

ARTICLE IV DISTRICT REGULATIONS

401 Designation of Districts

401.1 Designation

For the purposes of this Ordinance, the following Zoning Districts are hereby created:

Clinton Township Districts

R Residential District
RA Rural-Agricultural District
CI Commercial-Industrial District

Nicholson Borough Districts

R-1 Residential Low Density District
R-2 Residential Medium Density District
R-3 Residential High Density District
B-1 Business District
I-1 Industrial District
I-2 Light Industrial District
C-1 Conservation District

401.2 Intent

The intent of each District and the uses permitted in each District are set forth on the District Use Schedules contained in §404 of this Ordinance or in the specific sections establishing any overlay district. Bulk and density standards for each District are set forth on the Schedule of Development Standards contained in §404 of this Ordinance.

401.3 Floodplain Overlay District

The Floodplain Overlay District is hereby created to be coterminous with the areas which are subject to the one hundred (100) year flood, as identified in the most current *Flood Insurance Study* and the accompanying *FIRM - Flood Insurance Rate Map* issued by the Federal Emergency Management Agency. In addition to all other applicable standards of this Zoning Ordinance, the Borough and Township, as applicable, floodplain regulations shall apply in the Floodplain Overlay District.

401.4 Optional Conservation Subdivision Design Overlay District -- Developer's Option

The Optional Conservation Subdivision Design Overlay District is hereby created to promote the conservation of open lands in the Township. Based on the request of the Developer, the District shall apply to all R, RA and CI Districts, and in addition to all the applicable standards of this Zoning Ordinance, the requirements of §601 of this Zoning Ordinance shall apply.

401.5 Optional Residential Overlay District -- Developer's Option

The Residential Overlay District is hereby created to afford protection to residential subdivisions developed in the RA, CI, R-1, and C-1 Districts. Based on the request of the Developer at the time of final subdivision approval of any residential development of ten (10) or more lots (not including the parent parcel), the approved subdivision, including all lots and other lands (such as conservation open land) which are part of the subdivision, shall be incorporated into the Residential Overlay District where all standards applicable in the standard Residential District shall apply in lieu of the underlying district standards.

401.6 Airport Overlay District

The Airport Overlay District is hereby created to include all of the land lying beneath the approach surfaces, primary surfaces, transitional surfaces, horizontal surfaces and conical surfaces as applied to airports as defined and regulated by Article XIII of this Ordinance. In addition to all other applicable standards of this Zoning Ordinance the requirements of Article XIII shall apply in the Airport Overlay District.

402 Official Zoning Map

The location and boundaries of said districts are hereby established as shown on the Official Zoning Map which is hereby adopted by reference and declared to be a part of this Ordinance together with all amendments thereto.

403 District Boundaries**403.1 Establishment**

District boundary lines are intended to follow or be parallel to the center line of streets, streams and railroads, and lot or property lines as they exist on a recorded deed or plan of record in the Wyoming County Recorder of Deed's Office and on the Wyoming County Tax Maps at the time of the enactment of this Ordinance, unless such district boundary lines are fixed by dimensions or otherwise as shown on the Official Zoning Map.

403.2 Interpretation

Where district boundaries are indicated as approximately following the center lines of streets or highways, street lines, or highway right-of-way lines, such center lines, street lines, or highway right-of-way lines shall be construed to be such boundaries. Where district boundaries are so indicated that they approximately follow the lot lines, such lot lines shall be construed to be said boundaries. Where district boundaries are so indicated that they are approximately parallel to the center lines or street lines of streets, or the center lines or right-of-way lines of highways, such district boundaries shall be construed as being parallel thereto and at such distance therefrom as indicated on the Official Zoning Map. If no distance is given, such dimensions shall be determined by the use of the scale shown on the Official Zoning Map. Where the boundary of a district follows a railroad line, such boundary shall be deemed to be located in the middle of the main tracks of said railroad line.

403.3 Uncertainty

In the event of uncertainty as to the true location of a district boundary line in a particular instance, the Zoning Officer is authorized to determine the correct district boundary in accord with the guidelines of this Zoning Ordinance. Any decision of the Zoning Officer may be appealed to the Zoning Hearing Board.

404 District Regulations

District regulations are of two types, Use Regulations and Development Standards, which shall apply to any proposed new use, expansion of an existing use or change of use of any land or structure.

404.1 Use Regulations

District Use Regulations are provided in the following Schedule of Uses.

- A. Permits for principal permitted uses and accessory uses shall be issued by the Zoning Officer provided such uses comply with the standards in this Ordinance.
- B. Conditional uses and special exception uses shall be subject to the additional review procedures and criteria as specified in this Ordinance.
- C. No land and no structure in a particular zoning district shall be used for any use which is not specifically listed on the Schedule of Uses for that particular district, and only in accord with all other requirements of this Ordinance. Larger lot sizes, greater setbacks, buffers and other more restrictive standards may be required by other provision of this Ordinance. In cases where this Ordinance provides different requirements for the same use, the most restrictive requirement shall apply.

404.2 Uses Not Specified in Schedule of Uses

- A. Jurisdiction - Whenever a use is neither specifically permitted nor specifically denied in any zoning district established under this Ordinance and an application is made to the Zoning Officer for such use, the application shall be submitted to the Zoning Hearing Board which shall have the authority to permit the use or deny the use

as a special exception.

- B. Findings - The use may be permitted only if the Zoning Hearing Board makes all of the following findings; and, the burden of proof shall be upon the applicant:
1. The use is similar to and compatible with the uses listed for the subject zoning district by the Schedule of Use Regulations.
 2. The use in no way conflicts with the intent of the zoning district and the general purpose and intent of this Zoning Ordinance.
 3. The use is not permitted in any other zoning district.
- C. Planning Commission Review - At the time the application is submitted to the Zoning Hearing Board, the Zoning Officer shall also provide a copy to the Planning Commission for its recommendation. The Zoning Hearing Board shall not conduct a public hearing on the application until the comments from the Planning Commission are received or thirty (30) days have passed from the time the application was referred to the Planning Commission.
- D. Conditions - The Zoning Hearing Board may attach reasonable conditions and safeguards to any special exception approval granted for a use not specified in the Schedule of Uses, incorporating standards in this Zoning Ordinance for similar uses in the district and such other conditions as the Zoning Hearing Board may deem necessary to protect and promote the public health, safety, morals and welfare and to implement the purposes of this Zoning Ordinance and the Pennsylvania Municipalities Planning Code.

