

## **ARTICLE 6: APPLICATION OF DISTRICT REGULATIONS**

The regulations established by this Ordinance within each district, shall apply uniformly to all uses and/or structures in the district.

- 6.100** No building or structure or part thereof shall hereafter be erected, constructed, or structurally altered unless in conformity with all of the regulations specified in this Ordinance for the district in which it is located.
- 6.200** No building or other structure shall hereafter be erected or altered unless it complies with the provisions contained in this Ordinance. There shall be only one (1) principle structure per lot unless otherwise provided for.
- 6.300** No part of a yard, open space, off-street parking or loading space, adjacent to or in connection with any building and required for compliance with this Ordinance, shall be included as part of a yard, open space, or off-street parking or loading space similarly required for any other building, unless authorized by a variance.
- 6.400** No yard or lot existing at the time of passage of this Ordinance shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this Ordinance shall meet at least the minimum requirements established by this Ordinance, the Subdivision Ordinance of the Township, or any other Ordinance applicable thereto, or unless authorized by a variance.
- 6.500** All territory which may hereafter be annexed to the Township shall be placed in the Conservation A Zoning District until the Planning Commission and the Environmental Advisory Council has made a thorough study of the newly annexed area, reported its recommendations to the Township Council, and the Township Council has adopted a final zoning district classification. This study and report by the Planning Commission and Environmental Advisory Council shall be made within six (6) months from the time of annexation.

## ARTICLE 7: ESTABLISHMENT OF ZONING DISTRICTS

The Township of Hampton is hereby divided into eleven (11) classes of zoning districts as shown graphically on the Official Zoning Map. These classes of districts, together with the general objectives for establishing each, are as follows:

- 7.000 Conservation A District:** This District includes land that is used for recreation, municipal or educational purposes which, if used intensively, would unduly harm the public health, safety and/or welfare. Much of this land is on steep slopes subject to landslides and excessive siltation of streams, and in flood plains. Development of these areas would alter drainage patterns, create severe erosion problems and damage to downstream areas, as well as endangering human lives and property affected by such development. The publicly owned areas, in particular, help to establish an open space network, relieving the patterns of more intense development surrounding them. All the areas are significant in enabling the Township Council to fulfill its responsibilities under Article 1, S. 27 of the Constitution of Pennsylvania. Recognizing that in a few instances the primary uses for this district may not provide a reasonable economic use of particular property, some conditional uses are provided for. It is the intent that within this Conservation district, such conditional uses be limited strictly to prevent building on steep slopes where landslides or excessive erosion and sedimentation of streams are likely to result, or in flood plains (subject to 100 year base flood), or where the values protected by Article 1, S. 27 of the Constitution of Pennsylvania will be harmed. (See Article 8.100).
- 7.100 Conservation B District:** This district includes land that is held in large tracts as estates, as farms, or as privately owned outdoor recreation areas. (See Article 8.200).
- 7.200 Residential A District:** This district includes land that has already been, or may be, developed into residential lots of one (1) acre or greater in area, and adjacent or nearby land whose location and character suggest large lot development as the highest and best use. (See Article 8.300).
- 7.300 Residential B District:** This district includes land that has already been, or may be, developed into residential lots of one-half (1/2) acre or greater in area, and adjacent or nearby land of similar character, with reasonably good access to public utilities, major roads and community facilities. These areas suggest development for lots of medium size, and compatible residential development or supporting facilities, such as schools, playgrounds and churches. (See Article 8.400).

