
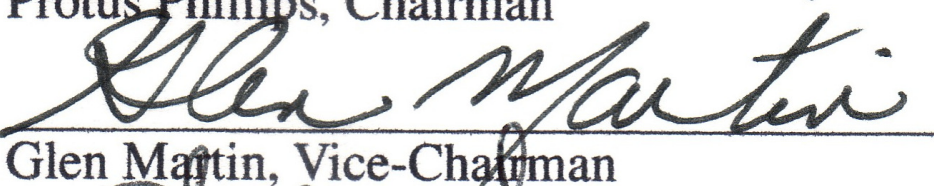



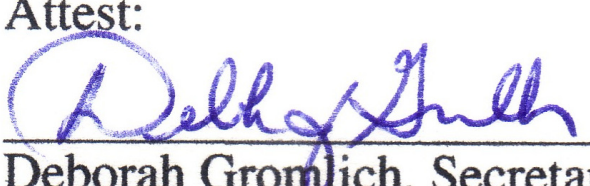
# Lehigh Township Zoning Map - 2011

Adopted in accord  
with the Pennsylvania  
Municipalities Planning  
Code this 4th Day of  
October, 2011  
at a duly convened meeting  
of the Board of Supervisors  
of Lehigh Township, Wayne  
County, Pennsylvania.

  
Protus Phillips, Chairman

  
Glen Martin, Vice-Chairman

  
William Lewis, Supervisor

Attest:  
  
