











COMMUNITY PLANNING & MANAGEMENT ASSOCIATES
PUBLIC & PRIVATE COMMUNITY PLANNING, DEVELOPMENT & MANAGEMENT



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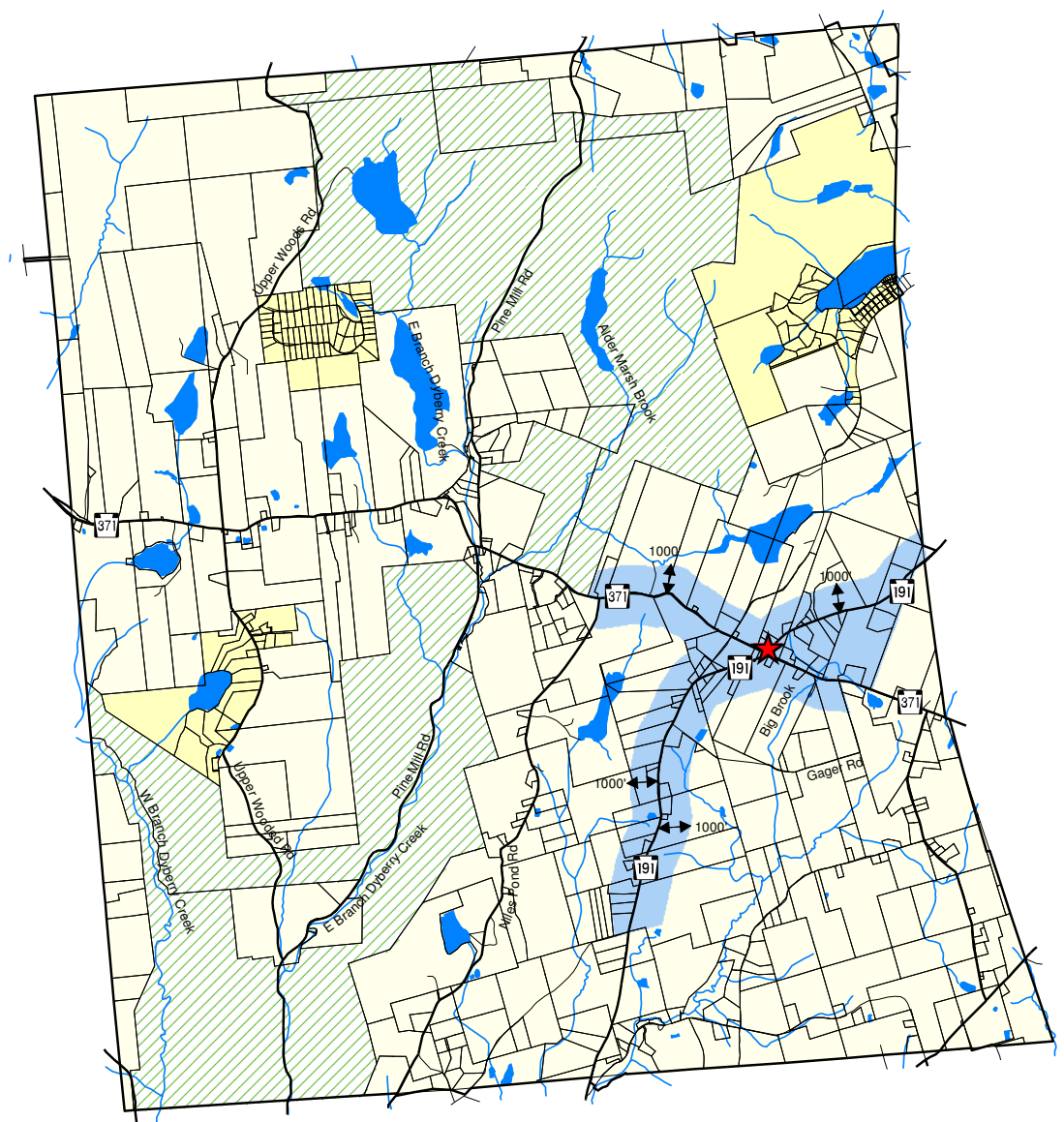
WORKING TOGETHER FOR BETTER COMMUNITIES

-  Township Boundary
-  Parcels
-  Roads
-  Business District **
-  Rural/ Agricultural
-  Residential District
-  State Game Lands
(part of Rural Ag. District)
-  Streams
-  Lakes/ Ponds
-  Rileyville

Lebanon Township
Zoning Map 2004
Wayne County, PA.