- 7.400 Residential C District:** This district includes land of exceptional opportunity for residential development because of unusual proximity to major highways, public utilities and community facilities and therefore offers the best location for a relatively denser pattern of single family lots and multi-family development. (See Article 8.500).
- 7.500 Residential D District:** This district includes land where multi-family residential dwelling units in conjunction with certain limited commercial uses are likely to occur. This district is developed to provide a variety of dwelling types within the Township. This district offers the best locations for higher density development, with access to arterial roads, including structures which combine certain commercial uses with apartments, as well as providing for a buffer area between heavier developed commercial zones and residential districts. As such, development is limited to those uses expressly permitted. (See Article 8.550).
- 7.600 Highway Commercial District:** This district includes land abutting major traffic arteries that has developed or is well suited for sales and service activities that normally require a market greater than the Township to succeed. (See Article 8.600).
- 7.700 Neighborhood Commercial District:** This district includes strategically located land at crossroads of important local streets. These areas have developed or may be developed for commercial activities that support the daily needs of residential neighborhoods in the vicinity. (See Article 8.700).
- 7.800 Light Industrial District:** This district includes land in large, relatively flat parcels with good highway access and available utilities that have been developed, or may be developed by light manufacturing or similar industry-oriented uses that are compatible neighbors in a basically residential community. (See Article 8.800).
- 7.850 Heavy Industrial District:** This district includes land that is insulated from residential development, has access to railroad transportation and/or arterial roads, and that have been developed or may be developed for heavy manufacturing uses. (See Article 8.900).
- 7.900 Office, Research and Development:** This district includes land still in large parcels that has access to arterial roads, is fairly level and acts as a buffer between adjacent residential areas and nearby downgrading influences, such as heavily traveled highways or industrial operations. Uses that will be least disruptive to residential areas are permitted in this district.

## 7.910 Stormwater Management Overlay Districts

- 7.911 In addition to the zoning districts as delineated on the Official Zoning Map, the Township of Hampton is hereby divided into a series of overlay districts, the boundaries of which conform to the edges of watersheds and watershed sub-basins within the Township. The boundaries of the districts are graphically shown on the map titled "Plate 1, Allegheny County Stormwater Management Plan, Girty's Run, Pine Creek, Deer Creek, Squaw Run," a part of the Allegheny County Stormwater Management Plan for the Pine Creek and Deer Creek watersheds, which map is adopted by reference as part of this Ordinance.
- 7.912 These districts are established according to the boundaries of the watersheds designated by the Pennsylvania Department of Environmental Protection (D.E.P.) in accordance with the Pennsylvania Stormwater Management Act (Act 167 of 1978 as amended) and the watershed stormwater management plans prepared pursuant thereto for the Pine Creek and Deer Creek watersheds.
- 7.913 The stormwater management overlay districts are established separately from the floodplain management districts which include those areas of the Township of Hampton subject to inundation during the 100-year flood, as shown on the Flood Insurance Rate Map and Flood Insurance Study, copies of which are available in the Township Office.
- 7.914 All uses or lots, in all districts, shall comply with the requirements and standards for stormwater run-off in the storm water management district in which the use or lot is located, as contained in Township of Hampton Storm Water Ordinance No. 780 (as amended) and applicable provisions of the current enacted municipal building code(s).
- 7.920 The Environmentally Critical Areas Overlay Map identifies those areas of the Township which indicate severe development constraints, i.e. steep slopes (greater than 15%), flood plains, etc., in which all development shall be limited through this and other applicable ordinances.

## **ARTICLE 8: PERMITTED USES**

The regulations for the various zone districts identified on the Official Zoning Map are designed to stabilize and protect the essential characteristics of these districts; to protect the amenities of certain areas where a specific land-use pattern has already been established; to promote a suitable environment for the residents of Hampton Township; and to prohibit activities not explicitly approved. In addressing this overall purpose, development is limited to those uses expressly permitted, as identified below, and subject to the Bulk and Area Requirements of Table "A" and Section 10.800.

### **8.100 Conservation A District**

#### a. Permitted Principal Uses

1. Municipal Services/Facilities;
2. recreation areas, parks, arboretums, and similar activities not operated for a profit, with required parking in accordance with 12.308;
3. single family dwelling;
4. forestry activities, subject to the provisions of Section 617, Forestry, of Ordinance No. 583, as amended;

#### b. Permitted Accessory Uses

1. home garden and similar minor residentially related structures;
2. residential garages;

#### c. Conditional Uses- *All conditional uses shall be subject to the standards and requirements set out in Article 12.*

1. accessory structures needed in the maintenance of recreational activities (12.303);
2. Communications Facilities and Tower Sites which shall be subject to the standards and criteria set forth in Article 12 of the Hampton Zoning Ordinance, and Article 10 (supplemental requirements) and in particular, Article 10.330 which relates to height exceptions.
3. Oil and Gas Development and Production (12.337)