404.3 Development Standards

The Schedule of Development Standards which follows establishes minimum standards for lot area; lot depth, average lot width and front, side and rear yards; and establishes maximum standards for building height and lot coverage. The standards also establish specific standards and criteria that apply to the use as may be appropriate to protect the public health, safety and welfare. Larger lot sizes, increased setbacks and other more restrictive standards may be required in accord with other Ordinance sections.

404.4 Table of Uses Permitted by District

The Table of Uses by District which follows summarizes the various uses according to the classification of the use in the zoning districts. The Table is for reference only and the Schedule of Uses and all underlying Zoning Ordinance sections shall be the final determinant for regulation.

CLINTON TOWNSHIP DISTRICTS

ACCESSORY USES PERMITTED IN R, RA and CI DISTRICTS (Zoning Officer)

- Accessory uses customary to approved uses	- Private swimming pools
- Barns, silos, sheds, and similar agricultural buildings	- Required parking areas (permit not required)
- Day care, adult and child as a home occupation	- Signs accessory to approved uses
- Essential services (permit not required)	- Stables, private in association with a single-family detached dwelling
- Home greenhouses	- Yard sales (permit not required)
- Private garages, carports, sheds	

R - RESIDENTIAL DISTRICT -- SCHEDULE OF USES

<p>INTENT: To provide areas adequate to accommodate single-family and two-family housing needs and recognize existing residential communities. To limit unnecessary intrusions of incompatible uses which might pose a threat to the health, safety, or welfare of families and individuals occupying said housing, and to allow certain public and semi-public uses compatible with residential neighborhoods. Concurrently, forestry enterprises and agriculture are permitted, with a minimum parcel size required for livestock operations.</p>	
<p style="text-align: center;">PRINCIPAL PERMITTED USES (Zoning Officer)</p> <ul style="list-style-type: none"> - Crop production (permit not required) - Forestry enterprises (permit not required) - Group homes - Livestock operations - minimum of fifteen (15) acres - Retail sales of agricultural products produced and/or processed on the premises (permit not required) - Single-family detached dwellings - Two-family dwellings <hr/> <p>NOTE: Uses not specifically listed by this schedule shall not be permitted in the R District except as approved in accord with §404.2.</p>	<p style="text-align: center;">CONDITIONAL USES (Planning Commission /Board of Supervisors)</p> <ul style="list-style-type: none"> - Home occupations (See §503 which classifies certain home occupations as accessory uses.) - Schools, public or private, primary or secondary <hr/> <p style="text-align: center;">SPECIAL EXCEPTIONS (Planning Commission / Zoning Hearing Board)</p> <ul style="list-style-type: none"> - Public parks and playgrounds - Public and semi-public buildings and uses - Municipal buildings and uses

CLINTON TOWNSHIP DISTRICTS

RA - RURAL AGRICULTURAL DISTRICT -- SCHEDULE OF USES

INTENT: To maintain the existing character of the traditional rural working landscape. The continued use of land for agriculture and forestry enterprises is permitted, protected and encouraged. Recognizing the need for landowners to have economic opportunity not related to natural resources, residential development, limited recreational uses, certain institutional uses, and a number of other commercial uses are permitted subject to performance standards.

PRINCIPAL PERMITTED USES

(Zoning Officer)

- Art studios*
- Bed and breakfast establishments*
- Boarding and lodging houses*
- Clubs/lodges, private*
- Commercial greenhouses and nurseries
- Contractor’s yards*
- Crop production (permit not required)
- Day care, adult and child
- Forestry enterprises (permit not required)
- Group homes
- Livestock operations - minimum of five (5) acres (permit not required)
- Manufacturing, light*
- Medical clinics*
- Office buildings*
- Professional offices*
- Recreational facilities, commercial*
- Restaurants, traditional*
- Retail businesses*
- Retail sales of agricultural products produced and/or processed on the premises (permit not required)
- Self-storage facilities*
- Service establishments*
- Single-family detached dwellings
- Stables, commercial, and horses for hire
- Storage yards for forest products and minerals*
- Township buildings and uses
- Two-family dwellings
- Veterinary clinics*

*CONDITIONAL USE - Considered a conditional use if the proposed use is located within 300 feet of any neighboring parcel with an existing residential dwelling. Measured from the physical location of the proposed use to the property line of the neighboring parcel.

CONDITIONAL USES

(Planning Commission /Board of Supervisors)

- Agricultural products processing
- Archery ranges, outdoor commercial
- Campgrounds and recreational vehicle parks
- Cemeteries
- Colleges and universities
- Commercial communication device sites
- Concentrated animal feeding operations (CAFO’s)
- Home occupations (See §503 which classifies certain home occupations as accessory uses.)
- Kennels and pounds
- Mineral extraction
- Mineral processing in association with mineral extraction per §825.3
- Mobile home parks
- Multi-family dwellings at the same density as two-family dwellings
- Places of worship
- Sawmills
- Shooting ranges, outdoor commercial
- Student housing
- Vehicle or equipment sales, rental or repair operations
- Wind energy facilities

SPECIAL EXCEPTIONS

(Planning Commission / Zoning Hearing Board)

- Public and semi-public buildings and uses
- Public parks and playgrounds
- Recreational facilities, public
- Schools, public or private primary or secondary

NOTE: Uses not specifically listed by this schedule shall not be permitted in the RA District except as approved in accord with §404.2.

