

A2 Section 6.11.1 All planting shall be at least four (4) feet in height when planted, and shall reach a height of at least six (6) feet at maturity;

A2 Section 6.11.2 All plantings and vegetative ground cover shall be maintained. Any plant material which does not live shall be replaced within one year;

A2 Section 6.11.3 Buffer yards shall not be used for parking, loading, storage, or structures. All except side buffer yards of interior lots may be crossed by access driveways and utility easements, provided such are not more than twenty-five (25) feet in width at the point of intersection.

### **A2 SECTION 7. MAXIMUM HEIGHT REQUIREMENTS**

No structure shall exceed the height limitations specified for the use in Article III through Article VI, except as allowed below.

A2 Section 7.1 Exceptions. The maximum height requirements shall not apply to the following: accessory farm buildings, barns and silos, belfries, bulkheads, chimneys, church spires, domes, flag poles, masts and aerials, monuments, observation towers, poles and towers, ventilators, water tanks, and windmills, provided they are erected only to such height as is necessary to accomplish the purpose they are to serve, and provided they are not intended for human occupancy as dwellings.

A2 Section 7.2 Computation. The height of a structure shall be computed as the vertical distance measured from the mean level of the ground surrounding the structure to its highest point.

ARTICLE III

CONSERVATION DISTRICTS

A3 SECTION 1. FOREST DISTRICT (F)

A3 Section 1.1 Intent: In addition to the intent of the Agricultural District, it is the intent of the Forest District to promote the following:

A3 Section 1.1.1 to encourage the preservation of woodlands in rural areas,

A3 Section 1.1.2 to protect and retain natural resources,

A3 Section 1.1.3 to alleviate erosion, sedimentation, and flooding,

A3 Section 1.1.4 to protect and regenerate watersheds,

A3 Section 1.1.5 to maintain micro-climates and the level of oxygen produced by woodlands,

A3 Section 1.1.6 to protect wildlife, habitat, and,

A3 Section 1.1.7 to provide for aesthetic enjoyment, open space, and recreational uses.

A3 Section 1.2 District Regulations: Only the uses listed in the following table shall be permitted in Forest District. All uses must conform to the lot, yard setback, and maximum height regulations stipulated herein, as well as other appropriate requirements of this Ordinance.

MARION TOWNSHIP  
Criteria and Standards for the Forest District (F)

PERMITTED USES	Lot Requirements The following lot requirements shall be met for each primary use:		Yard Setback Requirements The following lot requirements shall be met:			Maximum Height (feet)
	Minimum Size	Minimum Width (feet)	Maximum Coverage	Front Yard (feet)	Side Yard (feet)	
Land and structures may be used for only the following:						
Primary Uses						
(1) The tilling of the land, the raising of crops, fruits and vegetables and the raising and keeping of livestock and poultry.						
(2) Horticultural uses related to the raising, propagating and selling of trees, shrubs, flowers and other plant materials produced and raised on the premises.						
(3) Forestry uses related to the harvesting of lumber products; Lumber mills.	10 acres	300	10% (buildings)	60	100	75
(4) Usual farm structures, including barns and greenhouses.						
(5) Commercial campgrounds						
(6) Commercial establishments for the processing, storage and sale of farm products produced and raised on the premises.						
(7) Single-family detached dwellings.						
(8) Public or private conservation areas for the conservation of open space, water, soil and wildlife resources.						
(9) Park and recreational areas.						
(10) Churches and other places of worship, parish houses and convents.	5 acres	150 at the building setback line; 50 at the street line.	30%		50	
(11) State game and forest lands.						
(12) Essential services, public utility facilities.						
(13) Seasonal cottages; hunting and fishing cabins.						
(14) Radios and television transmitters and towers.						
Accessory Uses and Structures See primary use above to which it is accessory						

## A3 SECTION 2. STREAM VALLEY DISTRICT (S)

A3 Section 2.1 Intent. It is the intent of the Stream Valley District to promote the following:

A3 Section 2.1.1 throughout the municipality, to encourage the preservation of watercourses plus their associated streambanks, wetlands and marshes, alluvial soils, woodlands, valley walls, and steep slopes;

A3 Section 2.1.2 to protect and retain natural resources;

A3 Section 2.1.3 to alleviate erosion, sedimentation and flooding;

A3 Section 2.1.4 to protect and retain watersheds;

A3 Section 2.1.5 to protect wildlife and plant life;

A3 Section 2.1.6 to protect and regenerate streams for fishing, and

A3 Section 2.1.7 to provide for aesthetic enjoyment, open space and recreational uses.