### **8.200 Conservation B District**

#### a. Permitted Principal Uses

1. single family dwelling;
2. agricultural field and/or orchard operations and raising of landscaping nursery stock, including greenhouses and similar structures;

3. farm operation including the raising of livestock and/or fowl (ten (10) acres minimum);
  4. forestry activities, subject to the provisions of Section 617, Forestry, of Ordinance No. 583, as amended;
- b. Permitted Accessory Uses
1. residential garages;
  2. residential garden and similar minor residentially related structures;
  3. accessory structures normally needed in the maintenance of nursery or agricultural activities;
  4. private kennel and/or stable for the noncommercial use of the occupants of the property only, provided that the property is at least five (5) acres in area, that buildings housing the animals are at least one hundred (100) feet from a property or street boundary, that animals are entirely enclosed by a fence not closer than twenty-five (25) feet to any property line or street line, and that no more than one (1) farm animal, or five (5) domestic animals, or ten (10) chickens or fowl per one (1) acre of fenced in area is permitted. Horses shall be limited to one (1) horse per acre of fenced in area. Horses shall be confined to the property, the horse's owner/rider shall be held responsible for compliance with all Township ordinances;
  5. "no-impact home-based business" as defined under the Municipalities Planning Code, and Home Occupation (subject to Section 11.300)
- c. Conditional Uses- All conditional uses shall be subject to the standards and requirements set out in Article 12.
1. community recreation centers, country clubs, parks, etc. with necessary structures and parking in support of the use (12.308);
  2. private and/or community swimming pools, tennis courts and areas designed for outdoor recreation appropriate in the Conservation B District (12.308);
  3. Municipal Services/Facilities (12.302);
  4. commercial raising of livestock and/or fowl; the training and showing of horses (12.305);
  5. wayside markets for seasonal sale of produce (12.306);
  6. cemetery and related activities on the same property if at least twenty (20) acres in area (12.307);
  7. accessory structures normally needed in the maintenance of recreational activities (12.303);
  8. Communications Facilities and Tower Sites which shall be subject to the standards and criteria set forth in Article 12 of the Hampton Zoning Ordinance, and Article 10 (supplemental requirements) and in particular, Article 10.330 which relates to height exceptions;
  9. Oil and Gas Development and Production (12.337)

**8.300      Residential A District**

- a. Permitted Principal Uses
  - 1. single family dwelling;
  - 2. public and municipal parks and playgrounds and pools and recreation areas;
  - 3. forestry activities, subject to the provisions of Section 617, Forestry, of Ordinance No. 583, as amended;
  
- b. Permitted Accessory Uses
  - 1. residential garages;
  - 2. home gardens and similar minor residentially related structures;
  - 3. swimming pools (subject to applicable Township Ordinances), tennis courts and similar recreation facilities for use only by the occupants of the property;
  - 4. “no-impact home-based business” as defined under the Municipalities Planning Code, and Home Occupation (subject to Section 11.300);
  
- c. Conditional Uses- *All conditional uses shall be subject to the standards and requirements set out in Article 12.*
  - 1. private golf courses, private country clubs, parks, playgrounds and fishing preserves (12.308);
  - 2. churches, temples, synagogues, including parish houses, parsonages, and shrines, convents, monasteries with required parking (See Section 13.222) on at least five (5) acres (subject to 12.311);
  - 3. schools accredited by the Commonwealth of Pennsylvania on at least five (5) acres of land (subject to 12.312);
  - 4. Municipal Services/Facilities; (12.302);
  - 5. residential real estate sales office in a lot plan as a temporary use for conversion to a dwelling after the last lot in the plan has been sold 12.314)
  - 6. private stable for property owned and to be used only by an individual, husband and wife, or individuals of the same family, excluding corporations, partnerships or other commercial entity, limited to property at least five (5) acres in size and limited to no more than one (1) horse per acre of fenced in area. Horses shall be confined to the property, the horse’s owner/rider shall be held responsible for compliance with all Township ordinances. No tract of land or acreage situate across public roads, highways or streets shall be allowed to be added to the tract, but this provision shall not include public roads, highways or streets, or private roads which are created in and for the use of the development itself. (12.335)
  - 7. Amateur Radio Antennas (12.339)
  - 8. Small Wind Energy Conversion Systems (SWECS) (12.340)