Deborah Gromlich, Secretary-Treasurer

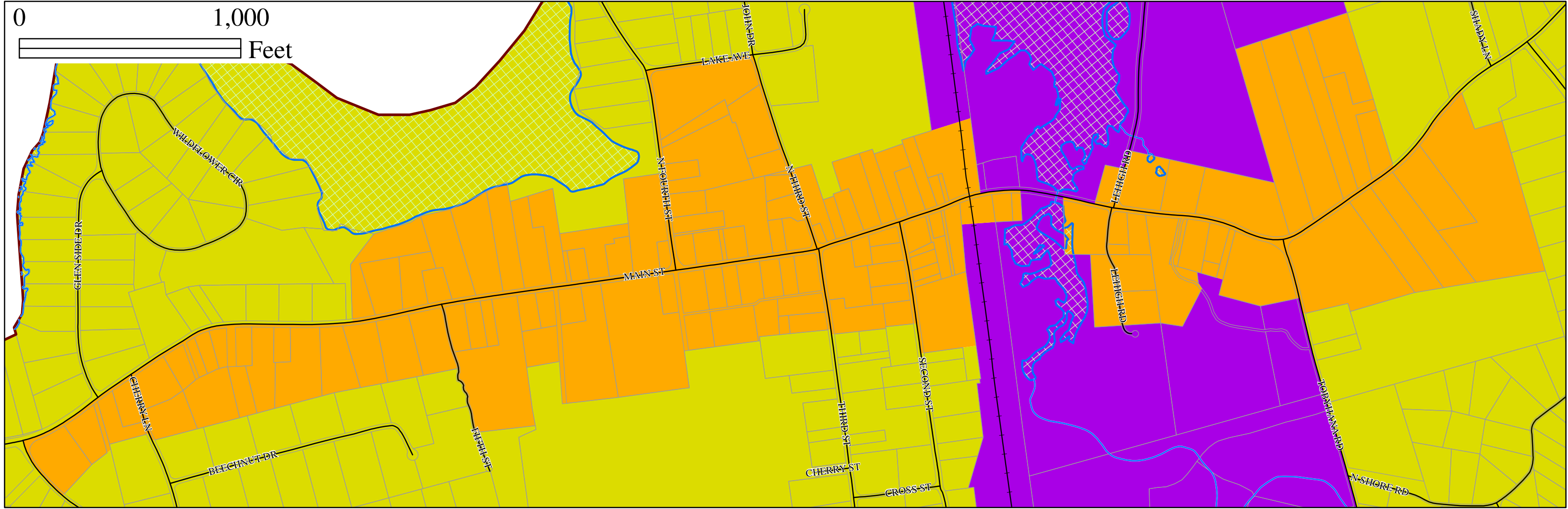
- Zoning Districts
- Highway Commercial

Mixed Use

Open Space

Residential

Village



Village Inset

- Adjacent Municipal Boundaries

Lehigh Township Boundary

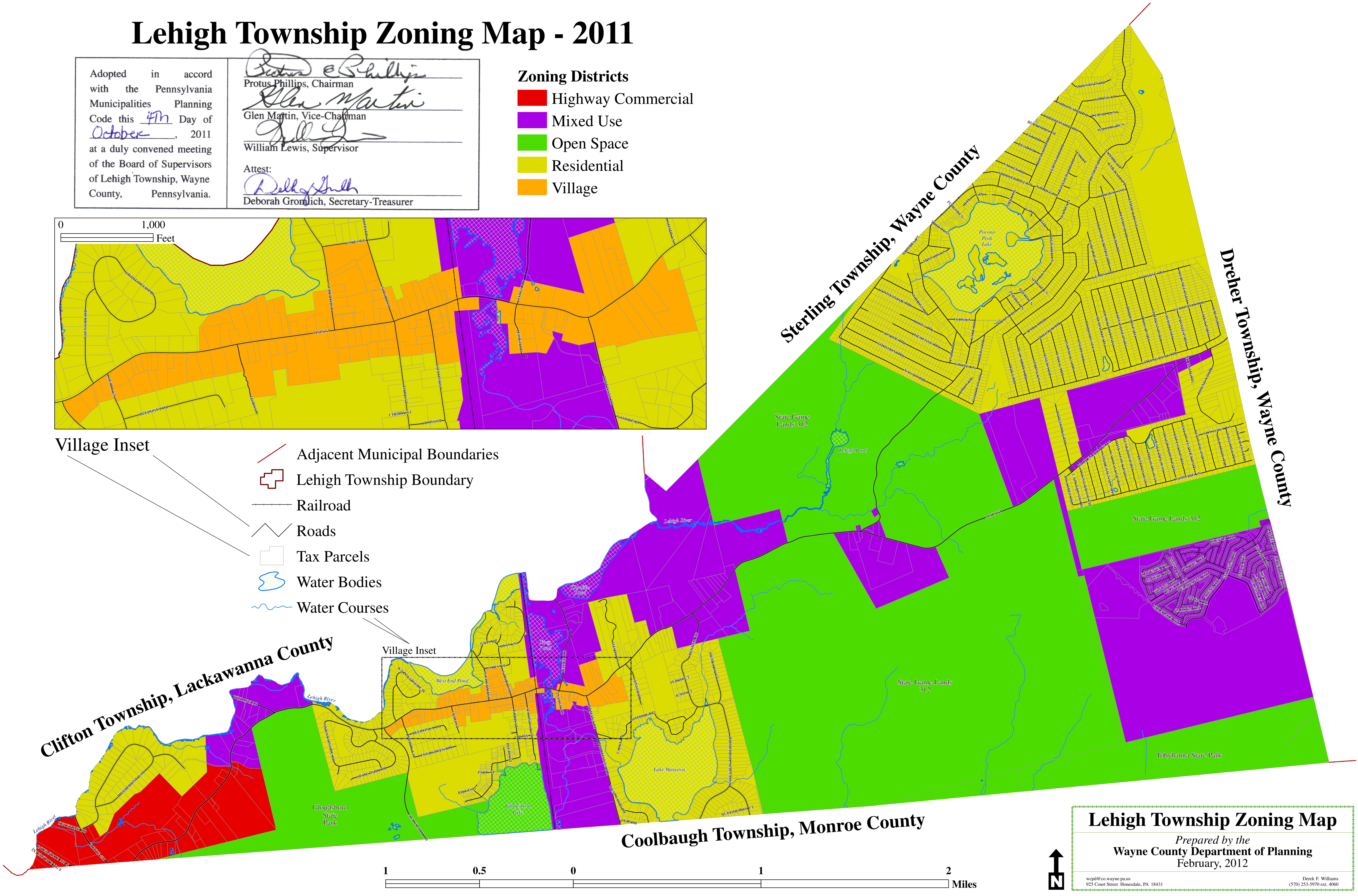
Railroad

Roads

Tax Parcels

Water Bodies

Water Courses



## Lehigh Township Zoning Map

Prepared by the  
Wayne County Department of Planning  
February, 2012

wcpd@co.wayne.pa.us  
925 Court Street Honesdale, PA 18431

Derek F. Williams  
(570) 253-5970 ext. 4060



Larger lot sizes, increased setbacks and other more restrictive standards may be required in accord with other Ordinance sections.

