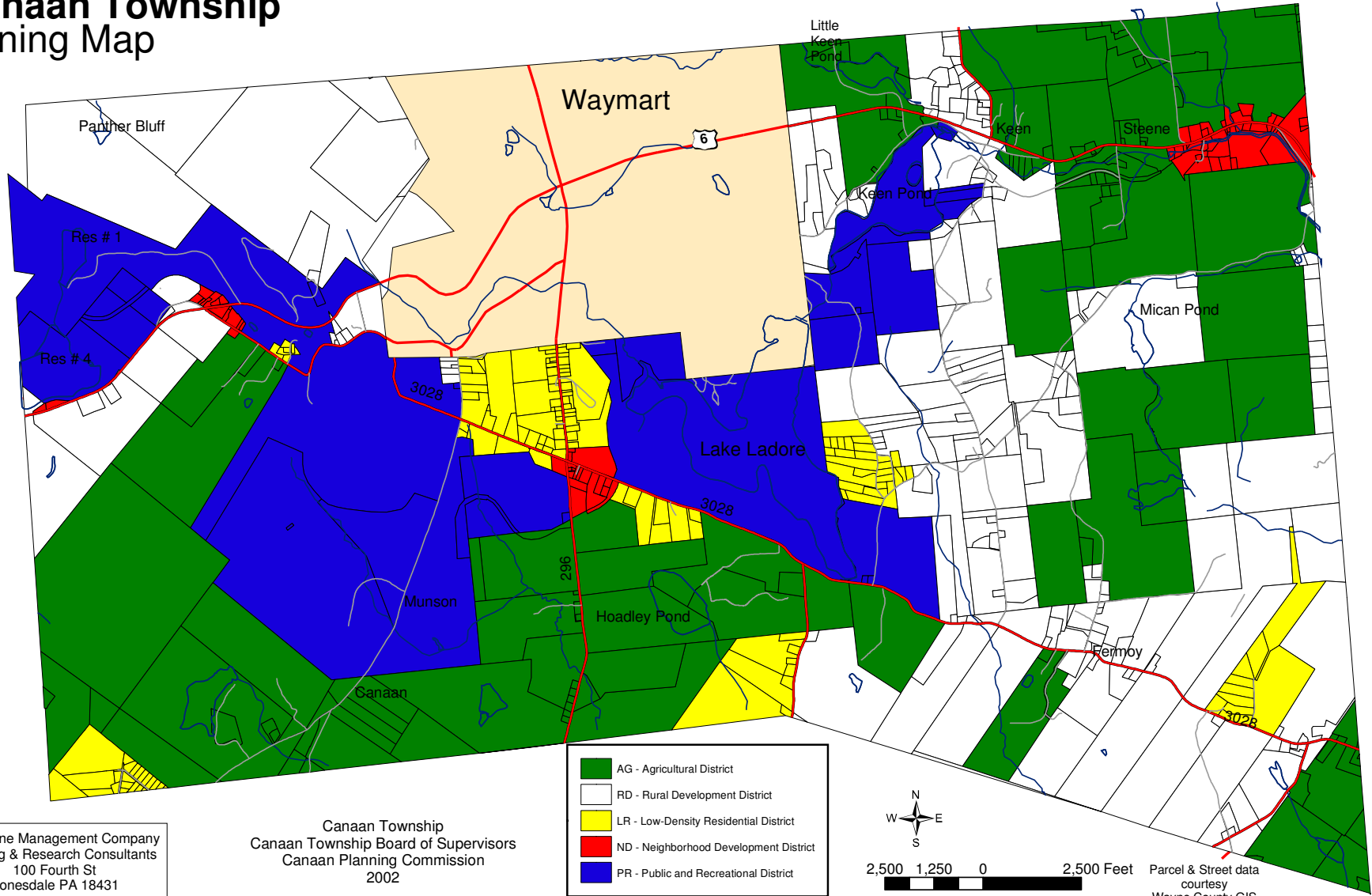


Canaan Township Zoning Map



Shepstone Management Company
Planning & Research Consultants
100 Fourth St
Honesdale PA 18431

Canaan Township
Canaan Township Board of Supervisors
Canaan Planning Commission
2002

- AG - Agricultural District
- RD - Rural Development District
- LR - Low-Density Residential District
- ND - Neighborhood Development District
- PR - Public and Recreational District



