, and residential uses including commercial shops, contractor warehouse and service operations, and municipal buildings. Such uses are intended to encourage new small business activity that is compatible with the rural character of the County and small villages that characterize Clinton County.

A. Permitted Uses

1. Banks and Financial Services
2. Essential Services
3. Hotels and Motels
4. Professional Offices
5. Restaurants, Cafes, Fast-Food Restaurants, and other places serving food and beverages.
6. Rural Retail Shopping Center
7. Stores and Personal Service Shops for the conducting of general merchandise and retail business.

B. Special Exceptions

1. Animal Hospitals, Kennels and Veterinary Facilities
2. Automobile Filling Station (Including Minor Repair)
3. Automobile Repair or Body Work Facility
4. Automobile Sales
5. Car Wash
6. Clubs, Lodges and Fraternal Organizations
7. Liquid Fuel Storage and Distribution
8. Mini-Warehouse
9. Recycling Collection Points

C. Area and Bulk

1. Minimum Lot Size
 - A. 30,000 square feet with on-lot water and sewerage (providing the lot meets all applicable DER on-lot sewage disposal requirements).
 - B. 20,000 square feet with on-lot water and off-lot sewerage.
 - C. 20,000 square feet with off-lot water and on-lot

sewerage (providing the lot meets all applicable DER on-lot sewage disposal requirements).

- D. 10,000 square feet with off-lot water and sewerage.
2. Minimum Lot Width at Setback - One Hundred (100) feet.
3. Minimum Lot Depth - Seventy-five (75) feet.

D. Coverage

All buildings, including accessory buildings, shall cover not more than fifty (50) percent of the lot area.

E. Setbacks

All buildings including accessory buildings.

1. Front Yard: Minimum of twenty (20) feet from the right-of-way line. Corner lots shall be construed as having two front yards.
2. Side Yard: Ten (10) feet.
3. Rear Yard: Twenty (20) feet.
4. When abutting Residential Use: Twenty-five (25) feet.

F. Height

Maximum height for all buildings shall be three stories or thirty-five (35) feet, whichever is less.

(4) **RF - Rural Forest District**

This District is intended to permit a variety of low density and principally residential and recreational uses that are in keeping with the hilly and wooded non-developed areas of the County that are not productive farmland. Activities that relate to forest and outdoor uses are permitted in this District.

A. Permitted Uses

1. Agricultural Uses as defined in Article III Definitions.
2. Essential Services.
3. Family and Group Day Care Homes.
4. Home occupations.
5. Logging involving land areas of more than five (5) acres and subject to applicable regulations (Article VII Section 7.26).

6. Seasonal dwellings.
7. Single-family detached dwellings including mobile homes, provided that the mobile home is placed on a permanent foundation which shall be of poured concrete or cement block and properly anchored (Article VII Section 7.23).
8. Two-family attached dwellings.

B. Special Exceptions

1. Animal Hospitals, Kennels and Veterinary Facilities.
2. Bed and Breakfast/Guest Home.
3. Campgrounds, commercial and private.
4. Cemeteries.
5. Church related educational or day care facilities subject to appropriate state day care regulations.
6. Churches.
7. Clubs.
8. Commercial day care centers.
9. Group Homes.
10. Mining and extractive operations.
11. Mobile Home Parks.
12. Multi-Family Dwellings.
13. Natural Resource Uses.
14. Planing Mill (Sawmill).
15. Professional Offices.
16. Public Uses
17. Recycling Collection Points.
18. Retirement Community.
19. Rural Retail Shopping Center.

C. Area and Bulk

1. The lot area for all uses within the Rural Forest District shall not be less than one acre (43,560 sq ft) provided the lot meets all applicable DER on-lot sewage disposal requirements.
2. Minimum lot width that setback and minimum lot depth are 150 linear feet.

D. Coverage

1. All buildings, including accessory buildings, shall not cover thirty-five percent (35%) of the lot.

E. Setback

1. Front Yard - Principal Building: Minimum of thirty-five (35) feet from the right-of-way line. Corner lots shall be construed to have two front yards.
2. Side Yard - Principal Building: Each lot shall have two (2) side yards, neither of which shall be less

than fifteen (15) feet. All accessory buildings shall be a minimum of eight (8) feet from any side lot line.

3. Rear Yard - Principal Building: Minimum of twenty-five (25) feet. All accessory buildings shall be a minimum of eight (8) feet from any rear lot line.