#### 404.4 Subdividing and Developing

Any area divided into parcels or developed according to the definition of *subdivision and land development* in Article III shall also be subject to the Township Subdivision and Land Development Ordinance.

## SCHEDULE OF USES

### RES -RESIDENTIAL DISTRICT

<b>INTENT:</b> The intent of the Residential District is to provide land in a sufficient amount to accommodate the residential needs of expected future populations and also to provide for other uses of a generally passive nature associated with residential uses.		
<b>PRINCIPAL PERMITTED USES</b> (Zoning Officer)		
- Conservation design subdivision	- Hunting and fishing clubs	- Single-family detached dwellings
- Forestry	- Mobile homes on individual lots	- Township facilities and uses
- Home businesses	- Residential subdivision common facilities and amenities	
<b>CONDITIONAL USES - See note at end of Schedule</b> (Planning Commission / Board of Supervisors)		
- Cemeteries	- Golf courses	
- Day care, adult and child	- Two-family dwellings, conversion and new construction	
<b>SPECIAL EXCEPTIONS - See note at end of Schedule</b> (Planning Commission / Zoning Hearing Board)		
- Government uses	- Recreation facilities, government	- Semi-public uses
<b>ACCESSORY USES</b> (Zoning Officer)		
- Carports	- Farm stands	- Swimming pools
- Day care, child accessory	- Garages and other off-street parking	- Tool or storage sheds
- Decks and porches	- No-impact home occupations	- Wind turbine generators, accessory
- Docks	- Signs per Article XI	- Other uses customarily accessory to permitted uses
- Essential services	- Solar collectors, accessory	
<b>NOTES:</b> - <b>Uses not specifically listed</b> by this schedule shall not be permitted in the RES District except in accord with §404.2. - The following <u>shall</u> be considered <b>conditional uses/special exceptions</b> as listed: <ol style="list-style-type: none"> <li>Any nonresidential use which involves the construction of a new building or the establishment of a new use.</li> <li>Any use which is a change in use from one use to another.</li> </ol> The following <u>shall not</u> be considered <b>conditional uses/special exceptions</b> as listed: The expansion of any existing nonresidential use which involves the addition of less than a combined 1,000 square feet of new building gross floor area or land area devoted to the use, exclusive of parking and loading areas required by §504 and required stormwater facilities.		

**VIL - VILLAGE DISTRICT**

**INTENT:** The intent of the VIL District is to provide for the daily retail and service needs of residents and visitors while maintaining the small village character of Gouldsboro by allowing a mix of residential dwelling types, public and semi-public uses, and small commercial establishments, while excluding certain commercial uses not consistent with character of the District.

**NONRESIDENTIAL BUILDINGS** - The total first floor gross floor area of all nonresidential buildings on any parcel in the VIL District shall not exceed 5,000 square feet.

**PRINCIPAL PERMITTED USES** (Zoning Officer)

- |                                    |                                   |   |
|------------------------------------|-----------------------------------|---|
| - Assisted living facilities       | - Funeral homes                   | - Restaurants   |
| - Bed and breakfast establishments | - Group homes                     | - Retail businesses                                     |
| - Boarding and tourist homes       | - Home businesses                 | - Service establishments                                |
| - Conservation design development  | - Mobile homes on individual lots | - Single-family dwellings                               |
| - Crop production                  | - Nursing homes                   | - Township facilities and uses                          |
| - Day care, adult and child        | - Office buildings                | - Two-family dwellings, conversion and new construction |
| - Domestic violence shelters       | - Private clubs and lodges        |   |
| - Exercise clubs                   | - Professional offices            |   |
| - Forestry                         |                                   |   |

