

Price Township Zoning Ordinance - Schedule of District Regulations

District Intent	Principal Permitted Uses	Conditional Uses	Accessory Uses	Development Standards
<p>OSC Open Space Conservation Conservation District: This district is intended to permit single family residential development on a rural density basis, while conserving environmentally sensitive lands, watersheds, and land owned by sporting associations.</p>	<p>Agricultural Land Use Alternative Tower Structure Antenna Conservation Subdivision Per § 620 Government Services & Facilities Manufactured Home Park or Playground Single-family Detached Dwelling</p>	<p>All Other Communication Towers Auditorium, Cultural Center Bed and Breakfast Facility Broadcast Transmission Facility Per § 1501 Camp or Campground Cemetery Church Commercial Camp Doctor/Dentist Office/Medical Clinic Fraternal, Civic or Social Club Nursery School / Day Care Resort (including indoor/outdoor recreation) Semi-public Uses (library, fire, etc.)</p>	<p>Communications Equipment Building Home Professional Office Per § 612 Home Swimming Pool Private Garden Private Parking or Garage Sign Per Part 8 Other customary accessory uses to Principal Permitted, Conditional</p>	<p>Minimums: Lot area: 5 acres Lot width: 200 ft Lot depth: 300 ft Front yard: 40 ft Side yard: 20 ft Rear yard: 20 ft Usable open space per dwelling 40,000 s.f.</p> <p>Maximums: Impervious surface coverage: 10% Building height: 24 ft Building stories: 2.0</p> <p>Notes: (1) Density for conservation subdivisions determined from yield plan.</p>
<p>RR Rural Residential District This district is intended to permit single family residential development of a rural character.</p>	<p>Agricultural Land Use Church, Rectory or Parish House Conservation Subdivision Per § 620 Manufactured Home Public Park or Playground Single-family Detached Dwelling</p>	<p>Bed and Breakfast Facility Cemetery Personal Care Home Planned Residential Development Public or Private School Residential Conversion Per § 1004 (1) Resort (including indoor/outdoor recreation) Retreat Facility Semi-public Uses (library, fire, etc.)</p>	<p>Home Professional Office Per § 612 Home Swimming Pool Private Garden Private Parking or Garage Sign Per Part 8 Other customary accessory uses to Principal Permitted, Conditional</p>	<p>Minimums: Lot area: 2 acres Lot width: 150 ft Lot depth: 180 ft Front yard: 40 ft Side yard: 20 ft Rear yard: 40 ft Usable open space per dwelling 40,000 s.f.</p> <p>Maximums: Impervious surface coverage: 10% Building height: 35 ft Building stories: 2.5</p> <p>Notes: (1) Density for conservation subdivisions determined from yield plan.</p>

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<p>R-1 Low Density Residential District: This district is intended to create, preserve and enhance areas composed primarily of single family residences built on reasonably sized lots. All provisions of this ordinance are intended to protect R-1 zones from the intrusion of uses and activities incompatible with the character of single family areas. It is also intended these zones have adequate open space to be a continuing asset to the Township while promoting a a stable, healthy and safe environment.</p>	<p>Agricultural Land Use Church, Rectory or Parish House Conservation Subdivision Per § 620 Manufactured Home Public Park or Playground Single-family Detached Dwelling</p>	<p>Bed and Breakfast Facility Cemetery Personal Care Home Planned Residential Development Public or Private School Residential Conversion Per § 1004 (1) Resort (including indoor/outdoor recreation) Retreat Facility Semi-public Uses (library, fire, etc.) Two-family Dwelling</p>	<p>Home Professional Office Per § 612 Home Swimming Pool Private Garden Private Parking or Garage Sign Per Part 8 Other customary accessory uses to Principal Permitted, Conditional</p>	<p>Minimums: Lot area: 1 acre Lot width: 150 ft Lot depth: 180 ft Front yard: 40 ft Side yard: 20 ft Rear yard: 30 ft Usable open space per dwelling 20,000 s.f.</p> <p>Maximums: Impervious surface coverage: 20% Building height: 35 ft Building stories: 2.5</p> <p>Notes: (1) Two-family dwellings require twice the minimum lot area as a single-family detached dwelling (See § 504). (2) Density for conservation subdivisions determined from yield plan.</p>																																							