2,500 1,250 0 2,500 Feet

Parcel & Street data
courtesy
Wayne County GIS

Canaan Township Zoning Ordinance - Schedule of District Regulations

DISTRICTS	PRINCIPAL PERMITTED USES	ACCESSORY USES	CONDITIONAL USES	DEVELOPMENT STANDARDS
<p>AG AGRICULTURAL DISTRICT: This district is intended to be an area providing for agricultural uses and development compatible with such uses, limiting activities that could conflict with farming and establishing lower densities for such activities as are allowed.</p>	<p>All agricultural land uses, buildings and activities including the growing of crops, dairying, and other livestock operations</p> <p>Cemeteries</p> <p>Churches & related activities</p> <p>Conservation subdivisions</p> <p>Essential services</p> <p>Forestry uses (except wood processing operations)</p> <p>Mobile homes</p> <p>Nurseries and greenhouses</p> <p>One-family detached dwellings</p> <p>Parks and playgrounds</p> <p>Public and private schools</p> <p>Public and semi-public uses</p> <p>Stables (riding)</p>	<p>Accessory farm buildings</p> <p>Garages and parking and unloading areas</p> <p>Home occupations, professions and trades</p> <p>Roadside stands for sale of agricultural products produced primarily on the premises.</p> <p>Signs</p> <p>Stables (private)</p> <p>Storage sheds</p> <p>Other accessory uses and structures customarily appurtenant to a principal permitted or conditional use</p>	<p>Campgrounds and RV parks</p> <p>Community buildings, country clubs, lodges and fraternal organizations</p> <p>Eating and drinking places</p> <p>Energy generation facilities</p> <p>Farm or construction machinery sales</p> <p>Hotels, motels and bed and breakfasts</p> <p>Kennels</p> <p>Lawn & garden sales</p> <p>Light industrial uses</p> <p>Mining and excavation</p> <p>Recreation facilities, including golf courses, ski areas, racetracks and other commercial recreation facilities.</p> <p>Self-storage & warehouse uses</p> <p>Shooting ranges</p> <p>Tele-communications facilities</p> <p>Vehicle and equipment sales & service</p> <p>Wood processing operations</p>	<p>Minimum Lot Area: 43,560 sq. ft.</p> <p>Minimum Yards:</p> <p>Front Yard 50 feet</p> <p>Side Yards (both combined) 75 feet</p> <p>Side Yard (one yard) 20 feet</p> <p>Rear Yard 50 feet</p> <p>Minimum Average Lot Width: 150 feet</p> <p>Minimum Average Lot Depth: 200 feet</p> <p>Maximum Lot Coverage: 15%</p> <p>Maximum Building Height: 35 feet*</p> <p>*Farm structures excepted.</p>
<p>RD RURAL DEVELOPMENT DISTRICT: This district is intended to be an area providing for larger scale types of development compatible with a rural environment, allowing the Township to accommodate a wide variety of land uses on with significant flexibility as to location.</p>	<p>All agricultural land uses, buildings and activities including the growing of crops, dairying, and other livestock operations</p> <p>Cemeteries</p> <p>Churches & related activities</p> <p>Conservation subdivisions</p> <p>Essential services</p> <p>Forestry uses (except wood processing operations)</p> <p>Mobile homes</p> <p>Nurseries and greenhouses</p> <p>One-family detached dwellings</p> <p>Parks and playgrounds</p> <p>Public and private schools</p> <p>Public and semi-public uses</p> <p>Stables (riding)</p> <p>Two-family dwellings</p>	<p>Accessory farm buildings</p> <p>Garages and parking and unloading areas</p> <p>Home occupations, professions and trades</p> <p>Roadside stands for sale of agricultural products produced primarily on the premises.</p> <p>Signs</p> <p>Stables (private)</p> <p>Storage sheds</p> <p>Other accessory uses and structures customarily appurtenant to a principal permitted or conditional use</p>	<p>Adult oriented uses</p> <p>Campgrounds and RV parks</p> <p>Community buildings, country clubs, lodges and fraternal organizations</p> <p>Eating and drinking places</p> <p>Energy generation facilities</p> <p>Farm or construction machinery sales</p> <p>Hotels, motels and bed and breakfasts</p> <p>Kennels</p> <p>Lawn & garden sales</p> <p>Light industrial & warehousing uses</p> <p>Mining and excavation</p> <p>Mobile home parks</p> <p>Recreation facilities, including golf courses, ski areas, racetracks and other commercial recreation facilities.</p> <p>Self-storage & warehouse uses</p> <p>Shooting ranges</p> <p>Public and private airports</p> <p>Tele-communications facilities</p> <p>Vehicle and equipment sales & service</p> <p>Wood processing operations</p>	<p>Minimum Lot Area:</p> <p>With Off-Site Sewer & Water 32,670 sq. ft.</p> <p>With Off-Site Sewer or Water 43,560 sq. ft.</p> <p>Without Off-Site Sewer & Water 43,560 sq. ft.</p> <p>Minimum Yards:</p> <p>Front Yard 50 feet</p> <p>Side Yards (both combined) 50 feet</p> <p>Side Yard (one yard) 20 feet</p> <p>Rear Yard 50 feet</p> <p>Minimum Average Lot Width: 150 feet</p> <p>Minimum Average Lot Depth: 200 feet</p> <p>Maximum Lot Coverage: 20%</p> <p>Maximum Building Height: 35 feet*</p> <p>*Farm structures excepted.</p>