**8.400      Residential B District**

- a. Permitted Principal Uses
  - 1. single family dwelling;
  - 2. public and municipal parks and playgrounds and pools and recreation areas
  - 3. forestry activities, subject to the provisions of Section 617, Forestry, of Ordinance No. 583, as amended;
  
- b. Permitted Accessory Uses
  - 1. residential garages;
  - 2. home garden and similar minor residentially related structures;
  - 3. swimming pools, subject to other applicable Township Ordinances, tennis courts and similar recreation facilities for use only by the occupants of the property;
  - 4. “no-impact home-based business” as defined under the Municipalities Planning Code, and Home Occupation (subject to Section 11.300);
  
- c. Conditional Uses- *All conditional uses shall be subject to the standards and requirements set out in Article 12.*
  - 1. churches, temples and synagogues, including parish houses, parsonages, and shrines, \_convents, monasteries with required parking (See Section 13.222) on at least five (5) acres (subject to 12.311);
  - 2. schools accredited by the Commonwealth of Pennsylvania, with at least five (5) acres (12.312);
  - 3. Municipal Services/Facilities (12.302);
  - 4. residential real estate sales office in a subdivision plan as a temporary use for conversion to a dwelling after the last lot in the plan has been sold (12.314);
  - 5. group care home (12.316);
  - 6. private golf courses, private country clubs (12.308);
  - 7. private stable for property owned and used only\_by an individual or husband and wife, excluding corporations, partnerships or other commercial entity, limited to property at least five (5) acres in size and limited to no more than one (1) horse per acre of fenced in area. Horses shall be confined to the property, the horse’s owner/rider shall be held responsible for compliance with all Township ordinances. No tract of land or acreage situate across public roads, highways or streets shall be allowed to be added to the tract, but this provision shall not include public roads, highways or streets, or private roads which are created in and for the use of the development itself. (12.335)
  - 8. Amateur Radio antennas (12.339)
  - 9. Small Wind Energy Conversion Systems (SWECS) (12.340)

**8.500      Residential C District**

a.      Permitted Principal Uses

1. single family dwelling;
2. double house or duplex;
3. public and municipal parks and playgrounds and pools and recreation areas;
4. forestry activities, subject to the provisions of Section 617, Forestry, of Ordinance No. 583, as amended;

b.      Permitted Accessory Uses

1. residential garages;
2. home garden and similar minor residentially related structures;
3. swimming pools, subject to other applicable Township Ordinance, tennis courts and similar recreation facilities;
4. conversion apartments (see 11.100);
5. “no-impact home-based business” as defined under the Municipalities Planning Code, and Home Occupation (subject to Section 11.300);

c.      Conditional Uses *-All conditional uses shall be subject to the standards and requirements set out in Article 12.*

1. churches, temples and synagogues, including parish houses, parsonages, and shrines, convents, educational buildings, with required parking (See Section 13.222) on the same property (subject to 12.311);
2. Municipal Services/Facilities (12.302);
3. individual apartment building or town house building, or groups of such buildings, on the same property (12.318);
4. personal care home, small (12.315);
5. group care home (12.316);
6. public parking lots subject to 12.319 and Article 13;
7. Communications Facilities and Tower Sites which shall be subject to the standards and criteria set forth in Article 12 of the Hampton Zoning Ordinance, and Article 10 (supplemental requirements) and in particular, Article 10.330 which relates to height exceptions.
8. Bed and Breakfast (12.304);
9. Amateur Radio Antennas (12.339)
10. Small Wind Energy Conversion Systems (SWECS) (12.340)