A3 Section 2.2 Building Siting Criteria. In Stream Valley Districts, all principal buildings shall be located upon a portion of the lot where at least five (5) percent of the area of each lot created by such proposed plan also meet the following siting criteria:

A3 Section 2.2.1 Maximum Grade. No portion of any site proposed for the location of a principal building shall exceed twenty-five (25) percent in grade.

A3 Section 2.2.2 Floodplain. No portion of any site proposed for the location of a principal building shall be located within the 100 year floodplain as identified on the municipality's Flood Insurance Rate Maps (FIRM); additionally, no portion of such established floodplain shall be filled in for any purpose other than flood control or alleviation.

A3 Section 2.2.3 Wetlands. No portion of any site proposed for the location of a principal building shall be located within one hundred feet of any wetland. It is the responsibility of the landowner to identify all wetlands on the site and to protect these wetlands from encroachment.

A3 Section 2.2.4 Access. Any new lot created in the Stream Valley District shall be provided direct and exclusive access to an existing public road by either immediate lot frontage or a right of way provided for exclusive use of such lot.

A3 Section 2.3 District Regulations. Only the uses listed in the following table shall be permitted in the Stream Valley District. All uses must conform to the lot, yard setback, and maximum height regulations stipulated herein, as well as other appropriate requirements of this Ordinance.

MARION TOWNSHIP  
Criteria and Standards for the Stream Valley District(S)

PERMITTED USES	Lot Requirements The following lot requirements shall be met for each primary use:			Yard Setback Requirements The following lot requirements shall be met:			Maximum Height (feet)
	Minimum Size	Minimum Width (feet)	Maximum Coverage	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	
Land and structures may be used for only the following:  Primary Uses (1) The tilling of the land, the raising of crops, fruits and vegetables and the raising and keeping of livestock and poultry. (2) Horticultural uses related to the raising, propagating and selling of trees, shrubs, flowers and other plant materials produced and raised on the premises. (3) Usual farm structures, including barns and greenhouses. (4) Single-family detached dwellings. (5) Public or private conservation areas for the conservation of open space, water, soil and wildlife resources. (6) Public park and recreational areas. (7) Churches and other places of worship, parish houses and convents. (8) State game and forest lands. (9) Semi-public or private park and recreational areas, including game and wildlife hunting and gun clubs, camps and camping grounds, horse riding stables and academies, and winter sports areas. (10) Seasonal cottages; hunting and fishing cabins. (11) Essential services; public utility facilities. (12) Golf courses, driving ranges, and mini-golf courses. (13) Country clubs.	10 acres	300	10% (buildings)	50	100	75	35
Accessory Uses and Structures	2 acres	200 at the building setback line; 50 at the street line	30%		50		

See primary use above to which it is accessory.

**"A3 SECTION 3. AGRICULTURAL-CONSERVATION DISTRICT (R-1)**

A3 Section 3.1 Intent. It is the intent of the Agricultural-Conservation District to promote the following:

A3 Section 3.1.1 to protect and stabilize agriculture as an on-going economic activity,

A3 Section 3.1.2 to protect and retain natural resources, particularly highly productive soils,

A3 Section 3.1.3 to protect the area's rural atmosphere and lifestyle;

A3 Section 3.1.4 to keep substantial areas of permanent open space as one means of retaining that rural atmosphere,

A3 Section 3.1.5 to maintain the opportunity for the production of fresh produce for the residents of Centre County,

A3 Section 3.1.6 to guide the majority of the Township's growth to areas where public utilities and improved roads either exist or are planned,

A3 Section 3.1.7 to provide for limited residential development upon appropriate sites, such as wooded areas or areas with low productive soils,

A3 Section 3.1.8 to permit limited commercial and community facilities which are compatible with the rural environment, which offer alternative economic alternatives to property owners not able or wishing to continue farming, and/or which would create serious nuisances or hazards if located within populous areas.

A3 Section 3.2 District Regulations. Only the uses listed in the following table shall be permitted in the Agricultural-Conservation Residential District. All uses must conform to the lot, yard setback, and maximum height regulations stipulated herein, as well as other appropriate requirements of this Ordinance.

A3 Section 3.3 All tracts of land ten (10) acres or more in size shall be developed according to the clustering requirements of Article II, Section 5.3 et seq.

