

# ZONING

## *155 Attachment 1*

### Township of Tobyhanna Minimum Lot and Yard Requirements C Commercial District

[Amended 10-12-2004 by Ord. No. 453; 12-27-2005 by Ord. No. 458; 3-10-2008 by Ord. No. 462; 4-3-2023 by Ord. No. 575; 2-20-2024 by Ord. No. 576]

Use	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Maximum Lot Coverage	Minimum Front Setback (feet)	Minimum Side Setback (feet)	Minimum Rear Setback (feet)	Minimum Habitable Floor Area (square feet)	Maximum Building Height (feet)	Miscellaneous Requirements
<b>Permitted:</b>										
Permitted uses	40,000	150	200	30%	50	25	25	—	38	See § 155-16B
Motor vehicle service stations, public garages, Towing Business	40,000	150	150	30%	50	25	25	38	See § 155-60 See § 155-54 See § 155-55	
Municipal uses	—	150	200	30%	50	25	25	—	38	As deemed necessary by Supervisors
Permitted accessory uses	—	—	—	Same as RR District				—	15/38	Same as RR District — See §155-11L(2)
Lumbering	—	—	—	—	—	—	—	—	—	
Cemeteries	40,000	150	200	—	10	10	10	—	38	See § 15512B(8)
Gaming Establishments	2 acres	150	200	40%	50	25	25	—	See § 155-16F	See § 155-16J
Resorts and Gaming Resorts	200 acres	150	200	75% Subject to the provisions of § 155-16J	50 — Subject to the provisions of § 155-16J(3)	25 — Subject to the provisions of § 155-16J(3)	25 — Subject to the provisions of § 155-16J(3)	—	See § 155-16F	See § 155-16J
<b>Special exception:</b>										
Day-care center	40,000	150	200	30%	50	25	25	—	38	See § 155-94
Apartment buildings	43,560	150	150	20%	60	30	50	500 per dwelling unit	38	See § 155-91
Truck terminals	40 acres	800	1,250	—		See § 155-92	—	29	See § 155-92	
Public utilities	87,120	150	200	30%	50	25	25	—	38	As deemed necessary by the Zoning Hearing Board
Commercial surface mining	3 acres	—	—	—	—	—	—	—	38	See § 155-90
Park and rides	40,000	125	175	30%	50	25	25	—	38	See § 155-95
Flea market	2 acres	150	250	30%	50	—	50	N/A	38	—
<b>Conditional:</b>										
Indoor and outdoor recreation	40,000	150	200	30%	50	25	25	—	38	See § 155-102

<b>Use</b>	<b>Minimum Lot Area (square feet)</b>	<b>Minimum Lot Width (feet)</b>	<b>Minimum Lot Depth (feet)</b>	<b>Maximum Lot Coverage</b>	<b>Minimum Front Setback (feet)</b>	<b>Minimum Side Setback (feet)</b>	<b>Minimum Rear Setback (feet)</b>	<b>Minimum Habitable Floor Area (square feet)</b>	<b>Maximum Building Height (feet)</b>	<b>Miscellaneous Requirements</b>
Behavioral health treatment facility	3 acres	150	200	30%	50	25	25	As per building code	38	See § 155-106.10 §155-16E