

ARTICLE 5
ZONING DISTRICT REGULATIONS

SECTION 501 - C-1 CONSERVATION DISTRICT

501.1 PERMITTED USES

- Agriculture, (as defined in Article 2) but excluding concentrated animal feeding operations as defined and regulated under the Pennsylvania Nutrient Management Act, as amended.
- Commercial Greenhouses, Nurseries and Garden Shops
- Communication antennas mounted on an existing public utility transmission tower, building or other structure.
- Forestry (as defined in Article 2, also see Section 802.13)
- Public Recreational Facilities
- Public Utility Facilities (as defined in Article 2) excluding storage yards)
- No Impact Home Based Business
- Single-Family Detached Dwellings
- Stables (Private) in association with a single family dwelling (limited to properties of not less than 2 acres and limited to not more than two equines)
- State Gamelands
- Wildlife Refuge
- Accessory Uses to the Above

501.2 USES PERMITTED BY SPECIAL EXCEPTION

- Animal Hospital
- Animal Kennels
- Cemeteries
- Club or Lodge (Private)
- Home Occupations
- Outdoor Fuel Burning Furnace (as defined in Article 2, also see Section 802.20)
- Private Recreational Facilities
- Accessory Uses to the Above

501.3 PROHIBITED USES

- Any use which utilizes and/or stores any hazardous substances (as defined in Article 2)

501.4 CONDITIONAL USES (See Article 7)

- Campgrounds and Recreational Vehicle Parks
- Commercial Communication Tower and related facilities
- Excavation and extraction of minerals, excluding Quarries, (as defined in Article 2)
- Golf Courses

- Planned Residential Development
- Small Wind Energy Conversion System
- Wind Energy Facility (as defined in Article 2)
- Any nonresidential use permitted by right or by special exception, excluding agricultural uses, shall be deemed a conditional use if it involves either of the following:
 - (a) the initial or cumulative earth disturbance activity which equals or exceeds 80,000 square feet of surface area.
 - (b) the initial or cumulative construction, placement or installation which equals or exceeds fifteen thousand (15,000) square feet of buildings, structures and/or other impervious surface area.

501.5 SUBDIVISION AND LAND DEVELOPMENT

Any property proposed to be divided into parcels or developed in accordance with the definitions of a "Subdivision" or a "Land Development", as provided in Article 2 of this Ordinance, shall also be subject to the governing regulations and provisions of the Bear Creek Township Subdivision and Land Development Ordinance.

SECTION 502 – A-1 AGRICULTURAL DISTRICT

502.1 PERMITTED USES

- Agriculture, (as defined in Article 2) but excluding concentrated animal feeding operations as defined and regulated under the Pennsylvania Nutrient Management Act, as amended.
- Communication antennas mounted on an existing public utility transmission tower, building or other structure
- Commercial Greenhouses, Nurseries and Garden Shops
- Forestry (as defined in Article 2, also see Section 802.13)
- Public Recreational Facilities
- Public Utility Facilities (as defined in Article 2) excluding storage yards)
- No Impact Home Based Business
- Retail sales of Agricultural and/or Forestry products produced and/or processed upon the premises, not to exceed five thousand (5,000) square feet of gross floor area and/or land area.
- Single-Family Detached Dwellings
- Stables (Private) in association with a single family dwelling (limited to properties of not less than 2 acres and limited to not more than two equines).
- Accessory Uses to the Above

502.2 USES PERMITTED BY SPECIAL EXCEPTION

- Animal Hospitals
- Animal Kennels
- Bed and Breakfast Establishments
- Cemeteries
- Group Residences
- Home Occupations
- Nursing Homes
- Outdoor Fuel Burning Furnace(as defined in Article 2, also see Section 802.20)
- Place of Worship
- Private Recreational Facilities
- Public Uses
- Public Utilities Facilities
- Stables (Commercial)
- Accessory Uses to the Above

502.3 PROHIBITED USES

- Any use which utilizes and/or stores any hazardous substances as defined in Article 2 of this Ordinance.

502.4 CONDITIONAL USES (See Article 7)

- Excavation and extraction of minerals, excluding Quarries, (as defined in Article 2)
- Planned Residential Development
- Wind Energy Facility (as defined in Article 2)
- Small Wind Energy Conversion System
- Any nonresidential use permitted by right or by special exception, excluding agricultural uses, shall be deemed a conditional use if it involves either of the following:
 - (a) the initial or cumulative earth disturbance activity which equals or exceeds 80,000 square feet of surface area.
 - (b) the initial or cumulative construction, placement or installation which equals or exceeds 15,000 square feet of buildings, structures and/or other impervious surface area.