A3 Section 3.4 Land development. All farm buildings shall be considered subordinate to each other and therefore exempt from the land development requirements of the Pennsylvania Municipalities Planning Code (53 P.S. §10503). Farm buildings shall include one (1) single family residence, barn, feed storage, and other related structures and facilities for use in crop raising and/or animal husbandry including dairy, beef, veal, swine, poultry, fowl, horses, sheep, goats and rabbits.

**ZONING ORDINANCE AMENDMENT**

The Zoning Ordinance of Marion Township, Centre County, Pennsylvania, is proposed to be amended as follows:

**A3 Section 3.2 District Regulations.** Line 15 of the Criteria and Standards for the Agricultural-Conservation District R-1 is amended by deleting the word "Commercial" and correcting the spelling of the word "cemeteries". Line 15 will now provide for "Cemeteries" for a permitted use.

**A4 Section 2.2 District Regulations.** Lines 5, 6, and 7, of the Criteria and Standards for the Single Family Residential District R-2 shall be amended to include "cemetery". Line 5 shall now provide Child day-care centers and cemeteries. Line 6 shall now provide Churches and other places of worship, parish houses, convents, and cemeteries. Line 7 shall now provide for Public and private nursery, kindergarten, elementary and secondary schools, and cemeteries.

Enacted and Ordained as an Amendment to Marion Township Zoning Ordinance this 11<sup>th</sup> day of February, 2003.

ATTEST:

Sharon J. Bathgate

TOWNSHIP OF MARION

[Signature]  
Archie B. Gettig  
Henry J. Kohn



**MARION TOWNSHIP  
Criteria and Standards for the Agricultural-Conservation District (R-1)**

PERMITTED USES	Lot Requirements The following lot requirements shall be met for each primary use:		Yard Setback Requirements Following lot requirements shall be met:			Maximum Height	
	Min. Size	Min. Width	Max. Cover	Front Yd.	Side Yd.		Rear Yd.
Land & structures used for only the following:  Primary Uses (1) Tilling of land, raising of crops, fruits & vegetables and raising & keeping of livestock and poultry. (2) Horticultural uses related to the raising, propagating & selling of trees, shrubs, flowers & other plant materials produced & raised on the premises. (3) Forestry uses related to the harvesting of lumber products; lumber mills. (4) Usual farm structures, incl. barns and greenhouses. (5) Commercial establishments for the processing, storage & sale of farm products produced & raised on premises. (6) Golf courses, driving ranges, & mini-golf courses. (7) Single-family detached dwellings. (8) Public/private conservation areas for conservation of open space, water, soil & wildlife resources. (9) Park and recreational areas. (10) Churches and other places of worship, parish houses and convents. (11) State Game Lands (12) Animal hospitals, veterinary offices. (13) Animal kennels; pet grooming & training. (14) Clubs, lodges & fraternal organizations. (15) Commercial cemeteries. (16) Public/private nursery, kindergarten, elementary and secondary schools. (17) Public Utility facilities; essential services. (18) Radios/television/telephone transmitters and towers.	10 acres	300 ft.	10% (buildings)	50 ft.	100 ft.	75 ft.	35 ft.
Accessory Uses and Structures Spec. Excpt. Uses: Airports, Landing Strips, Sales & Service	1.5 acres	150 at the building setback line; 50 at the street line	30%	30 ft.	50 ft.		
See primary use above to which it is accessory.							

## ARTICLE IV

### RESIDENTIAL DISTRICTS

#### A4 SECTION 1. FOREST RESIDENTIAL DISTRICT (FR)

A4 Section 1.1 Intent. It is the intent of the Forest Residential District to promote the following:

A4 Section 1.1.1 to provide for a mix of low density housing amidst woodlands in rural areas;

A4 Section 1.1.2 to protect the rural and wooded character of the Township;

A4 Section 1.1.3 to protect natural resources, wildlife, watersheds, habitat and open space within a mix of low density housing and other uses appropriate to a low density rural environment.

A4 Section 1.2 District Regulations. Only the uses listed in the following table shall be permitted in the Forest Residential District. All uses must conform to the lot, yard setback and minimum and maximum regulations stipulated herein, as well as other appropriate regulations of this Ordinance.

A4 Section 1.3 Home agriculture, including home animal agriculture, may be conducted in the Forest Residential District so long as animal numbers, as well as care and management, conform to recommended management practices established in Recommended Guidelines for Home Animal Agriculture in Residential Areas published by the N.J. Cooperative Extension Service, N. J. Agricultural Experiment Station, Leaflet 501, November 1982.