<p>R-2 Moderate Density Residential District: The intent of this district is the same as the R-1 District except that in R-2 zones single and multi-family housing is permitted in order to encourage environmentally sound moderate density development. It is intended that these zones have adequate open space to be continuing assets to the Township while promoting a stable, healthy and safe environment.</p>	<p>Agricultural Land Use Church, Rectory or Parish House Conservation Subdivision Per § 620 Manufactured Home Public Park or Playground Single-family Detached Dwelling Two-family Dwelling</p>	<p>Bed and Breakfast Facility Cemetery Multi-family Dwelling Per § 1004 (5) Personal Care Facilities Planned Residential Development Public or Private School Residential Conversion Per § 1004 (1) Resort (including indoor/outdoor recreation) Semi-public Uses (library, fire, etc.)</p>	<p>Home Professional Office Per § 612 Home Swimming Pool Private Garden Private Parking or Garage Sign Per Part 8 Other customary accessory uses to Principal Permitted, Conditional</p>	<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;"></th> <th style="width: 20%; text-align: center;">A</th> <th style="width: 20%; text-align: center;">B</th> </tr> </thead> <tbody> <tr> <td>Minimums:</td> <td></td> <td></td> </tr> <tr> <td>Lot area:</td> <td style="text-align: center;">1 acre</td> <td style="text-align: center;">0.75 acre</td> </tr> <tr> <td>Lot width:</td> <td style="text-align: center;">150 ft</td> <td style="text-align: center;">120 ft</td> </tr> <tr> <td>Lot depth:</td> <td style="text-align: center;">180 ft</td> <td style="text-align: center;">150 ft</td> </tr> <tr> <td>Front yard:</td> <td style="text-align: center;">40 ft</td> <td style="text-align: center;">40 ft</td> </tr> <tr> <td>Side yard:</td> <td style="text-align: center;">20 ft</td> <td style="text-align: center;">20 ft</td> </tr> <tr> <td>Rear yard:</td> <td style="text-align: center;">30 ft</td> <td style="text-align: center;">30 ft</td> </tr> <tr> <td>Usable open space per dwelling</td> <td style="text-align: center;">20,000 s.f.</td> <td style="text-align: center;">15,000 s.f.</td> </tr> <tr> <td>Maximums:</td> <td></td> <td></td> </tr> <tr> <td>Imp. surf. coverage:</td> <td style="text-align: center;">20%</td> <td style="text-align: center;">30%</td> </tr> <tr> <td>Building height:</td> <td style="text-align: center;">35 ft</td> <td style="text-align: center;">35 ft</td> </tr> <tr> <td>Building stories:</td> <td style="text-align: center;">2.5</td> <td style="text-align: center;">2.5</td> </tr> </tbody> </table> <p>A = On-Site Sewage & Water B = Central Sewage & Water</p> <p>Notes: (1) Two-family dwellings require twice the minimum lot area as a single-family detached dwelling (See § 504). (2) Density for conservation subdivisions determined from yield plan.</p>		A	B	Minimums:			Lot area:	1 acre	0.75 acre	Lot width:	150 ft	120 ft	Lot depth:	180 ft	150 ft	Front yard:	40 ft	40 ft	Side yard:	20 ft	20 ft	Rear yard:	30 ft	30 ft	Usable open space per dwelling	20,000 s.f.	15,000 s.f.	Maximums:			Imp. surf. coverage:	20%	30%	Building height:	35 ft	35 ft	Building stories:	2.5	2.5