**8.550        Residential D District**

a.    Permitted Principal Uses

1. double house or duplex;
2. individual apartment building or group of such buildings on the same property;
3. forestry activities, subject to the provisions of Section 617, Forestry, of Ordinance No. 583, as amended;
4. single family dwelling;

b.    Permitted Accessory Uses

1. garage space, either separate buildings or within a permitted use, and outdoor parking areas;
2. private pools, subject to applicable Township Ordinances, tennis courts and similar private recreation facilities
3. “no-impact home-based business” as defined under the Municipalities Planning Code, and Home Occupation (subject to Section 11.300);

c.    Conditional Use *All conditional uses shall be subject to the standards and requirements set out in Article 12.*

1. townhouse building or group of such buildings on the same property (12.318);
2. personal care home, large (12.315);
3. personal care home, small (12.315);
4. group care home (12.316);
5. nursing home, licensed by the Commonwealth of Pennsylvania for occupancy of no more than the number of persons or units permitted by Table B, Institutional, PRD, with all required parking for employees, visitors, and service personnel on the same property of at least five (5) acres (12.313);
6. individual business or professional office (except medical and dental offices and clinics) building or group of such buildings on the same property, subject to the requirements set out in Section 12.317;.
7. non-residential uses (12.327);
8. Communications Facilities and Tower Sites which shall be subject to the standards and criteria set forth in Article 12 of the Hampton Zoning Ordinance, and Article 10 (supplemental requirements) and in particular, Article 10.330 which relates to height exceptions.
9. bed and breakfast (12.304);

**8.600      Highway Commercial District**

a.      Permitted Principal Uses

1. antique sales and repair;
2. assisted living facility, maximum density of twenty (20) units per acre;
3. automobile sales, new, or new and used combined, with subordinate service facilities in an enclosed building;
4. auto parts sales if conducted completely within an enclosed building;
5. bank or savings and loan office, but drive through facility only as a conditional use;
6. beverage distributor (not including drive-thru);
7. barber or beauty shop;
8. bicycle rental or repair sales and service;
9. blueprinting, photo copying, faxing and mailing services;
10. bowling alley, roller rink, skating rink, and similar enclosed recreational activities;
11. camera shop;
12. car wash;
13. catering service;
14. clothing sales and rentals and repair;
15. club, lodge, social hall or fraternal organization;
16. convenience store;
17. dance, exercise or self-defense instruction studio;
18. day care center, licensed by the Commonwealth of Pennsylvania and/or Allegheny County;
19. delicatessen;
20. department store;
21. pharmacy;
22. emergency medical service provider;
23. equipment rental, small, within an enclosed structure;
24. feed store;
25. film and video rental or sales excluding adult films or video
26. food sales or market in permanent quarters;
27. forestry activities, subject to the provisions of Section 617, Forestry, of Ordinance No. 583, as amended;
28. funeral home;
29. furniture sales;
30. gardening and nursery supplies and equipment with only incidental outside sales;
31. grocery store;
32. hardware sales;
33. health or tanning salon;
34. hobby shop;
35. home improvement store;
36. hospital;
37. household appliance sales and service;

38. independent living facility, maximum density of twenty (20) units per acre;
39. individual apartment building or groups of such buildings on the same property, maximum density of twenty (20) units per acre;
40. indoor theater;
41. jewelry, china, and glassware sales;
42. Landscaping Business
43. laundry self-service outlet or dry-cleaning pick-up and delivery service;
44. library;
45. medical and dental offices and clinics;
46. mental health establishment, with all required parking for employees, visitors, and service personnel on the same property of at least five (5) acres;
47. motel or hotel;
48. Municipal Services/Facilities;
49. newspaper, book and magazine stores, excluding adult books or magazines;
50. nursing home, maximum density of twenty (20) units per acre;
51. office, business or professional;
52. office supplies sales and/or service;
53. outdoor amphitheater;
54. paints and home decorating supplies;
55. pawn shops;
56. personal care residence, small and large;
57. pet supplies;
58. pet grooming services;
59. photographic studio and/or supplies;
60. printing office for job printing;
61. private lodge or fraternal organization;
62. public utility service building, structure or facility;
63. radio, recording or television studios;
64. radio or electronic equipment sales, including parts and supplies;
65. recording and/or musical instrument sales;
66. repair services, entirely within an enclosed building and limited to items that can be carried by one person;
67. restaurant and/or banquet hall, except that take-out or drive-through service shall be considered a Conditional Use (see 8.600 C. 4);
68. retail liquor sales;
69. retail stores, large and small;
70. single family detached dwelling, minimum lot size of one half (1/2) acre;
71. shoe and/or leather sales, and repair;
72. sporting goods;
73. studio for music or graphic art production, instruction or exhibit;
74. theater;
75. tire sales and repairs;
76. transportation company (private limo) sales or rentals;
77. veterinary hospital with enclosed holding pens;