A4 Section 1.3.1 General Waste Management - Dry (except for normal daily wastes) interior stalls be maintained. Outside lots shall not become muddy either due to weather or animal activity.

A4 Section 1.3.1.1 Daily removal of all the manure in interior housing or exterior lots. The manure, once removed, shall be handled by one of the following alternative ways:

A4 Section 1.3.1.2 Daily placement in a plastic garbage bag, tightly closed, for periodic removal from the premises or stored for later use, such as incorporation into the soil. Stored manure shall not accumulate for more than three weeks.

A4 Section 1.3.1.3 Used immediately and incorporated daily into the soil of a garden, but not as a surface mulch.

A4 Section 1.3.1.4. Incorporated into a bona fide composting procedure so odors or fly breeding and flies cannot be a by-product. A manure pile does not qualify as a composting procedure.

A4 Section 1.3.1.5. Store in an undercover (rainfree) well-drained, screened and fly-free storage area, located 50 feet or more from the property line, until the manure can be handled in any of the above alternatives 1, 2 or 3.

A4 Section 1.3.2 Large and Medium Sized Animals (such as cattle, horses, sheep, goats and swine)

A4 Section 1.3.2.1. **Lot Size** The minimum lot size to be considered, including the dwelling site, shall be three acres. No more than one (1) animal unit shall be kept on the first acre and no more than one (1) animal unit for each acre. Above a three-acre lot size, animal numbers shall be determined on a site-specific basis but not exceed more than one and one-half (1 1/2) animal units per acre. Parts of an acre above one acre may be used to determine numbers of mature large and medium-sized, or immature large and medium-sized livestock. For a specific description of animal units by livestock category, see Table 1 .

A4 Section 1.3.2.2. **Fencing and Outside Lot** Large and medium-sized domesticated animals need exercise and living space compatible with their age and size. An outside lot, when used to provide exercise and possibly some grazing, shall be fenced in a manner to be safe to animals and man and located in a manner that livestock will not cause damage to a neighbor's property. Fences constructed for the exterior fence line shall be made of woven wire or wooden materials and be 48 inches high with posts nor more than 10 feet apart. Barbed wire shall be avoided except where sheep fence may require barbed wire to be strung at the bottom and the top of the exterior fence, in addition to woven wire, for the purposes of dog control. Electric fence may be used for interior partition fences, where applicable but not for exterior fence.

A4 Section 1.3.2.3. The fence lot shall be so located and managed so that it does not become muddy due to weather conditions, from JV drainage, or activity of the confined animals, and drainage shall prevent any standing water from accumulating. Lots shall not be extended to reach streamways passing through the property.

A4 Section 1.3.2.4. If an outside fence lot is provided for swine, it must be paved and have adequate provisions for drainage.

Recommendations for minimum lot sizes are indicated in **Table 2**.

**Table 1. ANIMAL UNITS\* FOR SPECIFIC LIVESTOCK CATEGORIES OR TYPE**

<u>Livestock</u>		<u>Units/Animal</u>	<u>Animals/Unit</u>	<u>Remarks</u>	
Cattle:	Dairy: 1 yr. or older	1	1	Or cow with nursing calf	
	Under 1 year	1/2	2		
	Beef:	1 yr. or older	1	2	Or cow with nursing calf
		Under 1 year	1/2		
	Steers: 1 year or older (dairy or beef)		1	1	
		Under 1 year	1/2	2	
Bulls: 1 yr. or older (dairy or beef)					
	Under 1 yr.	1/2	2		
Horses:	All breeds and sexes: 6 mos. or older	1	1	Includes ponies, mules, burrows, donkeys. Mares with foal until weaned or up to age of 6 mos. = 1 unit. (See above remarks)	
	All breeds: under 6 mos.	1/2	2		
Sheep:	All breeds and sexes: 1 yr. or older	1/5	5	Ewe with nursing lamb up to 3 mos. = 1/5 unit.	
	Lambs over 3 mos. and up to 1 year	1/10	10		
Goats:	All breeds and sexes:	Same as sheep (see above)			
Swine:	All breeds: Over 1 year	1/2	2	Sow with suckling pigs under 3 mos. = 1/2 unit.	
	All sexes: 3 mos. to 1 yr.	1/4	4		

\*32 Bird Units = 1 Animal Unit (See Table 3)

NOTE: Combination of different livestock and fowl are acceptable so long as total densities are not exceeded for acreage available.

Example: 1 swine and 16 chickens would be acceptable on 1 acre. However, 1 horse and 16 chickens would not.