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<p>VC Village Commercial District: This district is intended to accommodate somewhat compact forms of development with a variety of commercial activities that can be accessed safely by both pedestrians in adjoining residential areas and persons traveling in vehicles. The VC zones are intended to preserve the rural character of the Township while providing opportunities for economic development and the provision of needed services.</p>	<p>Agricultural Land Use Alternative Tower Structure Antenna Business or Trade School Church, Rectory or Parish House Commercial Service Eating & Drinking Establishment Fraternal, Civic or Social Club Government Services & Facilities Indoor Recreation Park or Playground Residential Conversion Per § 1004 (1) Resort (including indoor/outdoor recreation) Restaurant Retail and Service Shops Theatre (Indoor) Two-family Dwelling Vending Machine Distributorship</p>	<p>All Other Communication Towers Auditorium, Cultural Center Automobile Use Bed and Breakfast Facility Broadcast Transmission Facility Per § 1501 Building and Lumber Yard Cemetery Church Conservation Subdivision Per § 620 Convenience Store Doctor/Dentist Office/Medical Clinic Drive-in Restaurant Fraternity or Sorority Heating & Plumbing Equipment Dealer Hospital, Nursing & Other Institutional Uses Hotel or Motel Millwork & Wood Products Manufacturing Mixed Residential/Commercial Use Nursery School / Day Care Personal Care Facilities Self-service Laundry Self-storage Facility Semi-public Uses (library, fire, etc.) Shopping Center Single-family Detached Dwelling</p>	<p>Communications Equipment Building Home Professional Office Per § 612 Home Swimming Pool Private Garden Private Parking or Garage Sign Per Part 8 Other customary accessory uses to Principal Permitted, Conditional</p>	<p>Minimums: Lot area: 1 acre Lot width: 100 ft Lot depth: 140 ft Front yard: 50 ft Side yard: 25 ft Rear yard: 50 ft Usable open space per dwelling 20,000 s.f.</p> <p>Maximums: Impervious surface coverage: 50% Building height: 35 ft Building stories: 3.0</p> <p>Notes: (1) Two-family dwellings require twice the minimum lot area as a single-family detached dwelling (See § 504). (2) Density for conservation subdivisions determined from yield plan.</p>

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<p>C-1 Commercial District: This district is intended to create, preserve and enhance areas intended for heavy commercial or light industrial uses, while controlling excessively objectionable or injurious uses that would severely impact surrounding areas.</p>	<p>Agricultural Land Use Alternative Tower Structure Antenna Church, Rectory or Parish House Conservation Subdivision Per § 620 Fraternal, Civic or Social Club Government Services & Facilities Park or Playground Retail and Service Shops</p>	<p>All Other Communication Towers Auditorium, Cultural Center Automotive Use Bed and Breakfast Facility Broadcast Transmission Facility Per § 1501 Building and Lumber Yard Business or Trade School Camp or Campground Cemetery Church Convenience Store Doctor/Dentist Office/Medical Clinic Hospital, Nursing & Other Institutional Uses Hotel or Motel Indoor Recreation Light Manufacturing Marine, RV and Heavy Equipment Sales Millwork & Wood Products Manufacturing Mixed Residential/Commercial Use Nursery School / Day Care Personal Care Facilities Research, Development & Testing Residential Conversion Per § 1004 (1) Resort (including indoor/outdoor recreation) Restaurant Semi-public uses (library, fire, etc.) Shopping Center Theatre (Indoor) Vending Machine Distributorship Veterinary Hospital</p>	<p>Communications Equipment Building Sign Per Part 8 Other customary accessory uses to Principal Permitted, Conditional</p>	<p>Minimums: Lot area: 1 acre Lot width: 150 ft Lot depth: 180 ft Front yard: 50 ft Side yard: 25 ft Rear yard: 50 ft Usable open space per dwelling 20,000 s.f.</p> <p>Maximums: Impervious surface coverage: 50% Building height: 35 ft Building stories: 3.0</p> <p>Notes: (1) Density for conservation subdivisions determined from yield plan.</p>