

- C. Planning Commission Review - At the time the application is submitted to the Board of Supervisors, the Zoning Officer shall also provide a copy to the Township Planning Commission for its recommendation. The Board of Supervisors shall not conduct a public hearing on the application until the comments from the Planning Commission are received or 30 days have passed from the time the application was referred to the Planning Commission.
- D. Conditions - The Board of Supervisors may attach reasonable conditions and safeguards to any conditional use approval granted, incorporating standards in this Zoning Ordinance for similar uses in the district and such other conditions as the Board of Supervisors may deem necessary to protect and promote the public health, safety, morals, and welfare and to implement the purposes of this Zoning Ordinance and the Pennsylvania Municipalities Planning Code.

SCHEDULE OF USES

PROHIBITED USES		
- Mobile food service operations (see §8.2800) - Mobile sales operations (see §8.2800)		
ACCESSORY USES IN ALL DISTRICTS (Zoning Officer)		
- Accessory use customary to approved use - Animal husbandry, home use - Carport - Daycare, home - Deck - Essential services - Farm stand - Fence* (See §5.301F) - Garage, private - Gazebo - Greenhouse, plant, private	- Guard house - Home garden* - Home occupation - Hot tub - No-impact home-based business - Parking area accessory to approved use - Patio* - Porch - Satellite dish antenna or satellite antenna*	- Shed - Sign accessory to approved use - Solar collector, accessory** - Sports courts per §5.301I - Swimming pool, private - Tennis court, private - Wind turbine generator, accessory, lot two acres or more - Yard, lawn, garage, tag, or estate sale*
*No permit required. ** No permit required if mounted on roof.		

R - RESIDENTIAL DISTRICT - The intent of the Residential District is to provide land in a sufficient amount to accommodate the residential needs of future populations and also to provide for other uses of a generally passive nature associated with residential uses.		
PRINCIPAL PERMITTED USES (Zoning Officer)		
- Cemetery, not including a crematorium - Crop production - Dwelling, single-family - Dwelling, two-family - Forestry	- Group home - Public park or playground - Recreation facility, public - Retail sales of related products with an active agriculture/forestry use up to 5,000 sq. ft. building area	- Short-term rental unit - Stable, private - Utility facilities requiring enclosure in structures - Winery, farm
CONDITIONAL USES (Planning Commission / Board of Supervisors) (See §11.804 for additional requirements.)		
- Conservation design subdivision - Day care center	- Development sales office - Golf course	- Wind turbine generator, accessory, lot less than two acres
SPECIAL EXCEPTIONS - none		