



Proposed Amendments for Public Hearing

Zoning Amendment # 2026-005

Section 310.03 D – Schedule of Permitted Uses, Residential Districts

Section 310.03 D Existing:

	O-C Open Space Conservation	R-1 Single- Family Residential	R-2 Single- Family Residential	R-3 Multi- Family Residential	R-V Residential Village
D. Other					
1. Offices on lots fronting on Sandy Lake Road or Rt. 44 (north of I-76)					C
2. Congregate care facilities		C	C	C	
3. Use of accessory agricultural building for limited commercial uses on lots larger than 25 acres	C	C	C		
4. Soil removal/ extraction	C	C			
5. Gas and oil wells	P	P	P	P	P
6. Outdoor furnaces	C	C	C		
7. Small solar energy systems	See Chapter 480				
8. Small wind energy systems	See Chapter 480				
9. Telecommunication towers	See Chapter 460				
10. Electric vehicle charging stations	C	P	P	P	P

Section 310.03 D Proposed (shown in bold):

	O-C Open Space Conservation	R-1 Single- Family Residential	R-2 Single- Family Residential	R-3 Multi- Family Residential	R-V Residential Village
D. Other					
1. Offices on lots fronting on Sandy Lake Road or Rt. 44 (north of I-76)					C
2. Congregate care facilities		C	C	C	
3. Use of accessory agricultural building for limited commercial uses on lots larger than 25 acres	C	C	C		
4. Soil removal/ extraction	C	C			
5. Gas and oil wells	P	P	P	P	P
6. Outdoor furnaces	€	€	€		
7. 6. Small solar energy systems	See Chapter 480				
8. 7. Small wind energy systems	See Chapter 480				
9. 8. Telecommunication towers	See Chapter 460				
10. 9. Electric vehicle charging stations	C	P	P	P	P

Section 310.02 D – Use Regulations, Residential Districts

Section 310.02 D Existing:

- D. A use listed below shall be permitted as an accessory use in a residential district. Such use shall be permitted as a subordinate building or use when it is clearly incidental to and located on the same lot as the principal building or use. Accessory uses are further regulated in subsequent sections, as noted below.
1. Garages and off-street parking areas in compliance with this chapter and Chapter 410;
 2. Family day care home, type “B”, see also Section 310.11;
 3. Fences, see also Section 310.09;
 4. Home occupations, see also Section 310.10;
 5. Incidental accessory buildings and uses, see also Section 310.09;
 6. Roadside stands, see also Section 310.09;
 7. Signs in compliance with Chapter 420;
 8. Swimming pools, see also Section 310.09; and
 9. Recreational and community facilities for use by residents of a multi-family development, see also Section 310.06.

Section 310.02 D Proposed (shown in bold):

- D. A use listed below shall be permitted as an accessory use in a residential district. Such use shall be permitted as a subordinate building or use when it is clearly incidental to and located on the same lot as the principal building or use. Accessory uses are further regulated in subsequent sections, as noted below.
1. Garages and off-street parking areas in compliance with this chapter and Chapter 410;
 2. Family day care home, type “B”, see also Section 310.11;
 3. Fences, see also Section 310.09;
 4. Home occupations, see also Section 310.10;
 5. Incidental accessory buildings and uses, see also Section 310.09;
 6. Roadside stands, see also Section 310.09;
 7. Signs in compliance with Chapter 420;
 8. Swimming pools, see also Section 310.09; ~~and~~
 9. Recreational and community facilities for use by residents of a multi-family development, see also Section 310.06~~;~~ **and**
 10. **Outdoor furnaces, see also Section 310.09.**

Schedule 310.09 B – Minimum Yard Requirements for Accessory Uses, Residential Districts

Schedule 310.09 B Existing:

Structure or Use	Yard Permitted	Setback From Lot Line		
		Front ^(a)	Side	Rear
1. Detached accessory buildings and structures A. Equal or less than 10'x 12' footprint B. Equal or less than 12' x 16' footprint C. Greater than 12'x16'	Side, Rear ^(b)	Same as Principal Bldg. - See Schedule 310.05 D.1 " " " "	3 ft. 5 ft. 10 ft.	3 ft. 5 ft. 10 ft.
2. Terraces, decks, uncovered porches, platforms, ornamental features that do not extend more than 2 feet above the ground ^(c)	Side, rear	NA	10 ft.	10 ft.
3. Driveways	Front, side, rear	--	5 ft.	5 ft.
4. Outdoor storage of recreation vehicle or trailer	Front, side, Rear	Out of right-of-way	5 ft.	20 ft.
5. Swimming pools	Rear	NA	10 ft.	10 ft.
6. Fences, walls	Front, side, rear	0 ^(d)	0 ^(d)	0 ^(d)
7. Dish antennas with a diameter greater than 39 inches	Rear	NA	10 ft.	10 ft.
8. Roadside stands	Front	30 ft.	30 ft.	30 ft.

Notes to Schedule 310.09B:

- ^(a) Including all lot lines that abut a street on a corner lot.
- ^(b) Except as otherwise regulated for agricultural accessory buildings in Section 230.05C.1.
- ^(c) Structures that extend more than 2 feet above the ground and which are attached to the principal building shall comply with the yard requirements in Section 310.05, except as otherwise regulated in Section 310.09A.
- ^(d) Except that a fence which constitutes a corral shall comply with the setback requirements in Section 230.05C.1.