Lebanon Township Boundary derived from Wayne County Municipal tax maps. Roads are PennDOT road files from PASDA.

Prepared by:
PoconoGIS



LEBANON TOWNSHIP
OFFICIAL ZONING MAP
2004

Adopted in accord with the Pennsylvania Municipalities Planning Code this ___ day of _____, 2004, at a duly convened meeting of the Board of Supervisors of Lebanon Township, Wayne County, PA.

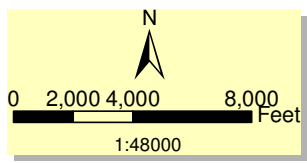
Gary Jamieson, Chairman

Ronald Lewis, Supervisor

Michael J. Hardler, Supervisor

Attest:

Robin Rowan, Secretary



** Note: Where the Business District boundary does not follow property lines, the district extends 1,000 feet in depth from the centerline of the adjoining road.

SCHEDULE OF USES

ACCESSORY USES AND STRUCTURES IN ALL DISTRICTS (Zoning Officer)

<ul style="list-style-type: none"> - Accessory uses customary to approved uses - Accessory structures customary to approved uses - Essential services - Home gardens - Home greenhouses - Home occupations* - Private garages, carports, sheds - Private swimming pools 	<ul style="list-style-type: none"> - Required parking areas - Signs accessory to approved uses - Satellite dish antennae - Yard sales <p>*See §503 which classifies certain home occupations as conditional uses.</p>
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RES - RESIDENTIAL DISTRICT

<p>INTENT: To provide areas adequate to accommodate the Township's single-family housing needs at higher densities than other districts and recognize existing planned 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.</p>	
<p style="text-align: center;">PRINCIPAL PERMITTED USES (Zoning Officer)</p> <ul style="list-style-type: none"> - Crop production - Day care, adult and child - Forestry enterprises - Group homes - Public parks and playgrounds - Single-family detached dwellings - Two-family dwellings 	<p style="text-align: center;">SPECIAL EXCEPTIONS (Planning Commission / Zoning Hearing Board)</p> <ul style="list-style-type: none"> - Places of worship - Public buildings and uses - Schools, public or private, primary or secondary - Semi-public buildings and uses - Stables, private, in association with a single-family detached dwelling
<p style="text-align: center;">CONDITIONAL USES (Planning Commission / Board of Supervisors)</p> <ul style="list-style-type: none"> - none 	
<p>NOTES: Uses not specifically listed by this schedule shall not be permitted in the RES District except as approved in accord with §404.2. Lebanon is a <i>Dry Township</i> - non-personal use of alcoholic beverages has been illegal since 09/12/39 by special vote of the electorate.</p>	

RUR/AG - RURAL/AGRICULTURAL DISTRICT

INTENT: To permit, protect and encourage the continued use of land for agriculture and forestry enterprises. The district is composed of those areas of the Township where agriculture and forestry enterprises are the predominant land uses. The performance standards applicable in the district are designed to protect and stabilize the essential elements of the district's existing character, to minimize spillover effects of conflicting land uses, and to maintain land in parcels of adequate size to support economically viable agricultural and forestry operations. Concurrently, a number of commercial and other uses are permitted to enable the owners of large parcels of land to realize reasonable income from their land, thereby forestalling its sale for development.