CLINTON TOWNSHIP DISTRICTS

CI - COMMERCIAL-INDUSTRIAL DISTRICT -- SCHEDULE OF USES

INTENT: To reserve those areas in the Municipalities best suited for manufacturing and industry, uses with potential for greater community impact, and other offensive uses based on location, existing uses and facilities, and the relationship to other land uses.

<p>PRINCIPAL PERMITTED USES (<u>Zoning Officer</u>)</p>	<p>CONDITIONAL USES (<u>Planning Commission /Board of Supervisors</u>)</p>
<ul style="list-style-type: none"> - Art studios - Banks - Bed and breakfast establishments - Boarding and lodging houses - Clubs/lodges, private - Contractor’s yards - Crop production (permit not required) - Day care, adult and child - Exercise clubs - Forestry enterprises (permit not required) - Group homes - Hotels - Livestock operations - minimum of fifteen (15) acres (permit not required) - Manufacturing, light - Medical clinics - Motels - Nursing homes - Office buildings - Places of worship - Professional offices - Recreational facilities, commercial - Restaurants, traditional - Retail businesses - Retail sales of agricultural / forestry products produced and/or processed on the premises (permit not required) - Self-storage facilities - Service establishments - Single-family detached dwellings - Stables, commercial, and horses for hire - Theaters, indoor - Township buildings and uses - Trade schools - Two-family dwellings - Vehicle or equipment sales or rental operations - Veterinary clinics - Wholesale businesses 	<ul style="list-style-type: none"> - Agricultural products processing - Aircraft sales, repair or modification - Airports, private and public - Amusement arcades - Animal hospitals - Bulk fuel storage - Bus terminals - Car and truck washes - Commercial communication device sites - Convenience stores - Crematoria - Detention facilities - Fireworks manufacturing and storage - Funeral homes - Group quarters - Health facilities - Heliports, accessory and commercial - Home occupations (See §503 which classifies certain home occupations as accessory uses.) - Indoor shooting ranges - Junkyards - Manufacturing and industry - Mineral processing - Mobile and manufactured home sales - Multi-family dwellings - Outdoor entertainment - Recycling collection facilities, large and small - Restaurants, drive-in - Retail home heating fuel distributors - Sawmills - Shopping centers - Solid waste facilities and staging areas - Theaters - Truck terminals / distribution facilities - Vehicle or equipment repair operation - Warehouses
<p style="text-align: center;">SPECIAL EXCEPTIONS (<u>Planning Commission / Zoning Hearing Board</u>)</p> <ul style="list-style-type: none"> - Public and semi-public buildings and uses - Public parks and playgrounds - Recreational facilities, public - Schools, public or private primary or secondary 	<p>NOTE: Uses not specifically listed by this schedule shall not be permitted in the CI District except as approved in accord with §404.2.</p>

CLINTON TOWNSHIP DISTRICTS – R, RA & CI SCHEDULE OF DEVELOPMENT STANDARDS				
NOTE: Larger lot sizes, setbacks or other standards may be required by other sections of this Ordinance. In any case the most restrictive shall apply.				
Minimum lot size and density				
Type of Sewage Disposal and Water Supply	Minimum Lot Size (acres)		Minimum Land Area for Multi-Family Dwellings	
	single-family dwellings and non-residential	two-family dwellings		
on-site sewage disposal and on-site water	1.00	1.50	(central sewage and central water required) See §603	
on-site sewage disposal and central water	1.00	1.50		
central sewage and on-site water	0.50	0.75		
central sewage and central water	0.50	0.75		
Lot dimensions for lots proposed in a standard subdivision (See §601 for Conservation Design)				
	Lot size equal to or greater than (acres)			
	1.00	0.75	0.50	
Minimum width (feet)	125	100	75	
Maximum depth to width ratio (no lot need exceed a width of 300 ft)	4:1	4:1	4:1	
Minimum street frontage (feet)	not less than 50% of required lot width except for flag lots as provided by the SALDO			
Minimum building setback requirements for all uses (See §601 for Conservation Design)				
	Lot size equal to or greater than (acres)			nonconforming lots less than 0.50 acres
	1.00	0.75	0.50	
Front - from edge of each right-of-way (feet)	30	25	25	20
Each side - from property line (feet)	20	20	15	15
Rear - from property line (feet)	20	20	15	15
Residential maximum lot coverage (percent)	25	25	30	30
Non-residential maximum lot coverage (percent)	commercial and institutional - 60 light manufacturing; manufacturing and industry - 70			
Maximum building height (feet) -- see §501.4 for exceptions				
residential				35
commercial and institutional				40
light manufacturing; manufacturing and industry				40

NICHOLSON BOROUGH DISTRICTS

ACCESSORY USES PERMITTED IN ALL NICHOLSON BOROUGH DISTRICTS (Zoning Officer)

- Accessory uses customary to approved uses	- Private swimming pools
- Barns, silos, sheds, and similar agricultural buildings	- Required parking areas
- Day care, adult and child as a home occupation	- Signs accessory to approved uses
- Essential services	- Stables, private in association with a single-family detached dwelling
- Home greenhouses	- Yard sales
- Private garages, carports, sheds	

R-1 - RESIDENTIAL LOW DENSITY DISTRICT

SCHEDULE OF USES	
<p>INTENT: To provide areas adequate to accommodate single-family housing needs and recognize and protect existing residential neighborhoods. To limit unnecessary intrusions of incompatible uses which might pose a threat to the health, safety, or welfare of families and individuals occupying said housing, and to allow certain public and semi-public uses compatible with such residential neighborhoods.</p>	
<p>PRINCIPAL PERMITTED USES (Zoning Officer)</p> <ul style="list-style-type: none"> - Borough buildings and uses - Crop production - Forestry enterprises - Group homes - Single-family detached dwellings - Two-family dwellings 	<p>SPECIAL EXCEPTIONS (Planning Commission / Zoning Hearing Board)</p> <ul style="list-style-type: none"> - Home occupations* - Places of worship - Public parks and playgrounds - Public and semi-public buildings and uses - Recreational facilities, public - Schools, public or private, primary or secondary <p>*See §503 which classifies certain home occupations as accessory uses.</p>
<p>CONDITIONAL USES (Planning Commission /Borough Council)</p> <ul style="list-style-type: none"> - None 	<p>NOTE: Uses not specifically listed by this schedule shall not be permitted in the R-1 District except as approved in accord with §404.2.</p>

