

ZONING
27 Attachment 1

Township of North Centre

**RR Rural Residential District (§ 27-303)
[Amended by Ord. No. 2018-01, 6/11/2018; by Ord. No. 2019-04, 8/15/2019;
and by Ord. No. 2019-05, 8/15/2019]**

Uses and Structures			
Permitted Principal Uses and Structures (Zoning Officer)	Permitted Accessory Uses and Structures (Zoning Officer)	Special Exception Uses and Structures (Zoning Hearing Board)	Conditional Uses and Structures (Township Supervisors)
<ol style="list-style-type: none"> 1. Single-family detached dwellings. (See § 27-403) 2. Mobile homes on individual lots. (See § 27-403) 3. Land cultivation. (See § 27-418) 4. Horticultural activities, including plant nurseries, greenhouses, and/or orchards. 5. Forestry or forest management activities. (See § 27-421) 6. Nontower WCF that do not substantially change the physical dimensions of the wireless support structure to which they are attached, and/or fall under the Pennsylvania Wireless Broadband Collocation Act. (See § 27-429.) 	<ol style="list-style-type: none"> 1. Uses and structures customarily incidental to an approved principal use. 2. No-impact home based businesses. (See § 27-431, Subsection 1A) 3. Private swimming pools. (See § 27-433) 4. Private stables. (See § 27-418, Subsection 1C) 5. Temporary roadside stands. (See § 27-419) 6. (Reserved) 7. Outdoor, unenclosed storage. (See § 27-435) 8. Signs. (See § 27-704) 9. Off-street parking and/or loading areas. (See §§ 27-801 and 27-802) 10. <li style="padding-left: 20px;">Noncommercial windmill (See § 27-439) 11. Accessory solar energy systems (ASES) (See § 27-441) 	<ol style="list-style-type: none"> 1. Group day care homes. (See § 27-412) 2. Bed and breakfast establishments. (See § 27-413) 3. Raising of livestock or poultry for personal use. (See § 27-418) 4. Public stables or riding academies. (See § 27-418, Subsection 1C) 5. Parks or playgrounds. 6. Home occupations. (See § 27-431, Subsection 1B) 7. Government or municipal buildings. 	<ol style="list-style-type: none"> 1. Open space residential developments. (See § 27-408) 2. Churches or places of worship. 3. Public or private schools. 4. Cemeteries. 5. Utility supply facilities. (See § 27-428) 6. Nontower WCF that do substantially change the physical dimensions of the wireless support structure to which they are attached. (See § 27-429.)

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SR Suburban Residential District (§ 27-304)
[Amended by Ord. No. 2018-01, 6/11/2018; by Ord. No. 2019-04, 8/15/2019;
and by Ord. No. 2019-05, 8/15/2019]

Uses and Structures			
Permitted Principal Uses and Structures (Zoning Officer)	Permitted Accessory Uses and Structures (Zoning Officer)	Special Exception Uses and Structures (Zoning Hearing Board)	Conditional Uses and Structures (Township Supervisors)
<ol style="list-style-type: none"> 1. Single-family detached dwellings. (See § 27-403) 2. Mobile homes on individual lots. (See § 27-403) 3. Two-family dwellings; i.e., duplexes. (See § 27-403) 4. Conversion apartments (up to 2 dwelling units). (See § 27-404) 5. Land cultivation. (See § 27-418) 6. Horticultural activities. 7. Forestry or forest management activities. (See § 27-421) 8. Nontower WCF that do not substantially change the physical dimensions of the wireless support structure to which they are attached, and/or fall under the Pennsylvania Wireless Broadband Collocation Act. (See § 27-429.) 	<ol style="list-style-type: none"> 1. Uses and structures customarily incidental to an approved principal use. 2. No-impact home based businesses. (See § 27-431, Subsection 1A) 3. Private swimming pools. (See § 27-433) 4. (Reserved) 5. Outdoor, unenclosed storage. (See § 27-435) 6. Signs. (See § 27-704) 7. Off-street parking and/or loading areas. (See §§ 27-801 and 27-802) 8. Noncommercial windmill (See § 27-439) 9. Accessory solar energy system (ASES) (See § 27-441) 	<ol style="list-style-type: none"> 1. Conversion apartments (up to 4 dwelling units). (See § 27-404) 2. Single-family attached dwelling structures; i.e., townhouses (up to 4 dwelling units). (See § 27-405) 3. Multi-family dwelling structures; i.e., apartment buildings (up to 4 dwelling units). (See § 27-406) 4. Group day care homes. (See § 27-412) 5. Home occupations. (See § 27-431, Subsection 1B) 6. Parks or playgrounds. 7. Private stables. (See § 27-418, Subsection 1C) 8. Commercial plant nurseries or greenhouses. 9. Government or municipal buildings. 	<ol style="list-style-type: none"> 1. Mobile home parks. (See § 27-407) 2. Open space residential developments. (See § 27-408) 3. Multi-family housing developments. (See § 27-406, Subsection 1F) 4. Public or private schools. 5. Churches or places of worship. 6. Utility supply facilities. (See § 27-428) 7. Nontower WCF that do substantially change the physical dimensions of the wireless support structure to which they are attached. (See § 27-429.)