**CONDITIONAL USES - See note at end of Schedule** (Planning Commission / Board of Supervisors)

- |                                       |   |  |
|---------------------------------------|---|--|
| - Amusement arcades                   | - Health facilities                                       | - Multiple occupant commercial buildings for uses allowed in VIL |
| - Animal hospitals                    | - Hotels and motels                                       | - Recreational facilities, commercial                            |
| - Art studios                         | - Multi-family dwellings, conversion and new construction | - Theaters   |
| - Convenience stores                  | - Multi-family dwelling projects                          |  |
| - Dwellings above nonresidential uses |   |  |

**SPECIAL EXCEPTIONS - See note at end of Schedule** (Planning Commission / Zoning Hearing Board)

- |                   |                                     |                    |
|-------------------|-------------------------------------|--------------------|
| - Government uses | - Recreation facilities, government | - Semi-public uses |
|-------------------|-------------------------------------|--------------------|

**ACCESSORY USES** (Zoning Officer)

- |                             |  |  |
|-----------------------------|--|--|
| - Carports                  | - Farm stands                          | - Swimming pools                                     |
| - Day care, child accessory | - Garages and other off-street parking | - Tool or storage sheds                              |
| - Decks and porches         | - No-impact home occupations           | - Wind turbine generators, accessory                 |
| - Docks                     | - Signs per Article XI                 | - Other uses customarily accessory to permitted uses |
| - Essential services        | - Solar collectors, accessory          |  |

**NOTES:**

- **Uses not specifically listed** by this schedule shall not be permitted in the VIL District except in accord with §404.2.
- The following shall be considered **conditional uses/special exceptions** as listed:
  1. Any nonresidential use which involves the construction of a new building or the establishment of a new use.
  2. Any use which is a change in use from one use to another.

The following shall not be considered **conditional uses/special exceptions** as listed: The expansion of any existing nonresidential use which involves the addition of less than a combined 1,000 square feet of new building gross floor area or land area devoted to the use, exclusive of parking and loading areas required by §504 and required stormwater facilities.

**MU - MIXED USE DISTRICT**

**INTENT:** The intent of the MU District is 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. Residential development, limited recreational uses, certain institutional uses, and a number of other commercial uses are permitted subject to performance standards in recognition of the need for landowners to have economic opportunity not related to natural resources.

**PRINCIPAL PERMITTED USES (Zoning Officer)**

- |  |  |  |
|--|--|--|
| - Animal husbandry                               | - Group homes  | - Semi-public uses*  |
| - Archery ranges, indoor and outdoor commercial* | - Home businesses  | - Service establishments*  |
| - Art studios                                    | - Housekeeping cottages  | - Shooting ranges, indoor commercial                                     |
| - Assisted living facilities*                    | - Hunting and fishing clubs  | - Single-family detached dwellings                                       |
| - Bed and breakfast establishments               | - Mobile and manufactured home sales*  | - Stables, commercial, and horses for hire*                              |
| - Boarding and lodging houses                    | - Mobile homes on individual lots  | - Stables, private in association with a single-family detached dwelling |
| - Clubs/lodges, private*                         | - Nursing homes*   | - Storage yards for forest products and minerals*                        |
| - Conservation design development                | - Office buildings*  | - Township buildings and uses  |
| - Crop production                                | - Recreational facilities, commercial*   | - Trade schools*   |
| - Day care, adult and child*                     | - Recreational facilities, government*   | - Two-family dwellings, conversion and new construction                  |
| - Domestic violence shelters*                    | - Restaurants, standard  |  |
| - Exercise clubs*                                | - Retail businesses with 10,000 sq. ft. or less of first floor gross floor area* |  |
| - Farm stands                                    | - Self-storage facilities*   |  |
| - Forestry                                       |  |  |
| - Golf courses                                   |  |  |

\* Considered a conditional use if the proposed use is located within 300 feet of an existing residential dwelling not located on the same parcel with the proposed use. Measured from the physical location of the proposed use to the property line of the parcel on which the existing dwelling is located.