SCHEDULE OF DEVELOPMENT STANDARDS	Central Water and Central Sewer	Central Water	On-Site Water and On-Site Sewer
Minimum lot area	7,500 square feet	15,000 square feet	1 acre
Minimum lot width	50 feet	100 feet	100 feet
Minimum setback for principal structures			
Front yard	20 feet	25 feet	25 feet
Rear yard	20 feet	25 feet	25 feet
Each side yard	12 feet	20 feet	25 feet
Minimum setback for accessory structures			
Front yard	not permitted	not permitted	not permitted
Rear yard	5 feet	5 feet	10 feet
Each side yard	5 feet	5 feet	10 feet
Maximum height	2.5 stories or 40 feet		
Maximum lot coverage	75 percent	60 percent	50 percent

NICHOLSON BOROUGH DISTRICTS

R-2 - RESIDENTIAL MEDIUM DENSITY DISTRICT

SCHEDULE OF USES	
<p>INTENT: To provide areas adequate to accommodate single-family, two-family and multi-family housing needs and recognize and protect existing residential neighborhoods. To limit unnecessary intrusions of incompatible uses which might pose a threat to the health, safety, or welfare of families and individuals occupying said housing, and to allow certain public, semi-public, and commercial uses compatible with such residential neighborhoods.</p>	
<p style="text-align: center;">PRINCIPAL PERMITTED USES (Zoning Officer)</p> <ul style="list-style-type: none"> - Borough buildings and uses - Crop production - Forestry enterprises - Group homes - Multi-family dwellings - Single-family detached dwellings - Two-family dwellings <hr/> <p style="text-align: center;">CONDITIONAL USES (Planning Commission /Borough Council)</p> <ul style="list-style-type: none"> - None 	<p style="text-align: center;">SPECIAL EXCEPTIONS (Planning Commission / Zoning Hearing Board)</p> <ul style="list-style-type: none"> - Bed and breakfast establishments - Boarding and lodging houses - Day care, adult - Day care, child - Funeral homes - Home occupations* - Nursing homes - Places of worship - Professional offices - Public parks and playgrounds - Public and semi-public buildings and uses - Recreational facilities, public - Schools, public or private, primary or secondary - Student housing <p>*See §503 which classifies certain home occupations as accessory uses.</p>
<p>NOTE: Uses not specifically listed by this schedule shall not be permitted in the R-2 District except as approved in accord with §404.2.</p>	

SCHEDULE OF DEVELOPMENT STANDARDS	Single-Family and Two-Family Dwellings	Multi-Family Dwellings	Other Uses
Minimum lot area	7,500 square feet	7,500 square feet	15,000 square feet
Minimum lot width	50 feet	50 feet	100 feet
Minimum setback for principal structures			
Front yard	20 feet	20 feet	25 feet
Rear yard	20 feet	20 feet	25 feet
Each side yard	12 feet	12 feet	25 feet
Maximum height	2.5 stories or 40 feet		
Maximum lot coverage	75 percent	75 percent	60 percent

NICHOLSON BOROUGH DISTRICTS

R-3 - RESIDENTIAL HIGH DENSITY DISTRICT

SCHEDULE OF USES	
<p>INTENT: To provide areas adequate to accommodate single-family, two-family, multi-family, and mobilehome park housing needs and recognize and protect existing residential neighborhoods. To limit unnecessary intrusions of incompatible uses which might pose a threat to the health, safety, or welfare of families and individuals occupying said housing, and to allow certain public, semi-public, and commercial uses compatible with such residential neighborhoods.</p>	
<p style="text-align: center;">PRINCIPAL PERMITTED USES (Zoning Officer)</p> <ul style="list-style-type: none"> - Borough buildings and uses - Crop production - Forestry enterprises - Group homes - Multi-family dwellings - Single-family detached dwellings - Two-family dwellings <hr/> <p style="text-align: center;">CONDITIONAL USES (Planning Commission /Borough Council)</p> <ul style="list-style-type: none"> - None <hr/> <p>NOTE: Uses not specifically listed by this schedule shall not be permitted in the R-3 District except as approved in accord with §404.2.</p>	<p style="text-align: center;">SPECIAL EXCEPTIONS (Planning Commission / Zoning Hearing Board)</p> <ul style="list-style-type: none"> - Bed and breakfast establishments - Boarding and lodging houses - Colleges and universities - Day care, adult - Day care, child - Funeral homes - Group quarters - Home occupations* - Mobilehome parks - Nursing homes - Places of worship - Public parks and playgrounds - Public and semi-public buildings and uses - Recreational facilities, public - Schools, public or private, primary or secondary <p>*See §503 which classifies certain home occupations as accessory uses.</p>

SCHEDULE OF DEVELOPMENT STANDARDS	Central Water and Central Sewer	Central Water	On-Site Water and On-Site Sewer
Minimum lot area	7,500 square feet	15,000 square feet	1 acre
Minimum lot width	50 feet	100 feet	100 feet
Minimum setback for principal structures			
Front yard	20 feet	25 feet	25 feet
Rear yard	20 feet	25 feet	25 feet
Each side yard	12 feet	20 feet	25 feet
Minimum setback for accessory structures			
Front yard	not permitted	not permitted	not permitted
Rear yard	5 feet	5 feet	5 feet
Each side yard	5 feet	5 feet	5 feet
Maximum height	2.5 stories or 40 feet		
Maximum lot coverage	75 percent	60 percent	50 percent

