

ZONING

210 Attachment 1

Borough of Honesdale

Schedule of District Regulations

District Intent	Principal Permitted Uses	Conditional Uses (Activities qualifying as Minor Impact Uses will be allowed as Principal Permitted Uses - See § 210-9D)	Special Exceptions (Activities qualifying as Minor Impact Uses will be allowed as Principal Permitted Uses - See § 210-9D)	Accessory Uses	Development Standards
<p>A1 Agricultural District: The purpose of this district is to ensure the preservation of certain agricultural areas and open space while providing for development compatible with the objective of protecting environmentally sensitive areas.</p>	<p>Agricultural operations Bed-and-breakfasts Forestry Short-term rentals Single-family detached dwellings</p>	<p>Agricultural service establishments Conservation subdivisions Health-care facilities Junkyards Manufactured homes (individual) Nursing and convalescent facilities Private recreational facilities</p>	<p>Churches and places of worship Commercial stables Educational and/or religious uses Essential services Excavating Kennels Public and semipublic uses Quarrying</p>	<p>Fences Home occupations Private garages Sheds Signs Swimming pools Other customary uses associated with permitted uses (Principal, Conditional or Special Exception)</p>	<p>Minimum lot area: 2 acres Minimum average lot width: 200 feet Minimum yards: Front 40 feet Side/Rear 25 feet Maximum building height: 50 feet Maximum lot coverage: 15%</p>
<p>A2 Agricultural and Low Impact Business District: The purpose of this district is to permit development of low-impact agricultural and nonagricultural service business, including health care, professional offices, recreational, service and tourism enterprises.</p>	<p>Agricultural operations Bed-and-breakfasts Day-care facilities Professional offices Short-term rentals Single-family detached dwellings</p>	<p>Agricultural service establishments Health-care facilities Nursing and convalescent facilities Private recreational facilities Research or craft enterprises Retail and service establishments</p>	<p>Churches and places of worship Educational and/or religious uses Essential services Public and semipublic uses</p>	<p>Fences Home occupations Private garages Sheds Signs Swimming pools Other customary uses associated with permitted uses (Principal, Conditional or Special Exception)</p>	<p>Minimum lot area: 2 acres Minimum average lot width: 200 feet Minimum yards: Front 40 feet Side/Rear 25 feet Maximum building height: 50 feet Maximum lot coverage: 15%</p>

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<p>R-1 Low Density Residential District: The purpose of this district is to provide for very-low-density residential development in areas of the Borough that are largely rural in character.</p>	<p>Forestry Single-family detached dwellings</p>	<p>Bed-and-breakfasts Conservation subdivisions Day-care facilities Health-care facilities Short-term rentals</p>	<p>Churches and places of worship Educational and/or religious uses Essential services Professional services Public and semipublic uses Public parks and playgrounds</p>	<p>Fences Home occupations Private garages Sheds Signs Swimming pools Other customary uses associated with permitted uses (Principal, Conditional or Special Exception)</p>	<p>Minimum lot area: 1 acre Minimum average lot width: 150 feet Minimum yards: Front 40 feet Side/Rear 25 feet Maximum building height: 35 feet Maximum lot coverage: 15%</p>
<p>R-2 Single-Family Residential District: The purpose of this district is to allow for the development of single-family housing appropriate to the existing patterns within already developing areas of the Borough.</p>	<p>Forestry Single-family detached dwellings Two-family dwellings</p>	<p>Bed-and-breakfasts Conservation subdivisions Day-care facilities Health-care facilities Short-term rentals</p>	<p>Churches and places of worship Educational and/or religious uses Essential services Professional services Public and semipublic uses Public parks and playgrounds</p>	<p>Fences Home occupations Private garages Sheds Signs Swimming pools Other customary uses associated with permitted uses (Principal, Conditional or Special Exception)</p>	<p>Minimum lot area: 10,000 sq. ft Minimum average lot width: 60 feet Minimum yards: Front 25 feet Side/Rear 15 feet Maximum building height: 35 feet Maximum lot coverage: 30%</p>
<p>R-3 Multifamily Residential District: This district is intended to provide areas for development of multifamily housing and other moderate density residential activity, including residential conversions to apartments.</p>	<p>Conversion to apartments Forestry Single-family detached dwellings Two-family dwellings</p>	<p>Conservation subdivisions Day-care facilities Multifamily dwellings Short-term rentals</p>	<p>Churches and places of worship Essential services Public and semipublic uses Public parks and playgrounds</p>	<p>Fences Home occupations Private garages Sheds Signs Swimming pools Other customary uses associated with permitted uses (Principal, Conditional or Special Exception)</p>	<p>Minimum lot area: 7,500 sq. ft Minimum average lot width: 60 feet Minimum yards: Front 20 feet Side/Rear 10 feet Maximum building height: 35 feet Maximum lot coverage: 35%</p>