- b. Permitted Accessory Uses
  - 1. parking area for customers and employees and truck servicing areas;
  - 2. individual building or group of buildings containing offices and apartments, provided no office occupies the same floor as, or floors above any apartments (See Section 11.200);
  - 3. signs (See Article 14);
  
- c. Conditional Uses- *All conditional uses shall be subject to the standards and requirements set out in Article 12.*
  - 1. highway commercial uses similar to those listed as permitted and compatible with those uses as permitted and hereafter as Conditional uses only; (12.321);
  - 2. automobile service station or vehicle repair garage (See Section 11.500) both uses must be in a completely enclosed building;
  - 3. beverage distributor, alcoholic and non-alcoholic, drive-thru (12.323);
  - 4. drive-in restaurants, quick food service outlets, drive-in banking facilities or other similar drive-through services; (12.324);
  - 5. groups of two (2) or more retail and service commercial businesses in the same or adjacent buildings on the same property with shared customer, employee and service parking (12.325);
  - 6. wholesale sales (12.326);
  - 7. billboard (See Section 14.544);
  - 8. Communications Facilities and Tower Sites which shall be subject to the standards and criteria set forth in Article 5 of the Hampton Zoning Ordinance, and Article 10 (supplemental requirements) and in particular, Article 10.330 which relates to height exceptions.
  - 9. Commercial kennels (12.309);
  - 10. drive-in theater (12.324);
  - 11. bed and breakfast (12.304);
  - 12. Crematorium
  
- d. Special Exceptions
  - 1. Sexually Explicit or Sexually Oriented Business Operations must comply with requirements of Article 17.

**8.700 Neighborhood Commercial District**

- a. Principal Permitted Uses
  - 1. art studio
  - 2. bakery with baking on the premises limited only to goods for daily sale on the same property;
  - 3. barber shop or beauty shop;
  - 4. beverage distributor (excluding drive-thru)
  - 5. bicycle repair/sales;

6. book store other than adult;
  7. branch bank and/or savings and loan office (excluding drive-thru);
  8. pharmacy;
  9. food sales in permanent quarters;
  10. forestry activities, subject to the provisions of Section 617, Forestry, of Ordinance No. 583, as amended;
  11. interior decorating services;
  12. laundry and dry-cleaning self-service or pick-up and delivery service;
  13. minor repair services limited to item that can be carried in by hand;
  14. music conservatory or studio;
  15. Municipal Services/Facilities;
  16. office, business or professional (except medical and dental offices and clinics);
  17. public utility service buildings, structures and facilities;
  18. retail stores, small;
  19. single family dwelling on its own lot;
- b. Permitted Accessory Uses
1. parking lots for customers and employees and truck service areas;
  2. apartments on second floor of building the first floor of which is devoted to commercial use (See Section 11.200);
  3. signs (See Article 14);
- c. Conditional Uses- *All conditional uses shall be subject to the standards and requirements set out in Article 12.*
1. personal, professional or business services other than those specifically identified for each district; (12.317);
  2. restaurant, except drive-in or drive through (12.328);
  3. groups of two (2) or more retail and service commercial businesses on the same property with shared parking (12.325);
  4. commercial kennels (12.309)
  5. neighborhood commercial uses similar to those listed as permitted and compatible with those uses as permitted (12.321);
  6. bed and breakfast (12.304);
  7. beverage distributor, drive-thru (12.323);
  8. bank and/or savings and loan with drive-thru (12.324);
  9. automobile service station or vehicle repair garage (See Section 11.500) both uses must be in a completely enclosed building.
  10. alcohol sales (12.336)