NICHOLSON BOROUGH DISTRICTS

B-1 - BUSINESS DISTRICT

SCHEDULE OF USES	
<p>INTENT: To meet the daily business and community needs of nearby residents and to encourage a mix of uses typically found in traditional villages. Residential and public and semi-public uses are permitted along with limited scale and less intensive types of commercial trades and service activities in areas close to major highways.</p>	
<p>PRINCIPAL PERMITTED USES (Zoning Officer)</p> <ul style="list-style-type: none"> - Art studios - Banks - Bed and breakfast establishments - Boarding and lodging houses - Borough buildings and uses - Clubs/lodges, private - Day care, adult and child - Forestry enterprises - Group homes - Hotels - Medical clinics - Motels - Nursing homes - Office buildings - Places of worship - Professional offices - Public and semi-public buildings and uses - Public parks and playgrounds - Recreational facilities, commercial - Recreational facilities, public - Restaurants, traditional - Retail businesses - Schools, public or private, primary or secondary - Service establishments - Single-family detached dwellings - Taverns - Theaters, indoor - Trade schools - Two-family dwellings - Veterinary clinics - Wholesale businesses 	<p>SPECIAL EXCEPTIONS (Planning Commission / Zoning Hearing Board)</p> <ul style="list-style-type: none"> - Abused person shelter - Amusement arcades - Animal hospitals - Car and truck washes - Convenience stores - Funeral homes - Group quarters - Health facilities - Home based businesses if not a principal permitted use - Home occupations* - Indoor shooting ranges - Multi-family dwellings - Outdoor entertainment - Restaurants, drive-in - Shopping centers - Vehicle or equipment repair operation - Warehouses <p>*See §503 which classifies certain home occupations as accessory uses.</p> <hr/> <p>CONDITIONAL USES (Planning Commission /Borough Council)</p> <ul style="list-style-type: none"> - None <hr/> <p>NOTE: Uses not specifically listed by this schedule shall not be permitted in the B-1 District except as approved in accord with §404.2.</p>

SCHEDULE OF DEVELOPMENT STANDARDS	All Uses
Minimum lot area	15,000 square feet
Minimum lot width	100 feet
Minimum setback for principal and accessory structures	
Front yard	10 feet
Rear yard (if accessed by public road or private vehicular easement)	20 feet
Each side yard	5 feet
Maximum height	2.5 stories or 40 feet
Maximum lot coverage	90 percent

NICHOLSON BOROUGH DISTRICTS

I-1 - INDUSTRIAL DISTRICT

SCHEDULE OF USES	
<p>INTENT: To reserve those areas in the Borough best suited for manufacturing and industry uses with potential for community impact based on location, existing uses and facilities, and the relationship to other land uses.</p>	
<p style="text-align: center;">PRINCIPAL PERMITTED USES (Zoning Officer)</p> <ul style="list-style-type: none"> - Contractor’s yards - Manufacturing, light - Office buildings - Recycling collection facilities, large and small - Retail home heating fuel distributors - Self-storage facilities - Vehicle or equipment repair operation - Vehicle or equipment sales or rental operations - Warehouses <hr/> <p style="text-align: center;">CONDITIONAL USES (Planning Commission /Borough Council)</p> <ul style="list-style-type: none"> - None 	<p style="text-align: center;">SPECIAL EXCEPTIONS (Planning Commission / Zoning Hearing Board)</p> <ul style="list-style-type: none"> - Agricultural products processing - Betting and gambling uses -- Bus terminals - Commercial communication device sites - Crematoria - Home occupations* - Manufacturing and industry - Mobile and manufactured home sales - Recreational facilities, commercial - Storage yards for forest products and minerals - Treatment centers/clinics - Truck terminals / distribution facilities <p>*See §503 which classifies certain home occupations as accessory uses.</p>
<p>NOTE: Uses not specifically listed by this schedule shall not be permitted in the I-1 District except as approved in accord with §404.2.</p>	

SCHEDULE OF DEVELOPMENT STANDARDS	All Uses
Minimum lot area	40,000 square feet
Minimum lot width	150 feet
Minimum setback for principal and accessory structures	
Front yard	25 feet
Rear yard	10 feet
Each side yard	30 feet
Maximum height	40 feet
Maximum lot coverage	80 percent

NICHOLSON BOROUGH DISTRICTS

I-2 - INDUSTRIAL DISTRICT

SCHEDULE OF USES	
<p>INTENT: To reserve those areas in the Borough best suited for manufacturing and industry uses with potential for community impact based on location, existing uses and facilities, and the relationship to other land uses.</p>	
<p>PRINCIPAL PERMITTED USES (Zoning Officer)</p> <ul style="list-style-type: none"> - Contractor’s yards - Manufacturing, light - Office buildings - Recycling collection facilities, large and small - Retail home heating fuel distributors - Self-storage facilities - Vehicle or equipment repair operation - Vehicle or equipment sales or rental operations - Warehouses <hr/> <p>CONDITIONAL USES (Planning Commission /Borough Council)</p> <ul style="list-style-type: none"> - None <hr/> <p>NOTE: Uses not specifically listed by this schedule shall not be permitted in the I-1 District except as approved in accord with §404.2.</p>	<p>SPECIAL EXCEPTIONS (Planning Commission / Zoning Hearing Board)</p> <ul style="list-style-type: none"> - Adult businesses - Agricultural products processing - Aircraft sales, repair or modification - Airports, private and public - Betting and gambling uses - Bulk fuel storage - Bus terminals - Commercial communication device sites - Crematoria - Detention facilities - Home occupations* - Manufacturing and industry - Mobile and manufactured home sales - Race tracks - Recreational facilities, commercial - Slaughter houses - Storage yards for forest products and minerals - Treatment centers/clinics - Truck terminals / distribution facilities - Zoos and menageries <p>*See §503 which classifies certain home occupations as accessory uses.</p>

SCHEDULE OF DEVELOPMENT STANDARDS	All Uses
Minimum lot area	40,000 square feet
Minimum lot width	150 feet
Minimum setback for principal and accessory structures	
Front yard	25 feet
Rear yard	10 feet
Each side yard	30 feet
Maximum height	40 feet
Maximum lot coverage	80 percent