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<p>R-4 High Density Residential District: This district is intended to provide areas within the Borough for the location of higher density housing, including mobile home parks.</p>	<p>Mobile homes (individual) Forestry Single-family detached dwellings Two-family dwellings</p>	<p>Campgrounds Conservation subdivisions Day-care facilities Mobile home parks Multifamily dwellings Private recreational facilities Short-term rentals</p>	<p>Churches and places of worship Essential services Public and semipublic uses Public parks and playgrounds</p>	<p>Fences Home occupations Private garages Sheds Signs Swimming pools Other customary uses associated with permitted uses (Principal, Conditional or Special Exception)</p>	<p>Minimum lot area: 5,000 sq. ft. Minimum average lot width: 50 feet Minimum yards: Front 20 feet Side/Rear 10 feet Maximum building height: 35 feet Maximum lot coverage: 40%</p>
<p>R-5 Residential/ Professional District: This district is designed to permit a combination of uses appropriate to the productive use of existing structures in older sections of the Borough.</p>	<p>Conversion to apartments Forestry Professional services Public parks and playgrounds Single-family detached dwellings Two-family dwellings</p>	<p>Day-care facilities Health-care facilities Multifamily dwellings Short-term rentals</p>	<p>Churches and places of worship Essential services Public and semipublic uses</p>	<p>Fences Home occupations Private garages Sheds Signs Swimming pools Other customary uses associated with permitted uses (Principal, Conditional or Special Exception) - See also § 210-25</p>	<p>Minimum lot area: 7,500 sq. ft. Minimum average lot width: 60 feet Minimum yards: Front 20 feet Side/Rear 10 feet Maximum building height: 35 feet Maximum lot coverage: 50%</p>
<p>R-6 Residential/ Institutional District: The purpose of this district is to provide single- and two-family housing appropriate to existing patterns within already developed areas and at the same time provide areas of expansion and growth to existing schools, hospitals, and other medical related uses.</p>	<p>Conversion to apartments Forestry Professional services (nonmedical) Single-family detached dwellings Two-family dwellings</p>	<p>Conversion to apartments Day-care facilities Health-care facilities Multifamily dwellings Parking lots/structures Professional services (medical) Public and semipublic uses Public schools Research or craft enterprises Short-term rentals</p>	<p>Churches and places of worship Essential services Public and semipublic uses Public parks and playgrounds</p>	<p>Fences Home occupations Private garages Sheds Signs Swimming pools Other customary uses associated with permitted uses (Principal, Conditional or Special Exception) - See also § 210-25</p>	<p>Minimum lot area: 10,000 sq. ft. Minimum average lot width: 75 feet Minimum yards: Front 20 feet Side/Rear 10 feet Maximum building height: 35 feet Maximum lot coverage: 50%</p>

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<p>C-1 Central Commercial District: The purpose of this district is to provide locations for retail and service establishments designed to serve the needs of both the immediate area and the surrounding region, and to exclude incompatible uses.</p>	<p>Cultural facilities Fraternal clubs Health-care facilities Mixed-use development Parking lots/structures Professional services Restaurant Retail and service establishments Short-term rentals Undertaking establishments</p>	<p>Automobile service stations Convenience stores Day-care facilities Fast-food establishments Nursing and convalescent facilities Research or craft enterprises Vehicle/equipment sales and repair</p>	<p>Churches and places of worship Essential services Public and semipublic uses</p>	<p>Fences Private garages Sheds Signs Other customary uses associated with permitted uses (Principal, Conditional or Special Exception)</p>	<p>Minimum lot area: 7,500 sq. ft. Minimum average lot width: 50 feet Minimum yards: Front None Side None Rear 15 feet Maximum building height: 50 feet Maximum lot coverage: 80%</p>
<p>C-2 Highway Commercial District: The purpose of this district is to provide locations for retail and service establishments designed to serve the needs of the traveling public, as well as those of residents of the Borough and surrounding areas.</p>	<p>All C-1 Principal Permitted Uses Automobile service stations Convenience stores Indoor theaters Lumberyards Mixed-use development Private recreational facilities Short-term rentals</p>	<p>Adult stores Car washes Day-care facilities Fast-food establishments Hotels and motels Limited light manufacturing uses Research or craft enterprises Shopping centers/malls Vehicle/equipment sales and repair Warehouses and wholesale uses</p>	<p>Churches and places of worship Essential services Public and semipublic uses</p>	<p>Fences Private garages Sheds Signs Other customary uses associated with permitted uses (Principal, Conditional or Special Exception)</p>	<p>Minimum lot area: 7,500 sq. ft. Minimum average lot width: 75 feet Minimum yards: Front 20 feet Side/Rear 20 feet Maximum building height: 50 feet Maximum lot coverage: 50%</p>

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<p>ID Industrial District: The purpose of this district is to provide sufficient space in appropriate locations to meet future needs for light manufacturing activity.</p>	<p>Parking lots/structures Short-term rentals</p>	<p>Administrative offices Bulk fuel storage/supply facilities Day-care facilities Distribution centers facilities/terminals Food processing, brewing and distilling Light manufacturing Mixed-use development Professional services Research or craft enterprises Retail establishments fronting on Rt. 6 Self-storage facilities Vehicle/equipment sales and repair Warehouses</p>	<p>Essential services Public and semipublic uses</p>	<p>Fences Private garages Sheds Signs Other customary uses associated with permitted uses (Principal, Conditional or Special Exception)</p>	<p>Minimum lot area: 15,000 sq. ft. Minimum average lot width: 100 feet Minimum yards: Front 20 feet Side/Rear 20 feet Maximum building height: 50 feet Maximum lot coverage: 50%</p>