## **8.800 Light Industrial District**

### **a. Principal Permitted Uses**

1. the manufacture, compounding, processing, packaging, treatment or fabrication of baked goods, confections, ceramics, clothing, electrical and electronics equipment, jewelry, instruments, optical goods, pharmaceuticals and toiletries;
2. the manufacturing, compounding, assembling or treatment of articles of merchandise from the following previously prepared raw materials: bone, canvas, cloth, cork, feathers, felt, fiber, fur, glasses, hair, horn, leather, paper, plastics, precious or semi-precious metals or stone, shell, textiles, tobacco, wood (except a planing mill) and yarns;
3. research, experimental or testing laboratories;
4. bottling works;
5. printing plant;
6. public utility service buildings, structures and facilities;
7. commercial laundry and dry cleaning plant;
8. wholesale business;
9. Municipal Services/Facilities;
10. lumber yard and/or building materials sales;
11. machine shop;
12. warehousing, storage and/or packaging in an enclosed building;
13. truck terminal;
14. automobile, truck, motorcycle, construction equipment or recreational vehicle sales; service, painting, repair or rebuilding providing such activities shall occur within a completely enclosed structure;
15. office, business or professional; (except medical and dental offices and clinics)
16. businesses similar to banks, copy centers, mail services, courier services, etc;
17. auto auctions;
18. landscaping business;
19. forestry activities, subject to the provisions of Section 617, Forestry, of Ordinance No. 583, as amended;

### **b. Permitted Accessory Uses**

1. Offices and administration building associated with a principal permitted use;
2. Parking areas for employees, visitors and company vehicles (See Section 13.240);
3. Loading and truck maneuvering areas, railroad sidings and lead tracks (See Section 13.300);
4. Limited outdoor storage (see Section 10.533);
5. Signs (See Article 14);

- c. Conditional Uses *All conditional uses shall be subject to the standards and requirements set out in Article 12.*
1. Other assembly and limited manufacturing uses of a nature similar to those listed above (12.329);
  2. Bulk fuel storage and distribution facility (12.330);
  3. Auto salvage and storage as regulated by Ordinance #79. (12.331)
  4. Commercial recreation (12.332)
  5. Mobile home parks (12.333);
  6. Hospital, nursing home, retirement or convalescent home licensed by the Commonwealth of Pennsylvania for occupancy by no more than the number of persons or units permitted by Table B, Institutional PRD, with all required parking for employees, visitors and service on the same property of at least five (5) acres (12.313);
  7. Private clubs, lodges, fraternal organizations (12.320);
  8. Communications Facilities and Tower Sites which shall be subject to the standards and criteria set forth in Article 12 of the Hampton Zoning Ordinance, and Article 10 (supplemental requirements) and in particular, Article 10.330 which relates to height exceptions;
  9. Mining (12.334);
  10. Commercial kennels (12.309);
  11. Contractor's storage yard (12.322);
  12. Automobile service station or vehicle repair garage (See Section 11.500) both uses must be in a completely enclosed building;
  13. Light industrial uses similar to those listed as permitted and compatible with those uses as permitted
  14. Other commercial (non-residential) uses which are not specifically listed in this sub-section C, but which are uses permitted as of right or by conditional use in a more restrictive non-residential zoning district, may be permitted by conditional use in the LI zoning district if found by Township Council to be compatible with adjacent or surrounding existing and permitted uses.  
All listed conditions for that use shall be met, and approval of such use shall also be subject to any other reasonable conditions imposed by Council as may be necessary to provide for the public health, safety, and welfare and to assure compatibility with adjacent and surrounding uses and permitted uses.
  15. Groups of two (2) or more businesses on the same property with shared parking (12.325);
  16. Oil and Gas Development and Production (12.337)