502.5 SUBDIVISION AND LAND DEVELOPMENT

Any property proposed to be divided into parcels or developed in accordance with the definitions of a "Subdivision" or a "Land Development", as provided in Article 2 of this Ordinance, shall also be subject to the governing regulations and provisions of the Bear Creek Township Subdivision and Land Development Ordinance.

SECTION 503 - R-1 SINGLE FAMILY RESIDENTIAL DISTRICT

503.1 PERMITTED USES

- Single-family Detached Dwellings
- Group Residence
- Communication antennas mounted on an existing public utility transmission tower, building or other structure.
- Public Utility Facilities as defined in Article 2 of this Ordinance (excluding storage yards)
- No-Impact Home Based Business
- Forestry (as defined in Article 2, also see Section 802.13)
- Accessory Uses to the Above

501.2 USES PERMITTED BY SPECIAL EXCEPTION

- Day Care Home
- Home Occupations
- Nursing Homes
- Outdoor Fuel Burning Furnace(as defined in Article 2, also see Section 802.20)
- Place of Worship
- Public Recreational Facilities
- Public Uses (except storage yards)
- Public Uses, as defined in Article 2
- Public Utilities Facilities
- Schools
- Accessory Uses to the Above

502.3 PROHIBITED USES

- Any use which utilizes and/or stores any hazardous substances as defined in Article 2 of this Ordinance.

503.4 CONDITIONAL USES (See Article 7)

- Small Wind Energy Conversion System
- Any nonresidential use permitted by right or by special exception shall be deemed a conditional use if it involves either of the following:
 - (a) the initial or cumulative earth disturbance activity which equals or exceeds 80,000 square feet of surface area.
 - (b) the initial or cumulative construction, placement or installation which equals or exceeds fifteen thousand (15,000) square feet of buildings, structures and/or other impervious surface area.

503.5

SUBDIVISION AND LAND DEVELOPMENT

Any property proposed to be divided into parcels or developed in accordance with the definitions of a "Subdivision" or a "Land Development", as provided in Article 2 of this Ordinance, shall also be subject to the governing regulations and provisions of the Bear Creek Township Subdivision and Land Development Ordinance.

SECTION 504 - R-2 –MULTIFAMILY RESIDENTIAL DISTRICT

504.1 PERMITTED USES

- Single-family Detached Dwellings (including mobile homes on permanent foundations)
- Two-Family Dwellings
- Townhouses
- No-Impact Home Based Business
- Group Residence
- Forestry (as defined in Article 2, also see Section 802.13)
- Essential Public Utility Facilities as defined in Article 2 of this Ordinance (excluding storage yards)
- Accessory Uses to the Above

504.2 USES PERMITTED BY SPECIAL EXCEPTION

- Bed and Breakfast
- Day Care Center
- Group Residence
- Home Occupations
- Multiple Family Dwellings
- Nursing Home
- Outdoor Fuel Burning Furnace (as defined in Article 2, also see Section 802.20)
- Personal Care Home
- Place of Worship
- Place of Worship
- Public Recreational Facilities
- Public Uses
- Public Utilities Facilities
- Accessory Uses to the Above

504.3 PROHIBITED USES

- Any use which utilizes and/or stores any hazardous substances as defined in Article 2 of this Ordinance.

504.4 CONDITIONAL USES (See Article 7)

- Mobile Home Parks (Homes on permanent foundations)
- Small Wind Energy Conversion System
- Any nonresidential use permitted by right or by special exception shall be deemed a conditional use if it involves either of the following:
 - (a) the initial or cumulative earth disturbance activity which equals or exceeds 80,000 square feet of surface area.

- (b) the initial or cumulative construction, placement or installation which equals or exceeds fifteen thousand (15,000) square feet of buildings, structures and/or other impervious surface area.

504.5 SUBDIVISION AND LAND DEVELOPMENT

Any property proposed to be divided into parcels or developed in accordance with the definitions of a "Subdivision" or a "Land Development", as provided in Article 2 of this Ordinance, shall also be subject to the governing regulations and provisions of the Bear Creek Township Subdivision and Land Development Ordinance.

SECTION 505- B-1 – NEIGHBORHOOD BUSINESS DISTRICT

505.1 PERMITTED USES

A. RETAIL BUSINESSES WHICH DO NOT EXCEED 1,500 SQUARE FEET OF GROSS FLOOR AREA INCLUDING OR SIMILAR TO THE FOLLOWING:

- Artist, Music and Hobby Supplies
- Commercial Greenhouses, Nurseries and Garden Shops
- Convenience Stores
- Florist Shops
- Food/Grocery
- Forestry (as defined in Article 2, also see Section 802.13)
- Greeting Cards, Newspapers, Books, Stationery and Gift Shops
- Pharmaceutical Products
- Accessory uses to the above