**Table 2. AREA MINIMUM FOR OUTSIDE LOTS FOR  
LARGE AND MEDIUM DOMESTICATED ANIMALS**

	<u>Per Animal Unit</u>	
Horses	Minimum	1,000 sq. ft.
Cattle	Minimum	300 sq. ft.
Sheep and goats	Minimum	300 sq. ft.
Swine	Minimum	100 sq. ft.

A4 Section 1.3.2.5 **Interior Animal Housing.** All confined, domesticated animals shall have shelter accessible which will keep off rain, provide shade and give protection from the wind. Floor conditions shall prevent slipping and provide for the bedding to be routinely dry. When an exterior lot is accessible, a minimum of 100 square feet of interior floor space per animal unit shall be provided. If no exterior lot is provided, additional, adequate space, at least double the above interior floor space, shall be accessible per animal unit. Water shall always be accessible.

A4 Section 1.3.2.6. The minimum distance from a property line for locating a building for housing large animals shall be 50 feet unless there are reasonable conditions to modify this setback.

A4 Section 1.3.3 **Poultry.** Chickens, ducks, turkeys, geese, and game birds such as pheasants and quail. For home agriculture, not more than 32 bird units shall be allowed on any three acre lot and no more than 32 bird units for each additional acre.

Refer to **Table 3** for recommended bird unit comparison.

**TABLE 3. POULTRY BIRD UNITS\* FOR USE  
WITH HOME ANIMAL AGRICULTURE**

	"Bird Unit" Factor	Lot Size - Acres		
		3	4	5
		Max. Number Bird Units		
Chickens (mature)	1	32	64	96
Broilers & Fryers	1/3			
Ducks	2	The max. number of bird units (regardless of specie) shall not exceed those specified for chickens.		
Turkeys	4			
Geese	4			

To determine the combination of birds that may be permitted on, for example, three acres, the following calculations are suggested:

Multiply the bird number desired by the bird unit factor - the total shall not exceed 32.

\*32 Bird Units - 1 Animal Unit.

A4 Section 1.3.3.1 **Management Recommendations for Home Flocks.** A small flock of fowl may be raised on a conventional litter floor with or without access to an outside yard, or confined to cages. When confined to cages a minimum of 60 square inches of cage floor space per bird shall be provided. If the conventional floor system is used, birds shall be provided with a minimum of 2 or 3 square feet of floor space per chicken. Bantams may be allotted one-half of the floor space recommended for standard size breeds.

A4 Section 1.3.3.2. If poultry has access to an outdoor yard, the yard shall be a minimum size of 15 square feet of yard space per chicken. The yard must be properly maintained so as not to create odors, particularly during rainy or hot, humid days. Turkeys, ducks and geese require a yard size 50 percent larger than that for chickens. Three times as many broilers, fryers, etc., can be accommodated with no additional yard or house space, provided sanitary conditions are maintained.

A4 Section 1.3.3.3. Sanitary conditions within the house and the yard must be maintained in order to minimize the fly and odor problems. Fly and rodent control measures must be followed according to the recommendations of the New Jersey Agricultural Experiment Station (NJAES).

A4 Section 1.3.3.4. Poultry manure shall be applied to the soil as organic fertilizer, worked into a compost pile, or disposed of off the premises. If stockpiled, it must be covered with soil or be in an enclosed, screened area. When disposed of on the land, the amount shall not exceed the recommended levels of 500 pounds per thousand square feet or the latest recommendations of the New Jersey Agricultural Experiment Station.

In view of the many variables such as (1) location; (2) type of management system to be followed; (3) nature of surrounding areas; (4) types of birds to be raised, etc., some situations shall be reviewed with knowledgeable people in the field of agriculture.

A4 Section 1.3.3.5. **Fencing and Outside Lots.** Although poultry may be raised under cover with no access to the outside, some home agriculturists may want to provide an outside lot or poultry yard. If such a lot is provided, it shall allow for 15 square feet of space per bird unit. If birds have access to a wire porch, a similar square footage shall be allowed.

A4 Section 1.3.3.6. The yard shall be fenced with wire and sufficiently strong and high enough to keep dogs and other predators from entering. The yard shall be kept free to debris, weeds and standing water and suitably screened with shrubbery or other appropriate devices, if visual aesthetics are a consideration. The yard shall not be placed any closer than 25 feet from neighboring property lines and shall be behind the rear of the dwelling, with the normal dwelling setback from the roadway.