Schedule 310.09 B Proposed (shown in bold):

Structure or Use	Yard Permitted	Setback From Lot Line		
		Front ^(a)	Side	Rear
1. Detached accessory buildings and structures A. Equal or less than 10'x 12' footprint B. Equal or less than 12' x 16' footprint C. Greater than 12'x16'	Side, Rear ^(b)	Same as Principal Bldg. - See Schedule 310.05 D.1 " " " "	3 ft. 5 ft. 10 ft.	3 ft. 5 ft. 10 ft.
2. Terraces, decks, uncovered porches, platforms, ornamental features that do not extend more than 2 feet above the ground ^(c)	Side, rear	NA	10 ft.	10 ft.
3. Driveways	Front, side, rear	--	5 ft.	5 ft.
4. Outdoor storage of recreation vehicle or trailer	Front, side, Rear	Out of right-of-way	5 ft.	20 ft.
5. Swimming pools	Rear	NA	10 ft.	10 ft.
6. Fences, walls	Front, side, rear	0 ^(d)	0 ^(d)	0 ^(d)
7. Dish antennas with a diameter greater than 39 inches	Rear	NA	10 ft.	10 ft.
8. Roadside stands	Front	30 ft.	30 ft.	30 ft.
9. Outdoor furnaces	Rear	NA	70 ft.	70 ft.
<p>Notes to Schedule 310.09B:</p> <p>(a) Including all lot lines that abut a street on a corner lot.</p> <p>(b) Except as otherwise regulated for agricultural accessory buildings in Section 230.05C.1.</p> <p>(c) Structures that extend more than 2 feet above the ground and which are attached to the principal building shall comply with the yard requirements in Section 310.05, except as otherwise regulated in Section 310.09A.</p> <p>(d) Except that a fence which constitutes a corral shall comply with the setback requirements in Section 230.05C.1.</p>				

Section 390.06 Q – Outdoor Furnace

Section 390.06 Q Existing:

- Q. Outdoor Furnace – a unit designed to be placed outside on a base in which to produce heat and/or hot water for a primary or accessory building:
1. Shall not be located closer than 30' from the principal dwelling,
 2. Shall be located in the rear yard a minimum of 70 feet from the property lines,
 3. Shall use only allowable fuels which follow federal, state, and local government standards and guidelines,
 4. Shall be located on a minimum of 1.5 acres,
 5. Have a permanent stack at least five (5) feet higher than the peak of any roof within 150 feet of the boiler.

Section 390.06 Q Proposed (shown in bold):

- ~~Q. Outdoor Furnace – a unit designed to be placed outside on a base in which to produce heat and/or hot water for a primary or accessory building:~~
- ~~1. Shall not be located closer than 30' from the principal dwelling,~~
 - ~~2. Shall be located in the rear yard a minimum of 70 feet from the property lines,~~
 - ~~3. Shall use only allowable fuels which follow federal, state, and local government standards and guidelines,~~
 - ~~4. Shall be located on a minimum of 1.5 acres,~~
 - ~~5. Have a permanent stack at least five (5) feet higher than the peak of any roof within 150 feet of the boiler.~~

Section 310.09 O – Outdoor Furnace

Section 310.09 O Existing:

- O. Outdoor Furnace. A unit designed to be placed outside on a base in which to produce heat and/or hot water for a primary or accessory building. See Section 390.04 and Section 390.06Q.

Section 310.09 O Proposed (shown in bold):

- O. **Outdoor Furnace.** A unit designed to be placed outside on a base in which to produce heat and/or hot water for a primary or accessory building. ~~See Section 390.04 and 390.06Q.~~
1. Shall not be located closer than 30' from the principal dwelling,
 2. Shall be located in the rear yard a minimum of 70 feet from the property lines,
 3. Shall use only allowable fuels which follow federal, state, and local government standards and guidelines,
 4. Shall be located on a minimum of 1.5 acres,
 5. Have a permanent stack at least five (5) feet higher than the peak of any roof within 150 feet of the boiler.

Schedule 390.04 – Schedule of Regulations for Conditional Uses in Residential Districts

Section 390.04 Existing:

CONDITIONAL USE	Minimum Lot Requirements		Building Setback (ft)		Parking Setback (ft)		See also Section
	Area	Width	Front	Side/Rear	Front	Side/Rear	
OTHER							
1. Offices on lots fronting Sandy Lake Rd. or Rt. 44 (north of I-76)	(a)	(a)	(a)	(a)	NP	20	390.06O
2. Topsoil removal/ extraction	20 ac	300 ft	200	200	200	200	390.06V
3. Telecommunication towers	See Chapter 460						
4. Use of accessory building for limited commercial uses	25 ac	500 ft	300	200	200	200	390.06X
5. Outdoor furnace	1.5 ac	150 ft	NP	70'	NP	NP	310.09O & 390.06Q
6. Wind/Solar Energy Systems	See Chapter 480						

Section 390.04 Proposed (shown in bold):

CONDITIONAL USE	Minimum Lot Requirements		Building Setback (ft)		Parking Setback (ft)		See also Section
	Area	Width	Front	Side/Rear	Front	Side/Rear	
OTHER							
1. Offices on lots fronting Sandy Lake Rd. or Rt. 44 (north of I-76)	(a)	(a)	(a)	(a)	NP	20	390.06O
2. Topsoil removal/ extraction	20 ac	300 ft	200	200	200	200	390.06V
3. Telecommunication towers	See Chapter 460						
4. Use of accessory building for limited commercial uses	25 ac	500 ft	300	200	200	200	390.06X
5. Outdoor furnace	1.5 ac	150 ft	NP	70'	NP	NP	310.09O & 390.06Q
6. 5. Wind/Solar Energy Systems	See Chapter 480						