**CONDITIONAL USES - See note at end of Schedule (Planning Commission / Board of Supervisors)**

- |   |   |   |
|---|---|---|
| - Agricultural and forest products processing | - Crematoria  | - Sawmills  |
| - Aircraft sales, repair or modification      | - Dormitories   | - Shooting ranges, outdoor commercial             |
| - Airports, private and public                | - Halfway houses  | - Slaughterhouses                                 |
| - Animal hospitals                            | - Heliports, accessory and commercial                           | - Solid waste facilities and staging areas        |
| - Animal shelters                             | - Hotels and motels   | - Taverns   |
| - Camps, adult or youth                       | - Kennels   | - Theaters, indoor                                |
| - Campgrounds and recreational vehicle parks  | - Light manufacturing   | - Vehicle or equipment repair operation           |
| - Cemeteries                                  | - Mineral extraction  | - Vehicle or equipment sales or rental operations |
| - Colleges and universities                   | - Mobile home parks   | - Veterinary clinics                              |
| - Commercial communication device sites       | - Multiple occupant commercial buildings for uses allowed in MU | - Warehouses                                      |
| - Commercial greenhouses and nurseries        | - Oil and gas wells   | - Wind energy facilities                          |
| - Concentrated animal feeding operations      | - Pipeline compressor and metering stations                     | - Wholesale businesses                            |
| - Contractor's yards                          | - Places of worship   | - Zoos and menageries                             |
|   | - Race tracks   |   |
|   | - Retail heating fuel distributors                              |   |

**SPECIAL EXCEPTIONS - See note at end of Schedule (Planning Commission / Zoning Hearing Board)**

- Government uses

**MU - MIXED USE DISTRICT - continued****ACCESSORY USES** (Zoning Officer)

- |                             |  |  |
|-----------------------------|--|--|
| - Carports                  | - Farm stands                          | - Swimming pools                                     |
| - Day care, child accessory | - Garages and other off-street parking | - Tool or storage sheds                              |
| - Decks and porches         | - No-impact home occupations           | - Wind turbine generators, accessory                 |
| - Docks                     | - Signs per Article XI                 | - Other uses customarily accessory to permitted uses |
| - Essential services        | - Solar collectors, accessory          |  |

**NOTES:**

- **Uses not specifically listed** by this schedule shall not be permitted in the MU District except in accord with §404.2.
- The following shall be considered **conditional uses/special exceptions** as listed:
  1. Any nonresidential use which involves the construction of a new building or the establishment of a new use.
  2. Any use which is a change in use from one use to another.
 The following shall not be considered **conditional uses/special exceptions** as listed: The expansion of any existing nonresidential use which involves the addition of less than a combined 1,000 square feet of new building gross floor area or land area devoted to the use, exclusive of parking and loading areas required by §504 and required stormwater facilities.

**OS- OPEN SPACE DISTRICT**

**INTENT:** The purpose of the OS- Open Space District, which is comprised solely of State Game Lands and portions of Gouldsboro State Park and Tobyhanna State Park, is to provide for the preservation and conservation of the natural environment and natural resources and areas of particular value for recreational purposes while providing for such uses and development as are compatible with these objectives.

**PRINCIPAL PERMITTED USES** (Zoning Officer)

- |                    |                   |                                     |
|--------------------|-------------------|-------------------------------------|
| - Animal husbandry | - Forestry        | - Recreation facilities, government |
| - Crop production  | - Government uses |                                     |

**CONDITIONAL USES - See note at end of Schedule** (Planning Commission / Board of Supervisors)

- |                     |                      |   |
|---------------------|----------------------|---|
| - Oil and gas wells | - Mineral extraction | - Pipeline compressor and metering stations |
|---------------------|----------------------|---|

**SPECIAL EXCEPTIONS - See note at end of Schedule** (Planning Commission / Zoning Hearing Board)

- None

**ACCESSORY USES** (Zoning Officer)

- |                        |                                      |   |
|------------------------|--------------------------------------|---|
| - Docks                | - Solar collectors                   | - Other uses and structures customarily accessory to permitted uses |
| - Essential services   | - Wind turbine generators, accessory |   |
| - Signs per Article XI |                                      |   |

**NOTES:**

- **Uses not specifically listed** by this schedule shall not be permitted in the OS District except in accord with §404.2.
- The following shall be considered **conditional uses/special exceptions** as listed:
  1. Any nonresidential use which involves the construction of a new building or the establishment of a new use.
  2. Any use which is a change in use from one use to another.
 The following shall not be considered **conditional uses/special exceptions** as listed: The expansion of any existing nonresidential use which involves the addition of less than a combined 1,000 square feet of new building gross floor area or land area devoted to the use, exclusive of parking and loading areas required by §504 and required stormwater facilities.