NICHOLSON BOROUGH DISTRICTS

C-1 - CONSERVATION DISTRICT

SCHEDULE OF USES	
<p>INTENT: To provide areas where housing is limited to single-family detached dwellings at a density on one unit per acre, forestry and agriculture are encourage, and certain uses requiring larger land areas are permitted.</p>	
<p>PRINCIPAL PERMITTED USES (Zoning Officer)</p> <ul style="list-style-type: none"> - Borough buildings and uses - Cluster development - Crop production - Forestry enterprises - Group homes - Hunting and fishing clubs - Livestock operations - Single-family detached dwellings 	<p>SPECIAL EXCEPTIONS (Planning Commission / Zoning Hearing Board)</p> <ul style="list-style-type: none"> - Archery ranges, outdoor commercial - Campgrounds and recreational vehicle parks - Home occupations* - Public parks and playgrounds - Public and semi-public buildings and uses - Recreational facilities, public - Stables, commercial, and horses for hire <p>*See §503 which classifies certain home occupations as accessory uses.</p>
<p>CONDITIONAL USES (Planning Commission /Borough Council)</p> <ul style="list-style-type: none"> - None 	<p>NOTE: Uses not specifically listed by this schedule shall not be permitted in the C-1 District except as approved in accord with §404.2.</p>

SCHEDULE OF DEVELOPMENT STANDARDS	All Uses
Minimum lot area	1 acre
Minimum lot width	200 feet
Minimum setback for principal and accessory structures	
Front yard	50 feet
Rear yard	50 feet
Side yard	30 feet
Maximum height	2.5 stories or 40 feet
Maximum lot coverage	60 percent

TABLE OF USES PERMITTED BY DISTRICT (See §404.4)

The Table of Uses by District which follows summarizes the various uses according to the classification of the use in the zoning districts. The Table is for reference only and the Schedule of Uses and all underlying Zoning Ordinance sections shall be the final determinant for regulation.

TABLE OF USES PERMITTED BY DISTRICT- <i>CLINTON TOWNSHIP</i>				
<p>CODES: P = principal permitted use C = conditional use S = special exception N = not permitted P* = considered a conditional use if the proposed use is located within 300 feet of any neighboring parcel with an existing residential dwelling. Measured from the physical location of the proposed use to the property line of the neighboring parcel.</p>	ZONING DISTRICTS			
TYPE OF USE				
ACCESSORY USES	section	R	RA	CI
Accessory uses customary to approved uses	--	P	P	P
Barns, silos, sheds and similar agricultural buildings	--	P	P	P
Day care, adult and child as a home occupation	--	P	P	P
Essential services	--	P	P	P
Home greenhouses	503.5	P	P	P
Private garages, carports, sheds	--	P	P	P
Private swimming pools	503.6	P	P	P
Required parking areas	--	P	P	P
Signs accessory to approved uses	--	P	P	P
Stables, private in association with a single family detached dwelling	806.2	P	P	P
Yard sales	503.7	P	P	P
RESIDENTIAL USES	section	R	RA	CI
Boarding and lodging houses	611	N	P*	P
Campgrounds and recreational vehicle parks	--	N	C	N
Group homes	605	P	P	P
Group quarters	--	N	N	C
Mobile home parks	607	N	C	N
Multi-family dwellings	603	N	N	C
Multi-family dwellings at same density as two-family dwellings	--	N	C	N
Nursing homes	--	N	N	P
Single family detached dwellings	--	P	P	P

Student housing	--	N	C	N
Two-family dwellings	602	P	P	P
COMMERCIAL and MANUFACTURING USES				
Retail, Service and Health Related Commercial Uses	section	R	RA	CI
Abused person shelter		N	N	N
Animal hospitals	--	N	N	C
Banks	--	N	N	P
Car and truck washes	856.1	N	N	C
Convenience stores	--	N	N	C
Day care, adult	--	N	P	P
Day care, child	--	N	P	P
Exercise clubs	--	N	N	P
Funeral homes	--	N	N	C
Health facilities	853	N	N	C
Kennels and pounds	806.1	N	C	N
Medical clinics	853	N	P*	P
Mobile and manufactured home sales	--	N	N	C
Office buildings	--	N	P*	P
Professional offices	--	N	P*	P
Restaurants, drive-in	--	N	N	C
Restaurants, traditional	--	N	P*	P
Retail businesses	--	N	P*	P
Retail businesses with 10,000 square feet or less of gross floor area	--	N	N	N
Retail businesses with 20,000 square feet or less of gross floor area	--	N	N	N
Retail sales limited to 1,000 sq. ft. of agricultural/forestry related products and produce in association with an active agriculture/forestry use	--	N	N	N
Retail sales of agricultural products produced and/or processed on the premises	--	P	P	N
Retail sales of agricultural/forestry products produced and/or processed on the premises	--	N	N	P
Self-storage facilities	841	N	P*	P
Service establishments	--	N	P*	P
Shopping centers	845	N	N	C

Treatment centers/clinics	853	N	N	N
Vehicle or equipment repair operation	856	N	C	C
Vehicle or equipment sales or rental operations	856	N	C	P
Veterinary clinics	--	N	P*	P
Recreation Related Commercial Uses	section	R	RA	CI
Amusement arcades	--	N	N	C
Archery ranges, outdoor commercial	844	N	C	N
Bed and breakfast establishments	610	N	P*	P
Hotels	611	N	N	P
Motels	611	N	N	P
Outdoor entertainment	--	N	N	C
Race tracks	856.4	N	N	N
Recreational facilities, commercial	--	N	P*	P
Shooting ranges, indoor	--	N	N	C
Shooting ranges, outdoor commercial	844	N	C	N
Stables, commercial (minimum of fifteen (15) acres)	--	N	N	N
Stables, commercial and horses for hire	806.3	N	P	P
Theaters	--	N	N	C
Theaters, indoor	--	N	N	P
Zoos and menageries	806.4	N	N	N
Manufacturing, Warehousing and Similar Uses	section	R	RA	CI
Agricultural products processing	--	N	C	C
Agricultural products processing with 10,000 square feet or less of gross floor area	--	N	N	N
Agricultural products processing only for products raised on the premises	--	N	N	N
Bulk fuel storage	808	N	N	C
Bus terminals	--	N	N	C
Contractor's yards	--	N	P*	P
Fireworks manufacturing and storage	--	N	N	C
Manufacturing, light	--	N	P*	P
Manufacturing and industry	--	N	N	C
Recycling collection facilities, large and small	--	N	N	C
Retail home heating fuel distributors	--	N	N	C