B. SERVICE-ORIENTED BUSINESS INCLUDING OR SIMILAR TO THE FOLLOWING:

- Day Care Centers
- Essential Public Utility Facilities as defined in Article 2 of this Ordinance (excluding storage yards)
- Personal Services
- Professional Offices
- Restaurants without live entertainment and not exceeding 1,500 square feet of gross floor area
- Taverns without live entertainment and not exceeding 1,500 square feet of gross floor area.
- Accessory uses to the above

C. RECREATION AND ENTERTAINMENT RELATED BUSINESS INCLUDING OR SIMILAR TO:

- Club or Lodge (Private)
- Public Recreational Facilities
- Accessory uses to the above

D. RESIDENTIAL USES

- Dwelling over and/or attached to Business
- No-Impact Home Based Business
- Home Occupations
- Personal Care Home
- Accessory uses to the above

505.2 USES PERMITTED BY SPECIAL EXCEPTION

- Commercial Recreational Facilities without live entertainment and not exceeding 1,500 square feet of gross floor area.
- Entertainment Facilities without live entertainment and not exceeding 1,500 square feet of gross floor area
- Outdoor Fuel Burning Furnace(as defined in Article 2, also see Section 802.20)
- Place of Worship
- Public Uses
- Public Utilities Facilities
- Accessory uses to the above

505.3 PROHIBITED USES

- Any use which utilizes and/or stores any hazardous substances as defined in Article 2 of this Ordinance.

505.4 CONDITIONAL USES (See Article 7)

- Small Wind Energy Conversion System
- Any nonresidential use permitted by right or by special exception shall be deemed a conditional use if it involves either of the following:
 - (a) the initial or cumulative earth disturbance activity which equals or exceeds 80,000 square feet of surface area.
 - (b) the initial or cumulative construction, placement or installation which equals or exceeds fifteen (15,000) square feet of buildings, structures and/or other impervious surface area.

505.5 SUBDIVISION AND LAND DEVELOPMENT

Any property proposed to be divided into parcels or developed in accordance with the definitions of a "Subdivision" or "Land Development," as provided in Article 2 of this Ordinance, shall also be subject to the governing regulations and provisions of the Bear Creek Township Subdivision and Land Development Ordinance.

SECTION 506 - B-2- GENERAL BUSINESS DISTRICT

506.1 PERMITTED USES

A. RETAIL BUSINESSES AREA INCLUDING OR SIMILAR TO THE FOLLOWING:

- Artist, Music and Hobby Supplies
- Automotive Supplies
- Clothing and Clothing Accessories
- Commercial Greenhouses, Nurseries & Garden Shops
- Convenience Stores
- Convenience Stores with Gas Sales
- Equipment Sales and Repair
- Florist Shops
- Food/Grocery
- Forestry (as defined in Article 2, also see Section 802.13)
- Greeting Cards, Books & Stationery
- Hardware
- Household Goods and Appliances
- Lumber Yards
- Office Equipment and Supplies
- Pharmaceutical Products
- Sporting Goods
- Variety Goods
- Accessory uses to the above

B. SERVICE-ORIENTED BUSINESS INCLUDING OR SIMILAR TO:

- Animal Hospital
- Automotive Sales
- Automotive Services, including reconditioning, detailing polishing, air conditioning, and similar services
- Banks
- Day Care Centers
- Electronic Equipment and Products (Sales, Service and Repair)
- Entertainment Facilities
- Funeral Homes
- Gasoline Service Stations
- Health /Recreation Facility
- Hospital
- Medical Clinics
- Nursing Homes
- Personal Services
- Private Garage (storage of commercial vehicles)

- Professional/Business Offices
- Public Utility Facilities (as defined in Article 2 of this Ordinance), excluding storage yards.
- Repair Garage
- Restaurant, Fast Food
- Restaurants
- Taverns
- Warehouse Facilities, including self-storage.
- Accessory uses to the above

C. RECREATION AND ENTERTAINMENT RELATED BUSINESS INCLUDING OR SIMILAR TO:

- Club or Lodge (Private)
- Commercial Recreational Facilities
- Entertainment Facilities
- Private Recreational Facilities
- Public Recreational Facilities
- Accessory uses to the above

D. RESIDENTIAL USES

- Dwelling over and/or attached to Business
- Home Occupations
- No-Impact Home Based Business
- Personal Care Home
- Accessory uses to the above

506.2 USES PERMITTED BY SPECIAL EXCEPTION

- Boarding or Rooming Homes
- Contractors Yards
- Car Wash
- Hotels/Motels
- Institutional Use (as defined in Article 2 of this Ordinance)
- Outdoor Fuel Burning Furnace (as defined in Article 2, also see Section 802.20)
- Outdoor Storage (Commercial)
- Public Uses
- Public Utilities Facilities
- Accessory uses to the above

506.3 PROHIBITED USES

- Any use which utilizes and/or stores any hazardous substances as defined in Article 2 of this Ordinance.