ZONING

V Village District (§ 27-305)

**[Amended by Ord. No. 2018-01, 6/11/2018; by Ord. No. 2019-04, 8/15/2019;
and by Ord. No. 2019-05, 8/15/2019]**

Uses and Structures			
Permitted Principal Uses and Structures (Zoning Officer)	Permitted Accessory Uses and Structures (Zoning Officer)	Special Exception Uses and Structures (Zoning Hearing Board)	Conditional Uses and Structures (Township Supervisors)
<ol style="list-style-type: none"> 1. Single-family detached dwellings or individual mobile homes. (See § 27-403) 2. Two-family dwellings; i.e., duplexes. (See § 27-403) 3. Conversion apartments (up to 2 dwelling units). (See § 27-404) 4. Churches or places of worship. 5. Government or municipal buildings, including, community centers or grange halls. 6. Parks or playgrounds. 7. Business, professional or financial offices. 8. Medical, dental or veterinary clinics. 9. Group day care homes, day care centers or nursery schools. (See § 27-412) 10. Neighborhood retail or personal service businesses. (See § 27-414) 11. Restaurants. (See § 27-414) 	<ol style="list-style-type: none"> 1. Uses and structures customarily incidental to an approved principal use. 2. No-impact home based businesses and home occupations. (See § 27-431) 3. Public or private swimming pools. (See § 27-433) 4. Accessory residential uses. 5. Accessory warehousing or storage facilities associate with an approved principal use. 6. Administrative offices associated with an approved principal use. 7. (Reserved) 8. Outdoor, unenclosed storage. (See § 27-435) 9. Signs. (See § 27-705) 10. Off-street parking and/or loading areas. (See §§ 27-801 and 27-802) 11. Noncommercial windmill (See § 27-439) 12. Accessory solar energy system (ASES) (See § 27-441) 	<ol style="list-style-type: none"> 1. Conversion apartments (up to 4 dwelling units). (See § 27-404) 2. Rooming or boarding homes. (See § 27-409) 3. Group homes. (See § 27-410) 4. Personal care or nursing homes. (See § 27-411) 5. Bed and breakfast establishments. (See § 27-413) 6. Country inns or similar commercial lodging facilities. 7. Grocery stores or convenience markets. (See § 27-414) 8. Personal storage warehouses. (See § 27-416) 9. Automobile sales facilities. 10. Single-family attached dwelling structures. (See § 27-405) 11. Multi-family dwelling structures. (See § 27-406) 12. Public entertainment establishments, excluding adult entertainments. (See Conditional Uses) 	<ol style="list-style-type: none"> 1. Automotive service stations and/or repair shops. (See § 27-415) 2. Public or private schools. 3. Institutional residences. (See § 27-410) 4. Adult entertainment establishments. (See § 27-417) 5. Limited industrial uses. (See § 27-422) 6. Contractor's shops and yards. (See § 27-423) 7. Utility supply facilities. (See § 27-428) 8. Nontower WCF that do substantially change the physical dimensions of the wireless support structure to which they are attached. (See § 27-429.)