<p style="text-align: center;">PRINCIPAL PERMITTED USES (Zoning Officer)</p> <ul style="list-style-type: none"> - Bed and breakfast establishments* - Commercial greenhouses and nurseries - Crop production - Country clubs* - Day care, adult - Day care, child - Exercise clubs* - Forestry enterprises - Group homes - Health facilities* - Livestock operations - Medical clinics* - Mineral extraction, minor* - Multi-family dwellings and projects - Nursing homes* - Places of worship* - Public buildings and uses* - Public parks and playgrounds - Retail businesses* - Retail sales of agricultural / forestry products produced and/or processed on the premises - Retail sales limited to 1,000 sq. ft. of agricultural / forestry related products and produce in association with an active agriculture / forestry use - Self storage facilities* - Semi-public buildings and uses* - Service establishments* - Single-family detached dwellings - Stables, boarding, commercial, and horses for hire - Stables, private in association with a single-family detached dwelling - Storage yards for forest products and minerals* - Studios* - Two-family dwellings - Warehouses* - Wholesale businesses* <p>* Considered conditional use if structure/use is located within 500 feet of existing residential dwelling not located on same parcel with proposed use</p>	<p style="text-align: center;">CONDITIONAL USES (Planning Commission / Board of Supervisors)</p> <ul style="list-style-type: none"> - Aircraft sales, repair or modification - Airports and heliports, private and public - Bulk fuel storage facilities - Concentrated animal feeding operations - Detention facilities - Junkyards - Mineral extraction - Mineral processing - Race tracks - Wind farms - Zoos and menageries <hr/> <p style="text-align: center;">SPECIAL EXCEPTIONS (Planning Commission / Zoning Hearing Board)</p> <ul style="list-style-type: none"> - Abused person shelters - Agricultural products processing - Amusement parks - Archery ranges, outdoor - Campgrounds or recreational vehicle parks - Cemeteries - Commercial communication device sites - Contractor's yards - Convenience stores - Crematoria - Gasoline service station - Home based businesses - Kennels - Manufacturing, light - Manufacturing and industry - Mobile home parks - Recreational facilities, private - Resort facilities - Sawmills - Schools, public or private primary or secondary - Shooting ranges, indoor and outdoor - Slaughter houses - Solid waste facilities and staging areas - Vehicle or equipment repair or sales operations - Veterinary clinics
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NOTES: Uses not specifically listed by this schedule shall not be permitted in the RUR/AG District except as approved in accord with §404.2. Lebanon is a *Dry Township* - non-personal use of alcoholic beverages has been illegal since 09/12/39 by special vote of the electorate.

BUS - BUSINESS DISTRICT

INTENT: To provide areas within the Township for the location of businesses and commercial enterprises of all types catering to the needs of local residents as well as surrounding communities, the region, and travelers, and to provide for a variety of housing types at densities higher than other districts.

PRINCIPAL PERMITTED USES

(Zoning Officer)

- Bed and breakfast establishments
- Boarding and lodging houses
- Clubs/lodges, private
- Crop production
- Day care, adult
- Day care, child
- Exercise clubs
- Forestry enterprises
- Group homes
- Health facilities
- Hotels
- Medical clinics
- Mineral extraction, minor
- Motels
- Multi-family dwellings and projects
- Nursing homes
- Office buildings
- Professional offices
- Public buildings and uses
- Public parks and playgrounds
- Recycling units, mobile
- Restaurants, standard
- Retail businesses
- Self-storage facilities
- Semi-public buildings and uses
- Service establishments
- Single-family detached dwellings
- Theaters
- Trade schools
- Two-family dwellings
- Vehicle or equipment sales operation
- Veterinary clinics
- Warehouses
- Wholesale businesses

CONDITIONAL USES

(Planning Commission / Board of Supervisors)

- Adult businesses

SPECIAL EXCEPTIONS

(Planning Commission / Zoning Hearing Board)

- Abused person shelter
- Agricultural products processing
- Amusement arcades
- Banks
- Betting uses
- Bus terminals
- Car and truck washes
- Convenience stores
- Drive-in theaters
- Flea markets
- Funeral parlors
- Gasoline service stations
- Livestock operations
- Manufacturing, light
- Mobile home parks
- Places of worship
- Recycling collection facilities, small and large
- Recreational facilities, private
- Resort facilities
- Restaurants, drive-in
- Sawmills
- Schools, public or private, primary or secondary
- Shopping centers and malls
- Shooting ranges, indoor
- Stables, private, in association with a single-family detached dwelling
- Theaters, drive-in
- Treatment centers/clinics
- Truck terminals
- Vehicle or equipment repair operations

NOTES: Uses not specifically listed by this schedule shall not be permitted in the BUS District except as approved in accord with §404.2. Lebanon is a *Dry Township* - non-personal use of alcoholic beverages has been illegal since 09/12/39 by special vote of the electorate.