506.4 CONDITIONAL USES (See Article 7)

- Shopping Center
- Small Wind Energy Conversion System

- Any nonresidential use permitted by right or by special exception shall be deemed a conditional use if it involves either of the following:
 - (a) the initial or cumulative earth disturbance activity which equals or exceeds 80,000 square feet of surface area.

 - (b) the initial or cumulative construction, placement or installation which equals or exceeds fifteen thousand (15,000) square feet of buildings, structures and/or other impervious surface area.

506.5 SUBDIVISION AND LAND DEVELOPMENT

Any property proposed to be divided into parcels or developed in accordance with the definitions of a "Subdivision" or "Land Development," as provided in Article 2 of this Ordinance, shall also be subject to the governing regulations and provisions of the Bear Creek Township Subdivision and Land Development Ordinance.

SECTION 507 - I-1 INDUSTRIAL DISTRICT

507.1 PERMITTED USES

- Automotive Sales
- Contractors' Offices, Shops and Storage Yards (for commercial uses which sell products such as: lumber, building, heating, plumbing, electrical, masonry, fencing and related material).
- Electronic Equipment and Products (Sales, Service and Repair)
- Equipment Sales and Repairs
- Essential Public Utility Facilities as defined in Article 2 of this Ordinance
- Forestry (as defined in Article 2, also see Section 802.13)
- Gasoline Service Stations
- Light Industry (as defined in Article 2)
- Lumberyards Outdoor Storage (Commercial)
- Print Shops
- Public Uses
- Public Utilities Facilities
- Public Utility Facilities
- Repair Garages
- Stone or Monument Works
- Warehouse and Distribution Facilities
- Warehousing, including self-Storage Facilities
- Accessory uses to the above

507.3 USES PERMITTED BY SPECIAL EXCEPTION

- Commercial Communication Tower and related facilities
- Outdoor Fuel Burning Furnace (as defined in Article 2, also see Section 802.20)
- Recycling Facilities
- Trucking Facilities

507.4 CONDITIONAL USES (See Article 7)

- Automotive Wrecking Yards
- Bulk Fuel Storage
- Detention Facility
- Excavation and extraction of minerals, including Quarry Operations (as defined in Article 2)
- Heavy Industrial Uses (as defined in Article 2)
- Junk Yards
- Methadone Treatment Facility
- Sewage Treatment Plants
- Sexually Oriented Business (as defined in Article 2)
- Small Wind Energy Conversion System

- Solid Waste Facilities
- Staging Areas
- Transfer Stations

Any nonresidential use permitted by right or by special exception shall be deemed a conditional use if it involves either of the following:

- (a) the initial or cumulative earth disturbance activity which equals or exceeds 100,000 square feet of surface area.
- (b) the initial or cumulative construction, placement or installation which equals or exceeds 25,000 square feet of buildings, structures and/or other impervious surface area.
- (c) Any use which utilizes and/or stores any hazardous substances as so defined in Article 2 of this Ordinance.

507.7 SUBDIVISION AND LAND DEVELOPMENT

Any property proposed to be divided into parcels or developed in accordance with the definitions of a "Subdivision" or a "Land Development", as provided in Article 2 of this Ordinance, shall also be subject to the governing regulations and provisions of the Bear Creek Township Subdivision and Land Development Ordinance.

SECTION 508 AREA, BULK AND DENSITY REGULATIONS

ZONING DISTRICT	MINIMUM					MAXIMUM	
	LOT SIZE acres	WIDTH feet	FRONT YARD SETBACK feet	REAR YARD SETBACK feet	SIDE YARD SETBACK feet per side	LOT COVERAGE	BLDG. HEIGHT ²
C-1	3 acres	200	75	50	25	10%	40 feet
A-1	2 acres	200	75	50	25	15%	40 feet
R-1	2 acres	150	50	25	20	20%	35 ft or 2 ¹ / ₂ stories
R-2	2 acres	150	50	25	20	20%	35 ft or 2 ¹ / ₂ stories
B-1	2 acres	150	50	25	20	20%	35 ft or 2 ¹ / ₂ stories
B-2	2 acres	150	50	25	20	20%	35 ft or 2 ¹ / ₂ stories
I-1	4 acres	200	75	75	50	30%	55 feet

1. The minimum requirements may be increased for certain uses as provided for under Article 7, Conditional Uses, Article 8, Supplemental Standards or as otherwise set forth in this Ordinance.

2. The height limitations of this Ordinance shall not apply to church spires, belfries, cupolas, domes, chimneys, flagpoles, water towers, skylights; or to any accessory mechanical appurtenances usually located above the roof level. Height regulations for Wind Energy Facilities and Small Wind Energy Conversion Systems are governed under Article 7 of this Ordinance