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Uses and Structures			
Permitted Principal Uses and Structures (Zoning Officer)	Permitted Accessory Uses and Structures (Zoning Officer)	Special Exception Uses and Structures (Zoning Hearing Board)	Conditional Uses and Structures (Township Supervisors)
<p>12. Funeral homes or mortuaries.</p> <p>13. Clubs, lodges or fraternal organizations.</p> <p>14. Recycling drop-off centers.</p> <p>15. Land cultivation and horticultural activities, including plant nurseries and greenhouses. (See § 27-418)</p> <p>16. Forestry or forest management activities. (See § 27-421)</p> <p>17. Nontower WCF that do not substantially change the physical dimensions of the wireless support structure to which they are attached, and/or fall under the Pennsylvania Wireless Broadband Collocation Act (See § 27-429.)</p>			

ZONING

A Agricultural Preservation District (§ 27-306)

[Amended by Ord. No. 2017-02, 1/12/2017; by Ord. No. 2017-03, 5/4/2017; by Ord. No. 2018-01, 6/11/2018; by Ord. No. 2019-04, 8/15/2019; by Ord. No. 2019-05, 8/15/2019; and by Ord. No. 2020-01, 1/2/2020]

Uses and Structures			
Permitted Principal Uses and Structures (Zoning Officer)	Permitted Accessory Uses and Structures (Zoning Officer)	Special Exception Uses and Structures (Zoning Hearing Board)	Conditional Uses and Structures (Township Supervisors)
<ol style="list-style-type: none"> 1. Land cultivation. (See § 27-418) 2. Raising of livestock or poultry, excluding concentrated animal operations. (See Conditional Uses and § 27-418) 3. Horticultural activities, including plant nurseries, greenhouses, and/or orchards. 4. Public stables or riding academies. (See § 27-418, Subsection 1C) 5. Veterinary clinics, animal hospitals, and/or kennels. (See § 27-420) 6. Roadside stands. (See § 27-419) 7. Forestry or forest management activities. (See § 27-421) 8. Single-family detached dwellings. (See § 27-403) 9. Mobile homes on individual lots. (See § 27-403) 10. Nontower WCF that do not substantially change the physical dimensions of the wireless support structure to which they are attached, and/or fall under the 	<ol style="list-style-type: none"> 1. Uses and structures customarily incidental to an approved principal use. 2. Roadside stands. (See § 27-419) 3. No-impact home based businesses and home occupations. (See § 27-431) 4. Farm-related businesses for the processing, storage, or sale of products produced or raised on the premises. (See § 27-432) 5. Private swimming pools. (See § 27-433) 6. Private stables. (See § 27-418, Subsection 1C) 7. (Reserved) 8. Outdoor, unenclosed storage. (See § 27-435) 9. Outdoor cultural, religious, amusement, or sporting events. (See § 27-436, Subsection 1) 10. Heliports. 11. Signs. (See § 27-706) 12. Off-street parking and/or loading areas. (See §§ 27-801 and 27-802) 	<ol style="list-style-type: none"> 1. Sawmills and/or lumber yards. 2. Seasonal dwellings or hunting camps. (See § 27-426) 3. Government or municipal buildings, including, community centers or grange halls. 4. Group homes. (See § 27-410) 5. Group day care homes. (See § 27-412) 6. Bed and breakfast establishments. (See § 27-413) 	<ol style="list-style-type: none"> 1. Winery 2. Concentrated animal operations. (See § 27-418, Subsection 1B) 3. Contractor's shops and yards. (See § 27-423) 4. Personal storage warehouses. (See § 27-416) 5. Open space residential developments. (See § 27-408) 6. Public or private schools. 7. Churches or places of worship. 8. Cemeteries. 9. Junkyards or auto salvage operations. (See § 27-425) 10. Utility supply facilities. (See § 27-428) 11. Agritainment enterprise. (See § 27-437) 12. Concentrated animal operations. (See § 27-418, Subsection 1B) 13. Nontower WCF that do substantially change the physical dimensions of the wireless support structure to which they are attached. (See § 27-429.)