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<p>ND NEIGHBORHOOD DEVELOPMENT DISTRICT: This district is intended to provide areas for commercial and other uses of controllable impacts which are compatible with residential activity based on thorough prior evaluation of those impacts. Conditions will be imposed to ensure residences are protected. The combination of uses is intended to provide a quality residential environment while also offering the convenience of readily available services, with the latter being a priority for those residents who choose to make this district their home.</p>	<p>Bed & breakfast facilities Churches & related activities Conservation subdivisions Essential services Forestry uses (except wood processing operations) One-family dwellings Parks and playgrounds Public and semi-public uses Public schools Specialty shops Two-family dwellings</p>	<p>Home occupations, professions and trades Private garages & parking areas Signs Stables (private) Storage sheds Other accessory uses and structures customarily appurtenant to a principal permitted or conditional use</p>	<p>Community buildings, country clubs, lodges and fraternal organizations Eating and drinking places Health service facilities Hotels and motels Multi-family dwelling projects Nurseries and greenhouses Private schools Professional services and offices Retail and service establishments Self-storage & warehouse uses Vehicle and equipment sales & service Wood processing operations</p>	<p>Minimum Lot Area: With Off-Site Sewer & Water 21,780 sq. ft. With Off-Site Sewer or Water 32,670 sq. ft. Without Off-Site Sewer & Water 43,560 sq. ft.</p> <p>Minimum Yards: Front Yard 35 feet Side Yards (both combined) 25 feet Side Yard (one yard) 10 feet Rear Yard 20 feet</p> <p>Minimum Average Lot Width: 100 feet Minimum Average Lot Depth: 100 feet</p> <p>Maximum Lot Coverage: 50%</p> <p>Maximum Building Height: 35 feet</p>
<p>LR LOW-DENSITY RESIDENTIAL DISTRICT: This district is intended to provide safe and healthy living areas for residential use, free from intrusions of incompatible commercial and other uses which could have negative impacts on the welfare of homeowners and tenants. Specifically, this district is intended for a low to medium density development where access to services, while important, is not as critical as maintaining the character of the area.</p>	<p>Bed & breakfast facilities Churches & related activities Conservation subdivisions Forestry uses (except wood processing operations) One-family dwellings Parks and playgrounds Public and semi-public uses Public schools Two-family dwellings Essential services</p>	<p>Home occupations, professions & trades Private garages & parking areas Real estate & home occupation signs Stables (private) Storage sheds Other accessory uses and structures customarily appurtenant to a principal permitted or conditional use</p>	<p>Community buildings, country clubs, lodges and fraternal organizations Multi-family dwellings Private schools Two-family dwellings Private noncommercial outdoor recreation facilities such as tennis clubs and swim clubs</p>	<p>Minimum Lot Area: With Off-Site Sewer & Water 21,780 sq. ft. With Off-Site Sewer or Water 32,670 sq. ft. Without Off-Site Sewer & Water 43,560 sq. ft.</p> <p>Minimum Yards: Front Yard 35 feet Side Yards (both combined) 25 feet Side Yard (one yard) 10 feet Rear Yard 25 feet</p> <p>Minimum Average Lot Width: 100 feet Minimum Average Lot Depth: 100 feet</p> <p>Maximum Lot Coverage: 30%</p> <p>Maximum Building Height: 30 feet</p>

Canaan Township Zoning Ordinance - Schedule of District Regulations

<p>PR PUBLIC INSTITUTIONAL AND RECREATIONAL DISTRICT: This district is intended to provide an area in the Township specifically for private and public institutional and recreational activity as well as other uses that could be compatible therewith.</p>	<p>Churches & related activities Community buildings, country clubs, lodges and fraternal organizations Conservation subdivisions Forestry uses (except wood processing operations) Essential services Public and semi-public uses Stables (riding)</p>	<p>Garages and parking and loading areas Signs Stables (private) Storage sheds Other accessory uses and structures customarily appurtenant to a principal permitted or conditional use</p>	<p>Recreational facilities and resorts Hotels, motels and bed and breakfasts Multi-family dwelling projects of 10 or less dwelling units Restaurants & food-service establishments, not including drive-in or fast-food establishments Professional services and office buildings Private schools</p>	<p>Minimum Lot Area: With Off-Site Sewer & Water 21,780 sq. ft. With Off-Site Sewer or Water 32,670 sq. ft. Without Off-Site Sewer & Water 43,560 sq. ft.</p> <p>Minimum Yards: Front Yard 50 feet Side Yards (both combined) 50 feet Side Yard (one yard) 25 feet Rear Yard 50 feet</p> <p>Minimum Average Lot Width: 150 feet Minimum Average Lot Depth: 200 feet</p> <p>Maximum Lot Coverage: 10%</p> <p>Maximum Building Height: 35 feet</p>
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