4. Buildings housing livestock (including dog kennels) or poultry shall not be closer than fifty (50) feet to any public right-of-way nor two hundred (200) feet to a residential district or residential structure other than the owner's.

F. Height

1. Buildings devoted to farm use shall be exempt from height regulations.

2. The maximum building height for a single-family detached dwelling shall be three stories or thirty-five (35) vertical feet, whichever is less.

(5) **RI - Rural Industrial District**

The intent of this District is to provide areas where various commercial and light industrial activities can be accommodated without creating undesirable or incompatible situations with neighboring land uses and to provide areas for new industrial growth. Because of the rural nature of the land areas zoned in this Ordinance, heavy industrial activities requiring large scale infrastructure (highways, railroads, water, sewer) are discouraged in this District.

A. Permitted Uses

1. Automobile Filling Station (including minor repairs).
2. Automobile Repair or Body Work Activity.
3. Car Wash.
4. Essential Services.
5. Logging.
6. Manufacturing.
7. Warehousing Facilities.

B. Special Exceptions

1. Adult Entertainment (Commercial Stores).
2. Chemical Plants and Storage Facilities.
3. Composting, Principal Use.
4. Junk Yards.
5. Liquid Fuel Storage and Distribution.
6. Mining and Extractive Operation.
7. Natural Resource Uses.
8. Planing Mill/Sawmill.

9. Sanitary Landfills and Transfer Stations.

C. Area and Bulk

1. Minimum Lot Size.
 - A. 30,000 square feet with on-lot water and sewerage (providing the lot meets all applicable DER on-lot sewage disposal requirements).
 - B. 20,000 square feet with on-lot water and off-lot sewerage.
 - C. 20,000 square feet with off-lot water and on-lot sewerage (providing the lot meets all applicable DER on-lot sewage disposal requirements).
 - D. 20,000 square feet with off-lot water and sewerage.
2. Minimum Lot Width at Setback - One Hundred (100) feet.
3. Minimum Lot Depth at Setback - One Hundred (100) feet.

D. Setbacks

All buildings including accessory buildings.

1. Minimum of twenty-five (25) feet from right-of-way lines.
2. Minimum of twenty-five (25) feet on all sides.
3. When abutting Residential Use - fifty (50) feet.

(6) **RR - Rural Residential District**

This District is intended to encourage low density development in rural areas. In order to maintain the community's rural character, minimum lot sizes, building setbacks, and buffer requirements have been established. And to foster an appropriate residential environment, compatible public and semi-public uses such as churches and recreational facilities are permitted in this District while industrial and commercial activities, with the exception of home occupations, are discouraged.

A. Permitted Uses

1. Family and Group Day Care Homes.
2. Home Occupations.
3. Multi-family attached dwellings not exceeding three (3) units.
4. Single-family detached dwellings including mobile homes, provided that the mobile home is placed on a permanent foundation which shall be of poured concrete

or cement block and properly anchored (Article VII Section 7.23).

5. Two-family attached dwellings.

B. Special Exceptions

1. Bed and Breakfast/Guest House.
2. Cemetery.
3. Churches.
4. Church Related Educational or Day Care Facilities.
5. Essential Services.
6. Group Homes.
7. Professional Offices.
8. Recycling Collection Points.
9. Retirement Community.

C. Area and Bulk - Minimum Lot Size.

1. The regulations for single and multi-family dwellings in the residential zone are as follows:
 - A. 43,560 square feet with on-lot water and sewerage (providing the lot meets all applicable DER on-lot sewage disposal requirements).
 - B. 30,000 square feet with on-lot water and off-lot sewerage.
 - C. 30,000 square feet with off-lot water and on-lot sewerage (providing the lot meets all applicable DER on-lot sewage disposal requirements).
 - D. 20,000 square feet with off-lot water and sewerage.
2. Minimum Lot Width at Setback - One Hundred (100) feet.
3. Minimum Lot Depth at Setback - One Hundred twenty-five (125) feet.

D. Coverage

Lot Coverage: All buildings, including accessory buildings, shall cover not more than thirty-five (35) percent of the lot.

E. Setback

1. Front Yard: Minimum of twenty-five (25) feet from the right-of-way line. Corner lots shall be construed to have two front yards.
2. Side Yards: Each lot shall have two (2) side yards, neither of which shall be less than ten (10) feet.

All accessory buildings shall be a minimum of eight (8)