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Uses and Structures			
Permitted Principal Uses and Structures (Zoning Officer)	Permitted Accessory Uses and Structures (Zoning Officer)	Special Exception Uses and Structures (Zoning Hearing Board)	Conditional Uses and Structures (Township Supervisors)
Pennsylvania Wireless Broadband Collocation Act. (See § 27-429.)	13. Noncommercial windmill (See § 27-439) 14. Accessory solar energy system (ASES) (See § 27-441)		

ZONING

W/C Woodland/Conservation District (§ 27-307)

[Amended by Ord. No. 2018-01, 6/11/2018; by Ord. No. 2019-04, 8/15/2019; and by Ord. No. 2019-05, 8/15/2019]

Uses and Structures			
Permitted Principal Uses and Structures (Zoning Officer)	Permitted Accessory Uses and Structures (Zoning Officer)	Special Exception Uses and Structures (Zoning Hearing Board)	Conditional Uses and Structures (Township Supervisors)
<ol style="list-style-type: none"> 1. Public or private land conservation areas, including State game lands, or wildlife or nature preserves. 2. Forestry or forest management activities. (See § 27-421) 3. Land cultivation. (See § 27-418) 4. Horticultural activities, including plant nurseries, greenhouses, and/or orchards. 5. Raising of livestock or poultry, excluding concentrated animal operations. (See § 27-418) 6. Public stables or riding academies. (See § 27-418, Subsection 1C) 7. Single-family detached dwellings. (See § 27-403) 8. Mobile homes on individual lots. (See § 27-403) 9. Seasonal dwellings or hunting camps. (See § 27-426) 10. Nontower WCF that do not substantially change the physical dimensions of the wireless support structure to which they are attached, 	<ol style="list-style-type: none"> 1. Uses and structures customarily incidental to an approved principal use. 2. Roadside stands. (See § 27-419) 3. No-impact home based businesses and home occupations. (See § 27-431) 4. Farm-related businesses for the processing, storage or sale of products produced or raised on the premises. (See § 27-432) 5. Private swimming pools. (See § 27-433) 6. Private stables. (See § 27-418, Subsection 1C) 7. (Reserved) 8. Outdoor, unenclosed storage. (See § 27-435) 9. Outdoor cultural, religious, amusement or sporting events. (See § 27-436, Subsection 1) 10. Signs. (See § 27-706) 11. Off-street parking and/or loading areas. (See §§ 27-801 and 27-802) 12. Noncommercial windmill (See 	<ol style="list-style-type: none"> 1. Sawmills and/or lumber yards. 2. Veterinary clinics, animal hospitals, and/or kennels. (See § 27-420) 3. Group homes. (See § 27-410) 4. Group day care homes. (See § 27-412) 5. Bed and breakfast establishments. (See § 27-413) 6. Parks or playgrounds. 7. Government or municipal buildings. 	<ol style="list-style-type: none"> 1. Outdoor commercial recreation uses, including campgrounds, RV parks or similar recreational developments. (See § 27-427) 2. Mineral extraction operations. (See § 27-424) 3. Utility supply facilities. (See § 27-428) 4. Tower-based wireless communications facilities. (See § 27-429.) 5. Commercial wind energy facilities. (See § 27-430) 6. Churches or places of worship. 7. Cemeteries. 8. Nontower WCF that do substantially change the physical dimensions of the wireless support structure to which they are attached. (See § 27-429.) 9. Principal solar energy system (PSES) (See § 27-442)

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and/or fall under the Pennsylvania Wireless Broadband Collocation Act. (See § 27-429.)	§ 27-439) 13. Accessory solar energy system (ASES) (See § 27-441)		

ZONING

FP General Floodplain District (Overlying District) (§ 27-308)

Uses and Structures*			
Permitted Principal Uses and Structures (Zoning Officer)	Permitted Accessory Uses and Structures (Zoning Officer)	Special Exception Uses and Structures (Zoning Hearing Board)	Conditional Uses and Structures (Township Supervisors)
Same as the underlying district, and in addition: <ol style="list-style-type: none"> 1. Land cultivation. (See § 27-418) 2. Horticultural activities, including plant nurseries, greenhouses, and/or orchards. 3. Forestry or forest management activities. (See § 27-421) 4. Parks or playgrounds. 5. Temporary uses, including carnivals and circuses. (See § 27-436, Subsection 1) 	Same as the underlying district, and in addition: <ol style="list-style-type: none"> 1. Uses and structures customarily incidental to an approved principal use. 	Same as the underlying district.	Same as the underlying district.
SAME AS THE UNDERLYING DISTRICT			
* NOTE: All uses, activities, and/or development in this district shall be undertaken in strict compliance with the floodproofing requirements contained in Part 6 of this Chapter and any subsequently enacted floodplain management regulations. No development shall be permitted in any identified floodway area which will increase the one-hundred-year flood elevation.			