Truck terminals/distribution facilities	--	N	N	C
Warehouses	--	N	N	C
Wholesale businesses	--	N	N	P
Miscellaneous Uses	section	R	RA	CI
Adult businesses	801	N	N	N
Aircraft sales, repair or modification	--	N	N	C
Airports, private and public	--	N	N	C
Art studios	--	N	P*	P
Betting and gambling uses	817	N	N	N
Commercial communication device sites	809	N	C	C
Crematoria	--	N	N	C
Detention facilities	813	N	N	C
Heliports, accessory	503.9	N	N	C
Heliports, commercial	--	N	N	C
Home based businesses	--	N	N	N
Home based business if not a principal permitted use	--	N	N	N
Home occupations	503	C	C	C
Junk yards	820	N	N	C
Solid waste facilities and staging areas	848	N	N	C
PUBLIC, SEMI-PUBLIC, COMMUNITY RELATED USES	section	R	RA	CI
Cemeteries	--	N	C	N
Clubs/lodges, private	--	N	P*	P
Colleges and universities	--	N	C	N
Places of worship	--	N	C	P
Public and semi-public buildings and uses	--	S	S	S
Public parks and playgrounds	--	S	S	S
Recreational facilities, public	--	N	S	S
Schools, public or private primary or secondary	--	C	S	S
Township buildings and uses	--	S	P	P
Trade schools	--	N	N	P
AGRICULTURAL AND NATURAL RESOURCE USES	section	R	RA	CI
Agriculture related entertainment	--	N	N	N

Commercial greenhouses and nurseries	--	N	P	N
Concentrated animal feeding operations (CAFO's)	--	N	C	N
Crop production	803.1	P	P	P
Forestry enterprises	--	P	P	P
Livestock operations	803.2	N	N	N
Livestock operations on a minimum of five (5) acres	--	N	P	N
Livestock operations on a minimum of fifteen (15) acres	--	P	N	P
Mineral extraction	825	N	C	N
Mineral processing	--	N	N	C
Mineral processing in association with mineral extraction	825.3	N	C	N
Sawmills	--	N	C	C
Slaughter houses	--	N	N	N
Storage yards for forest products and minerals	850	N	P*	N
Storage yards for forest product and stone	--	N	N	N
Wind energy facilities	858	N	C	N

TABLE OF USES PERMITTED BY DISTRICT- <i>NICHOLSON BOROUGH</i>								
CODES: P = principal permitted use C = conditional use S = special exception N = not permitted		ZONING DISTRICTS						
TYPE OF USE								
ACCESSORY USES	section	R-1	R-2	R-3	B-1	I-1	I-2	C-1
Accessory uses customary to approved uses	--	P	P	P	P	P	P	P
Barns, silos, sheds and similar agricultural buildings	--	P	P	P	P	P	P	P
Day care, adult and child as a home occupation	--	P	P	P	P	P	P	P
Essential services	--	P	P	P	P	P	P	P
Home greenhouses	503.5	P	P	P	P	P	P	P
Private garages, carports, sheds	--	P	P	P	P	P	P	P
Private swimming pools	503.6	P	P	P	P	P	P	P
Required parking areas	--	P	P	P	P	P	P	P
Signs accessory to approved uses	--	P	P	P	P	P	P	P
Stables, private in association with a single family detached dwelling	806.2	P	P	P	P	P	P	P
Yard sales	503.7	P	P	P	P	P	P	P

RESIDENTIAL USES								
	section	R-1	R-2	R-3	B-1	I-1	I-2	C-1
Boarding and lodging houses	611	N	S	S	P	N	N	N
Campgrounds and recreational vehicle parks	--	N	N	N	N	N	N	S
Cluster development	--	N	N	N	N	N	N	P
Group homes	605	P	P	P	P	N	N	P
Group quarters	--	N	N	S	S	N	N	N
Mobile home parks	607	N	N	S	N	N	N	N
Multi-family dwellings	603	N	P	P	S	N	N	N
Multi-family dwellings at same density as 2-family dwellings	--	N	N	N	N	N	N	N
Nursing homes	--	N	S	S	P	N	N	N
Single family detached dwellings		P	P	P	P	N	N	P
Student housing	--	N	S	N	N	N	N	N
Two-family dwellings	602	P	P	P	P	N	N	N
COMMERCIAL and MANUFACTURING USES								
Retail, Service and Health Related Commercial Uses	section	R-1	R-2	R-3	B-1	I-1	I-2	C-1
Abused person shelter	--	N	N	N	S	N	N	N
Animal hospitals	--	N	N	N	S	N	N	N
Banks	--	N	N	N	P	N	N	N
Car and truck washes	856.1	N	N	N	S	N	N	N
Convenience stores	--	N	N	N	S	N	N	N
Day care, adult	--	N	S	S	P	N	N	N
Day care, child	--	N	S	S	P	N	N	N
Exercise clubs	--	N	N	N	N	N	N	N
Funeral homes	--	N	S	S	S	N	N	N
Health facilities	853	N	N	N	S	N	N	N
Kennels and pounds	806.1	N	N	N	N	N	N	N
Medical clinics	853	N	N	N	P	N	N	N
Mobile and manufactured home sales	--	N	N	N	N	S	S	N
Office buildings	--	N	N	N	P	P	N	N
Professional offices	--	N	S	N	P	N	N	N
Restaurants, drive-in	--	N	N	N	S	N	N	N
Restaurants, traditional	--	N	N	N	P	N	N	N
Retail businesses	--	N	N	N	P	N	N	N

