

# ZONING

## 155 Attachment 2

### Township of Tobyhanna Minimum Lot and Yard Requirements CI Commercial/Industrial District

[Amended 3-9-1998 by Ord. No. 395; 3-13-2017 by Ord. No. 529; 4-3-2023 by Ord. No. 575]

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)	Habitable Floor Area (square feet)	Maximum Building Height (feet)	Miscellaneous Requirements
<b>Permitted Uses:</b>										
Permitted uses	3 acres	200	300	45%	50	15	15		40	See Article IX
Motor Vehicle Service Stations, public garage, Towing Business	3 acres	200	300	45%	50	15	15		40	See § 155-60 See § 155-54 See § 155-55
Special exception:										
All special exceptions listed in C District	—	—	—	Same as C District				—	—	See Article IX
Indoor and outdoor recreation	40,000	150	200	30%	50	25	25	—	38	See § 155-102
<b>Conditional:</b>										
Adult entertainment	90,000	300	300	40%	50	50	50	—	38	See § 155-17D(1)
Bulk fuel storage	144,000	1,200	1,200	20%	500	500	500	—	38	See § 155-17D(2)
Medical marijuana grower/processor	144,000	1,200	1,200	20%	500	500	500	—	38	See § 155-17D(9)