**HC - HIGHWAY COMMERCIAL DISTRICT**

**INTENT:** Recognizing its access to Route 380, the intent of the HC District is to provide areas to help meet the retail and service needs of the permanent and transient populations of the region and provide employment opportunities. A wide variety of uses are allowed, including manufacturing. Although allowed, residential uses are discouraged in this District due to the potential negative impact of nearby commercial and manufacturing uses.

**PRINCIPAL PERMITTED USES (Zoning Officer)**

- |                                     |  |   |
|-------------------------------------|--|---|
| - Animal husbandry                  | - Golf courses                         | - Residential subdivision common facilities and amenities |
| - Archery ranges, indoor commercial | - Greenhouses and nurseries, wholesale | - Restaurants, traditional                                |
| - Art studios                       | - Group homes                          | - Restaurants, fast food/drive through                    |
| - Assisted living facilities        | - Health facilities                    | - Retail businesses                                       |
| - Bed and breakfast establishments  | - Home businesses                      | - Self-storage facilities                                 |
| - Boarding and tourist homes        | - Hotels and motels                    | - Service establishments                                  |
| - Cemeteries                        | - Housekeeping cottages                | - Single-family detached dwellings                        |
| - Clubs and lodges, private         | - Hunting and fishing clubs            | - Taverns   |
| - Convenience stores                | - Light manufacturing                  | - Theaters  |
| - Country clubs                     | - Mobile home parks                    | - Township facilities and uses                            |
| - Crop production                   | - Multi-family dwellings               | - Trade schools   |
| - Conservation design development   | - Nursing homes                        | - Two-family dwellings                                    |
| - Day care, adult and child         | - Office buildings                     | - Warehouses  |
| - Exercise clubs                    | - Places of worship                    | - Wholesale businesses                                    |
| - Forestry                          | - Professional offices                 |   |
| - Funeral homes                     |  |   |

**CONDITIONAL USES - See note at end of Schedule (Planning Commission / Board of Supervisors)**

- |  |  |  |
|--|--|--|
| - Adult businesses                           | - Flea markets, outdoor                            | - Recycling facilities   |
| - Agricultural products processing           | - Gaming establishments                            | - Retail heating fuel distributors                             |
| - Airports, private and public               | - Group quarters                                   | - Sawmills   |
| - Amusement parks                            | - Halfway houses                                   | - Shooting ranges, indoor and outdoor                          |
| - Animal hospitals                           | - Heliports, accessory and commercial              | - Shopping centers or malls                                    |
| - Animal shelters                            | - Hydraulic fracturing water withdrawal facilities | - Solid waste facilities and staging areas, public and private |
| - Archery ranges, outdoor commercial         | - Industrial wastewater treatment facilities       | - Solar power generation, commercial                           |
| - Bulk fuel storage facilities               | - Junkyards  | - Stables, commercial and private                              |
| - Bus terminals                              | - Kennels  | - Storage yards for forest products and minerals               |
| - Campgrounds and recreational vehicle parks | - Manufacturing and industry                       | - Theaters, drive-in   |
| - Camps, adult or youth                      | - Micro-breweries                                  | - Truck stops  |
| - Car and truck washes                       | - Mineral extraction                               | - Truck terminals  |
| - Commercial communication device sites      | - Mineral processing                               | - Vehicle and equipment sales or rental operations             |
| - Contractor's yards                         | - Oil and gas wells                                | - Vehicle and equipment service operations                     |
| - Correctional facilities                    | - Pipeline compressor and metering stations        | - Wind energy facilities, commercial                           |
| - Crematoria                                 | - Race tracks                                      | - Zoos and menageries  |
| - Distribution centers                       | - Recreational facilities, commercial              |  |
| - Domestic violence shelters                 | - Recreational facilities, government              |  |
| - Dormitories                                |  |  |