## **8.900 Heavy Industrial District**

- a. Principal Permitted Uses
  - 1. any principal use permitted as of right in the Light Industrial District ;
  - 2. manufacture of finished or semi-finished products; provided all requirements of Sections 10.500 of this Ordinance are complied with.
  - 3. forestry activities, subject to the provisions of Section 617, Forestry, of Ordinance No. 583, as amended;
- b. Permitted Accessory Uses
  - 1. any permitted accessory use allowed in the Light Industrial District;
- c. Conditional Uses- *All conditional uses shall be subject to the criteria and standards set out in Article 12.*
  - 1. Communications Facilities and Tower Sites which shall be subject to the standards and criteria set forth in Article 12 of the Hampton Zoning Ordinance, and Article 10 (supplemental requirements) and in particular, Article 10.330 which relates to height exceptions;
  - 2. Mining (12.334);
  - 3. Automobile service station or vehicle repair garage (See Section 11.500) both uses must be in a completely enclosed building;
  - 4. contractor's storage yard (12.322);
  - 5. any principal use permitted as a conditional use in the Light Industrial District , excluding Sections 8.800.C.5, 8.800.C.6, 8.800.C.7, 8.800.C.14, and 8.800.C.15.
  - 6. Uses regulated and/or licensed by the Commonwealth of Pennsylvania Department of Corrections, including those facilities and/or programs under the supervision of the Bureau of Community Corrections (BCC), or the Pennsylvania Board of Probation and Parole (PBPP) or those facilities accredited by the American Correctional Association (ACA).
  - 7. Oil and Gas Development and Production (12.337)
  - 8. Oil and Gas Compressor Stations (12.337)
  - 9. Natural Gas Processing Plant

## **8.950 Office, Research and Development District**

- a. Permitted Principal Uses
  - 1. office building or group of office buildings;
  - 2. research and development laboratories in which no product is manufactured and in which the entire operation is carried on within a building or buildings;
  - 3. public utility service buildings, structures and facilities;
  - 4. Municipal Services/Facilities;

5. forestry activities, subject to the provisions of Section 617, Forestry, of Ordinance No. 583, as amended;
- b. Permitted Accessory Uses
    1. parking areas for employees and customers;
    2. loading and truck maneuvering areas;
    3. signs;
  - c. Conditional Uses- *All conditional uses shall be subject to the standards and requirements set out in Article 12.*
    1. Communications Facilities and Tower Sites which shall be subject to the standards and criteria set forth in Article 12 of the Hampton Zoning Ordinance, and Article 10 (supplemental requirements) and in particular, Article 10.330 which relates to height exceptions.
    2. Oil and Gas Development and Production (12.337)

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**TABLE A  
BULK AND AREA REQUIREMENTS**

	CA	CB	RA	RB	RC	RD	HC	NC	LI	HI	ORD
<b>Minimum Lot Size (Acres)</b>	5	5*	1	1/2	1/4	1/4	X	1/2	2	2	3
<b>Maximum Density (Units Per Acre)</b>	1*	1	1	2	4*	8*	X	X	X	X	X
<b>Minimum Frontage on Right-of-way (feet)</b>	X	200	150	100	60	60	75	75	200	200	200
<b>Minimum Front Yard Setback From Right-of-way (feet)</b>	60	60	50*	40*	30*	40	40	40	40	40	40
<b>Minimum Side Yard From Property Line (feet)</b>	40*	40	30	40*	25*	25*	*	*	*	*	*
<b>Minimum Rear Yard From Property Line (feet)</b>	60	60	50	40	30*	30*	*	*	*	*	*
<b>Accessory Structures (&lt; or = 120 sf) Minimum Side and Rear Yards (feet)</b>	40	40	15	10	10	10	*	*	*	*	*
<b>Accessory Structures (&gt; 120 sf) Minimum Side Yards (feet)</b>	40	40	30	40*	25*	25*	*	*	*	*	*
<b>Accessory Structures (&gt; 120 sf) Minimum Rear Yard (feet)</b>	60	60	50	40	30*	30*	*	*	*	*	*
<b>** Maximum Lot Coverage (All Impervious Surfaces)</b>	10%	10%	30%	40%	50%	60%	90%	70%	70%	70%	70%**

**Maximum Height**

Thirty-five (35) Feet OR Three (3) Stories - whichever is the lesser.

\* See Section 10.250 for Buffer Yard Requirements and Section 10.900 for Additional Supplemental Requirements

\*\* All required buffer yards in Section 10.250 shall be met.

NOTE: Bulk and Area Requirements for Conditional Use applications shall be determined by Township Council