A4 Section 1.3.3.7. **Poultry Waste Management.** Under the conventional floor system, desirable house conditions may be maintained through a deep litter management program. Litter, consisting of dry absorbent material such as straw, ground sugar cane, wood sawdust or shavings, is added to the floor to a depth of 4 to 6 inches.

A4 Section 1.3.3.8. The composting action, which subsequently takes place between the litter and the poultry droppings that accumulate daily, shall result in dry floor conditions that will minimize flies and/or odors. Litter floors, when properly managed, need to be cleaned only once annually.

A4 Section 1.3.3.9. Dropping boards beneath roosting areas and the area beneath cages, where manure accumulates, must be cleaned once every 3 to 5 days.

A4 Section 1.3.3.10. Poultry manure can be applied to the soil in the vegetable garden. It shall be applied at a rate not to exceed 500 pounds per 1,000 square feet no more than once every three months for the total amount. Manure shall be incorporated into the soil and not used on the surface as mulch. It may be composted or stored as outlined under the Animal Waste Management section of these recommendations.

A4 Section 1.3.4 **Pigeons.** Pigeons are typically confined to a loft or "fly" (a screened exercise area for pigeons) which will also include an interior roosting area where pigeons may be out of the weather. The loft, depending on the particular arrangement desired by the owner, may or may not allow pigeons to have contact with the ground. Pigeons, properly maintained, are compatible with small residential lots.



A4 Section 1.3.4.1. The animal waste for pigeons shall be handled in a manner similar to the earlier discussions on animal wastes. It can be a valuable organic fertilizer additive for use in gardening but shall not be applied at more than 500 pounds per 1,000 square feet no more than once in three months for the total amount.

The recommended density for raising pigeons in relation to lot size is indicated in Table 4.

**TABLE 4. PIGEONS**

(1 pigeon = three tenths of a bird unit)

Lot Size in Acres

3 or more (max. no.)

Pigeons (mature)	200
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Young pigeons (squabs) not counted until they mature.

A4 Section 1.3.5 **Rabbits.** Rabbits are generally confined in cages with wire bottom floors. Usually the rabbit is provided with an exercise area made of wire that is exposed to the outside and has a wire bottom through which the animal waste may fall onto the ground or in dropping pans. In addition, they are provided with individual boxes to protect them from weather and provide security and seclusion. The entire arrangement is sometimes referred to as a hutch and is raised off the ground for purposes of security, ease in caring for the rabbits and to provide sufficient space to clean under the cage. It is recommended that hutches be no closer to the property lines than 25 feet. A recommended cage would be 36" x 30" x 18" high. Such a cage so constructed, with two partitions, can accommodate three four-pound rabbits; without partitions, one 12-pound rabbit.

A4 Section 1.3.5.1. Animal waste must be cleaned every 3 to 5 days and handled in a manner similar to the discussion in previous sections on animal waste. Some rabbit producers have an earthworm pit beneath the rabbit cage onto which the rabbit wastes accumulate. The earthworms then make use of this organic matter. Such an arrangement is acceptable if properly managed and can provide a continuous source of fishing worms during the warm season months.

Acceptable densities for rabbits are indicated in Table 5.

**TABLE 5. RABBITS**

(six tenths of a bird unit)

Lot Size in Acres

3 (max. no.)

Rabbits (mature)	75
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Young rabbits are not counted until mature.

**MARION TOWNSHIP**  
**Criteria and Standards for the Forest Residential District (FR)**

PERMITTED USES	Lot Requirements The following lot requirements shall be met for each primary use:		Yard Setback Requirements The following lot requirements shall be met:			Maximum Height (feet)
	Minimum Size	Minimum Width (feet)	Maximum Coverage	Front Yard (feet)	Side Yard (feet)	
Land and structures may be used for only the following:						
Primary Uses						
(1) State game and forest lands.	10 acres					
(2) The tilling of the land, the raising of crops, fruits and vegetables and the raising and keeping of livestock and poultry.						
(3) Horticultural uses related to the raising, propagating and selling of trees, shrubs, flowers and other plant materials produced and raised on the premises.	5 acres	200	10% (buildings)	60	50	75
(4) Forestry uses related to the harvesting of lumber products; lumber mills.						
(5) Usual farm structures, including barns and greenhouses.						
(6) Commercial establishments for the processing, storage and sale of farm products produced and raised on the premises.						
(7) Single-family detached dwellings.						
(8) Public or private conservation areas for the conservation of open space, water, soil and wildlife resources.						
(9) Park and recreational areas.	1.5 acres		30%		30	50
(10) Churches and other places of worship, parish houses and convents.						
(11) Essential services; public utility facilities.						
(12) Seasonal cottages; hunting and fishing cabins.						
(13) Radios, television & telephone, transmitters and towers.						
Accessory Uses and Structures						
Home Agriculture/Accessory to single family detached building 3 A. Minimum Lot Size						