SCHEDULE OF DEVELOPMENT STANDARDS

Note: larger lot sizes, increased setbacks and other more restrictive standards may be required by other Ordinance sections.

PART 1 RESIDENTIAL STANDARDS FOR DWELLINGS PLANNED AS PART OF A CONSERVATION DESIGN SUBDIVISION			
Zoning district →→→→→→→→→→	RES	RUR/AG	BUS
Conservation Design Subdivision	see §601		

PART 2 RESIDENTIAL LOT SIZE AND DENSITY FOR DWELLINGS PLANNED AS PART OF A STANDARD SUBDIVISION			
Zoning district →→→→→→→→→→	RES	RUR/AG	BUS
Minimum lot size for SINGLE-FAMILY DWELLINGS			
On-site sewage & on-site water	1.00 acre	2.00 acre-	1.00 acre
On-site sewage & central water	1.00 acre	1.00 acre	1.00 acre
Central sewage & on-site water	0.75 acre	0.75 acre	0.75 acre
Central sewage & central water	0.50 acre	0.50 acre	0.50 acre
Minimum lot size for TWO-FAMILY DWELLINGS (per 2 dwelling units)			
On-site sewage & on-site water	1.50 acres	3.00 acres	1.50 acres
On-site sewage & central water	1.50 acres	1.50 acres	1.50 acres
Central sewage & on-site water	1.10 acres	1.10 acres	1.10 acres
Central sewage & central water	0.75 acre	0.75 acre	0.75 acre
Development standards for MULTI-FAMILY DWELLINGS --central water and central sewage disposal required see			
Garden apartments	not permitted	see §603	
Townhouses	not permitted		
Apartment buildings	not permitted		
Development standards for MOBILE HOME PARKS --central water and central sewage disposal required			
Mobile home parks	not permitted	see §607	
NOTE: See definition of lot area which requires the deduction of certain areas when determining minimum lot size.			

PART 3 NONRESIDENTIAL LOT SIZES			
Zoning district →→→→→→→→→→	RES	RUR/AG	BUS
Minimum lot size for NONRESIDENTIAL USES			
On-site sewage & on-site water	1.00 acre	2.00 acre	1.00 acre
On-site sewage & central water	1.00 acre	1.00 acre	1.00 acre
Central sewage & on-site water	0.75 acre	0.75 acre	0.75 acre
Central sewage & central water	0.50 acre	0.50 acre	0.50 acre
NOTE: See definition of lot area which requires the deduction of certain areas when determining minimum lot size.			

PART 4 SETBACKS FOR STRUCTURES AND DIMENSIONS FOR LOTS PLANNED AS PART OF A STANDARD SUBDIVISION (see §601 for conservation design subdivisions)				
STANDARD (see §911 for nonconforming lots)	LOT SIZE (acres)			
	Equal to or greater than			Less than
	2.0	1.0	0.5	0.5
Minimum Structure Setbacks for Proposed Lots and Existing Lots (see §503 for accessory structures)				
Front – measured from road right-of-way (feet)	50	50	30	25
Rear (feet)	35	35	15	15
Side (feet)	35 each side	35 each side	15 each side	10 each side
Buffers for wetlands and water bodies	see §704.2, §704.3			
Lot Dimensions for Proposed Lots				
Average Minimum width (feet) - see definition	200	125	100	new lots < 0.5 acres not permitted
Minimum depth to width ratio (no lot need exceed a width of 300 feet)	4 : 1	3.5 : 1	3.5 : 1	
Maximum lot coverage (percent) total of all proposed and existing impervious surfaces	20	20	25	30
MULTI-FAMILY DWELLINGS - see §603. MOBILE HOMES PARKS - see §607				

PART 5 MAXIMUM BUILDING HEIGHT FOR ALL USES IN ALL DISTRICTS (see §501.4 for exceptions)	
residential dwellings	35 feet
commercial / manufacturing / industrial / institutional structures	45 feet
agricultural structures	75 feet