**SPECIAL EXCEPTIONS - See note at end of Schedule (Planning Commission / Zoning Hearing Board)**

- |                   |                    |
|-------------------|--------------------|
| - Government uses | - Semi-public uses |
|-------------------|--------------------|

**HC - HIGHWAY COMMERCIAL DISTRICT - continued****ACCESSORY USES** (Zoning Officer)

- |                             |  |  |
|-----------------------------|--|--|
| - Carports                  | - Farm stands                          | - Swimming pools                                     |
| - Day care, child accessory | - Garages and other off-street parking | - Tool or storage sheds                              |
| - Decks and porches         | - No-impact home occupations           | - Wind turbine generators, accessory                 |
| - Docks                     | - Signs per Article XI                 | - Other uses customarily accessory to permitted uses |
| - Essential services        | - Solar collectors, accessory          |  |

**NOTES:**

- **Uses not specifically listed** by this schedule shall not be permitted in the HC District except in accord with §404.2.
- The following shall be considered **conditional uses/special exceptions** as listed:
  1. Any nonresidential use which involves the construction of a new building or the establishment of a new use.
  2. Any use which is a change in use from one use to another.

The following shall not be considered **conditional uses/special exceptions** as listed: The expansion of any existing nonresidential use which involves the addition of less than a combined 1,000 square feet of new building gross floor area or land area devoted to the use, exclusive of parking and loading areas required by §504 and required stormwater facilities.

## SCHEDULE OF DEVELOPMENT STANDARDS

- Other sections of this Ordinance include different standards for certain uses which shall in all cases apply in lieu of the corresponding basic standards in this Schedule. All other applicable standards in this Schedule shall apply.
- Larger lot sizes may be required to comply with required standards and to provide all required improvements such as parking, sewage disposal, and stormwater management.

MINIMUM LOT SIZE AND DENSITY unless other provisions set different standards for a specific use			
Type of Sewage Disposal and Water Supply	Minimum Lot Size		Multi-Family Dwellings See §603
	single-family dwellings and non-residential uses*	two-family dwellings*	
on-site sewage disposal <b>and</b> on-site water supply	1.00 acres	1.50 acres	central sewage <b>and</b> central water required
on-site sewage disposal <b>and</b> central water supply	1.00 acres	1.50 acres	
central sewage disposal <b>and</b> on-site water supply	0.50 acres	0.75 acres	
central sewage disposal <b>and</b> central water supply	0.50 acres	0.75 acres	
* as permitted in the zoning district by the Schedule of Uses			
LOT DIMENSIONS for lots proposed in a standard subdivision (See §601 for Conservation Design)			
minimum width	the standards in the Township Subdivision and Land Development Ordinance shall apply		
maximum depth to width ratio			
minimum street frontage			

<b>MINIMUM BUILDING SETBACK REQUIREMENTS</b> <b>for all uses unless other provisions set different standards for a specific use</b>			
	Front (from edge of each right-of-way)	Each Side (from property line)	Rear (from property line)
<b>SINGLE-FAMILY AND TWO-FAMILY DWELLINGS</b> (See §603 for multi-family dwellings.)			
conforming lots (meet required minimum lot size)	35 feet	20 feet	20 feet
nonconforming lots more than 60 feet wide	25 feet	15 feet	15 feet
nonconforming lots less than 60 feet wide	25 feet	10 feet	10 feet
<b>NONRESIDENTIAL BUILDINGS</b> (See §701.1 for increased setback and buffer requirements.)			
conforming lots (meet required minimum lot size) and nonconforming lots	35 feet	30 feet	30 feet
<b>SPECIAL CONSERVATION SETBACKS</b>	wetlands - §704.2; lakes/ponds - §704.3; streams - §704.4		



MAXIMUM LOT COVERAGE	Lot Size			
	equal to or greater than			less than
	2.00 acres	1.00 acres	0.50 acres	0.50 acres
single-family and two-family dwellings (See §603 for multi-family dwellings.)	15%	20%	25%	35%
non-residential maximum lot coverage	60% all lots			

MAXIMUM BUILDING HEIGHT (See §501.4 for exceptions)	
residential	40 feet
commercial and institutional	50 feet
light manufacturing; manufacturing and industry	60 feet