**A4 SECTION 2. SINGLE FAMILY RESIDENTIAL DISTRICT (R-2)**

A4 Section 2.1 Intent. It is the intent of the Single Family Residential District to promote the following:

A4 Section 2.1.1 to provide for low density housing in appropriate locations, and to permit limited public and quasi-public uses appropriate for residential neighborhoods,

A4 Section 2.1.2 to protect residential areas from changes and intrusions which may cause deterioration,

A4 Section 2.1.3 to meet minimum standards of health and safety by protecting against hazards and nuisances,

A4 Section 2.1.4 to provide for adequate daylight, ventilation, quiet, privacy, and recreational opportunity, and,

A4 Section 2.1.5 to prevent congestion and the overcrowding of land caused by excessive densities.

A4 Section 2.2 District Regulations. Only the uses listed in the following table shall be permitted in the Single Family Residential District. All uses must conform to the lot, yard setback and maximum regulations stipulated herein, as well as other appropriate requirements of this Ordinance.

**ZONING ORDINANCE AMENDMENT**

The Zoning Ordinance of Marion Township, Centre County, Pennsylvania, is proposed to be amended as follows:

**A3 Section 3.2 District Regulations.** Line 15 of the Criteria and Standards for the Agricultural-Conservation District R-1 is amended by deleting the word "Commercial" and correcting the spelling of the word "cemeteries". Line 15 will now provide for "Cemeteries" for a permitted use.

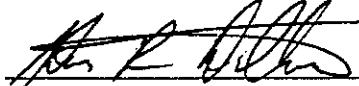
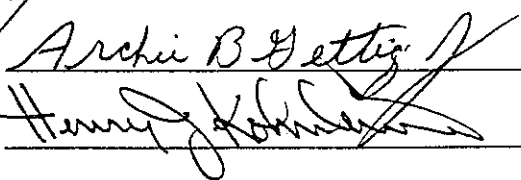
**A4 Section 2.2 District Regulations.** Lines 5, 6, and 7, of the Criteria and Standards for the Single Family Residential District R-2 shall be amended to include "cemetery". Line 5 shall now provide Child day-care centers and cemeteries. Line 6 shall now provide Churches and other places of worship, parish houses, convents, and cemeteries. Line 7 shall now provide for Public and private nursery, kindergarten, elementary and secondary schools, and cemeteries.

Enacted and Ordained as an Amendment to Marion Township Zoning Ordinance this 11<sup>th</sup> day of February, 2003.

ATTEST:

Sharon J. Bathgate

TOWNSHIP OF MARION

  
Archie B. Betteg  


**Criteria and Standards for the Single-Family Residential District (R-2)**

**MARION TOWNSHIP**

PERMITTED USES  * by amendment	Lot Requirements The following lot requirements shall be met for each primary use:			Yard Setback Requirements The following lot requirements shall be met:			Maximum Height (feet)
	Minimum Size	Minimum Width (feet)	Maximum Coverage	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	
Land and structures may be used for only the following:							
<b>Primary Uses</b>							
(1) Single-family detached dwellings, with off-site sewer and off-site water services.	12,000 sq. ft.	90 at the bldg. setback line; 50 at the st. line	30%	30 on local and collector sts.; 50 on arterial streets.	10	30	35
(2) Single-family detached dwellings, with on-site sewer and off-site water services.	20,000 sq. ft.	120 at the bldg. setback line; 50 at the street line					
(3) Single-family semi-detached dwellings, with off-site sewer and on-site water services.	17,000 sq. ft.	120 at the bldg. setback line; 50 at the st. line					
(4) Single-family semi-detached dwellings, with on-site sewer and on-site water services.	30,000 sq. ft.	180 at the bldg. setback line; 50 at the st. line					
(5) Child day-care centers.	1 acre	150 at the bldg. setback line; 50 at the st. line					
(6) Churches and other places of worship, parish houses and convents.							
(7) Public and private nursery, kindergarten, elementary and secondary schools.							
(8) Public park and recreational areas.	--	--					
(9) Farm uses.	10 acres	300	10%				
(10) Country clubs, commercial camps and* <b>Commercial Camps</b>							
(11) Golf courses, mini-golf courses, driving ranges.							
(12) Animal kennels and pet grooming.							
(13) Mobile home parks.							
<b>Accessory Uses and Structures</b>							

See primary use above to which it is accessory.