Retail businesses with 10,000 square feet or less of gross floor area	--	N	N	N	N	N	N	N
Retail businesses with 20,000 square feet or less of gross floor area	--	N	N	N	N	N	N	N
Retail sales limited to 1,000 sq. ft. of agricultural/forestry related products and produce in association with an active agriculture/forestry use	--	N	N	N	N	N	N	N
Retail sales of agricultural/forestry products produced and/or processed on the premises	--	N	N	N	N	N	N	N
Self-storage facilities	841	N	N	N	N	P	P	N
Service establishments	--	N	N	N	P	N	N	N
Shopping centers	845	N	N	N	S	N	N	N
Taverns	--	N	N	N	P	N	N	N
Treatment centers/clinics	853	N	N	N	N	S	S	N
Vehicle or equipment repair operation	856	N	N	N	S	P	P	N
Vehicle or equipment sales or rental operations	856	N	N	N	N	P	P	N
Veterinary clinics	--	N	N	N	P	N	N	N
Recreation Related Commercial Uses	section	R-1	R-2	R-3	B-1	I-1	I-2	C-1
Amusement arcades	--	N	N	N	S	N	N	N
Archery ranges, outdoor commercial	844	N	N	N	N	N	N	S
Bed and breakfast establishments	610	N	S	S	P	N	N	N
Hotels	611	N	N	N	P	N	N	N
Hunting and fishing clubs	--	N	N	N	N	N	N	P
Motels	611	N	N	N	P	N	N	N
Outdoor entertainment	--	N	N	N	S	N	N	N
Race tracks	856.4	N	N	N	N	N	S	N
Recreational facilities, commercial	--	N	N	N	P	S	S	N
Shooting ranges, indoor	--	N	N	N	S	N	N	N
Shooting ranges, outdoor commercial	844	N	N	N	N	N	N	N
Stables, commercial (minimum of fifteen (15) acres)	--	N	N	N	N	N	N	N
Stables, commercial and horses for hire	806.3	N	N	N	N	N	N	S
Theaters, indoor	--	N	N	N	P	N	N	N
Zoos and menageries	806.4	N	N	N	N	N	S	N
Manufacturing, Warehousing and Similar Uses	section	R-1	R-2	R-3	B-1	I-1	I-2	C-1

Agricultural products processing	--	N	N	N	N	S	S	N
Agricultural products processing with 10,000 square feet or less of gross floor area	--	N	N	N	N	N	N	N
Bulk fuel storage	808	N	N	N	N	N	S	N
Bus terminals	--	N	N	N	N	S	S	N
Contractor's yards	--	N	N	N	N	P	P	N
Fireworks manufacturing and storage	--	N	N	N	N	N	N	N
Manufacturing, light	--	N	N	N	N	P	P	N
Manufacturing and industry	--	N	N	N	N	S	S	N
Recycling collection facilities, large and small	--	N	N	N	N	P	P	N
Retail home heating fuel distributors	--	N	N	N	N	P	P	N
Truck terminals/distribution facilities	--	N	N	N	N	S	S	N
Warehouses	--	N	N	N	S	P	P	N
Wholesale businesses	--	N	N	N	P	N	N	N
Miscellaneous Uses	section	R-1	R-2	R-3	B-1	I-1	I-2	C-1
Adult businesses	801	N	N	N	N	N	S	N
Aircraft sales, repair or modification	--	N	N	N	N	N	S	N
Airports, private and public	--	N	N	N	N	N	S	N
Art studios	--	N	N	N	P	N	N	N
Betting and gambling uses	817	N	N	N	N	S	S	N
Commercial communication device sites	809	N	N	N	N	S	S	N
Crematoria	--	N	N	N	N	S	S	N
Detention facilities	813	N	N	N	N	N	S	N
Heliports, accessory	503.9	N	N	N	N	N	N	N
Heliports, commercial	--	N	N	N	N	N	N	N
Home based businesses	--	N	N	N	N	N	N	N
Home based business if not a principal permitted use	--	N	N	N	S	N	N	N
Home occupations	503	S	S	S	S	S	S	S
Junk yards	820	N	N	N	N	N	N	N
Solid waste facilities and staging areas	848	N	N	N	N	N	N	N
PUBLIC, SEMI-PUBLIC, COMMUNITY RELATED USES	section	R-1	R-2	R-3	B-1	I-1	I-2	C-1
Borough buildings and uses	--	P	P	P	P	N	N	P

Cemeteries	--	N	N	N	N	N	N	N
Clubs/lodges, private	--	N	N	N	P	N	N	N
Colleges and universities	--	N	N	S	N	N	N	N
Places of worship	--	S	S	S	P	N	N	N
Public and semi-public buildings and uses	--	S	S	S	P	N	N	S
Public parks and playgrounds	--	S	S	S	P	N	N	S
Recreational facilities, public	--	S	S	S	P	N	N	S
Schools, public or private primary or secondary	--	S	S	S	P	N	N	N
Trade schools	--	N	N	N	P	N	N	N
AGRICULTURAL AND NATURAL RESOURCE USES	section	R-1	R-2	R-3	B-1	I-1	I-2	C-1
Agriculture related entertainment	--	N	N	N	N	N	N	N
Commercial greenhouses and nurseries	--	N	N	N	N	N	N	N
Concentrated animal feeding operations (CAFO's)	--	N	N	N	N	N	N	N
Crop production	803.1	P	P	P	N	N	N	P
Forestry enterprises	--	P	P	P	P	N	N	P
Livestock operations	803.2	N	N	N	N	N	N	P
Mineral extraction	825	N	N	N	N	N	N	N
Mineral processing	--	N	N	N	N	N	N	N
Mineral processing in association with mineral extraction	--	N	N	N	N	N	N	N
Sawmills	--	N	N	N	N	N	N	N
Slaughter houses	--	N	N	N	N	N	S	N
Storage yards for forest products and minerals	850	N	N	N	N	S	S	N
Storage yards for forest product and stone	--	N	N	N	N	N	N	N
Wind energy facilities	858	N	N	N	N	N	N	N