### A4 SECTION 3. VILLAGE RESIDENTIAL DISTRICT (VR)

A4 Section 3.1 Intent. It is the intent of the Village Residential District to promote the following:

A4 Section 3.1.1 to perpetuate the distinctive character and identity of older low density neighborhoods (i) by keeping buildings at or near the street line, (ii) by placing parking areas generally to the rear or sides of buildings, (iii) by maintaining and replacing shade trees, and (iv) by emphasizing pedestrian movements,

A4 Section 3.1.2 to permit a harmonious mixture of housing and selected service and community activities, but to generally exclude retail and other commercial activities typical of the Village Commercial District,

A4 Section 3.1.3 to encourage selective reuse of buildings outgrowing the purpose of their original construction,

A4 Section 3.1.4 to protect residential areas from changes and intrusions which may cause deterioration,

A4 Section 3.1.5 to meet minimum standards of health and safety,

A4 Section 3.1.6 to provide for adequate day light, ventilation, quiet, privacy, and recreational opportunity, and

A4 Section 3.1.7 to provide for the public convenience and avoid congestion.

A4 Section 3.2 District Regulations. Only the uses listed in the following table shall be permitted in the Village Residential District. All uses must conform to the lot, yard setback, and maximum height regulations stipulated herein, as well as other appropriate requirements of this Ordinance.

MARION TOWNSHIP  
Criteria and Standards for the Village Residential District (VR)

PERMITTED USES	Lot Requirements The following lot requirements shall be met for each primary use:		Yard Setback Requirements The following lot requirements shall be met:			Maximum Height (feet)
	Minimum Size	Minimum Width (feet)	Maximum Coverage	Front Yard (feet)	Side Yard (feet)	
Land and structures may be used for only the following:						
Primary Uses						
(1) All permitted uses of the single-family residential district, except farm uses with off-site sewer and water.	10,000 sq. ft.	50	25%	--	3	20
(2) Two-family detached dwellings with off-site sewer and water.						35
(3) Two-family semi-detached dwellings with off-site sewer and water.						
(4) Tourist homes, bed and breakfasts, nursing homes with off-site water & sewer.						
(5) Barbers & beauticians, mortuaries, reading rooms, shoe repair and tailors with off-site water & sewer.						
(6) Medical and dental offices and clinics, excluding animal hospitals and veterinary offices with off-site water & sewer.						
(7) Clubs, lodges and fraternal organizations with off-site water & sewer.						
(8) Community centers with off-site water & sewer.						
(9) Municipal office buildings with off-site water & sewer.						
(10) Public libraries and museums; art galleries with off-site water & sewer.						
(11) Essential services; public utilities with off-site water & sewer.						
Accessory Uses and Structures						
NOTE: No structure shall exceed 2,500 sq. ft. in ground floor size. All drive-in primary and accessory commercial uses and all mobile homes, even if placed on permanent foundations, are expressly prohibited from the Village District.						

See primary use above to which it is accessory.



**ARTICLE V**

**COMMERCIAL DISTRICTS**

**A5 SECTION 1. VILLAGE COMMERCIAL DISTRICT (VC)**

A5 Section 1.1 Intent. It is the intent of the Village Commercial District to promote the following:

A5 Section 1.1.1 to perpetuate the distinctive character and identity of older neighborhoods (i) by keeping buildings at or near the street line, (ii) by placing parking areas generally to the rear or sides of buildings, (iii) by maintaining and replacing shade trees, and (iv) by emphasizing pedestrian movements,

A5 Section 1.1.2 to permit a harmonious mixture of housing and selected service and community activities, and generally including retail and other commercial activities not typical of the Village Residential District,

A5 Section 1.1.3 to encourage selective reuse of buildings outgrowing the purpose of their original construction,

A5 Section 1.1.4 to protect residential areas from changes and intrusions which may cause deterioration,

A5 Section 1.1.5 to meet minimum standards of health and safety,

A5 Section 1.1.6 to provide for adequate daylight and ventilation,

A5 Section 1.1.7 to provide for the public convenience and avoid congestion.

A5 Section 1.2 District Regulations. Only the uses listed in the following table shall be permitted in the Village Commercial District. All uses must conform to the lot, yard setback, and maximum height regulations stipulated herein, as well as other appropriate requirements of this Ordinance.

MARION TOWNSHIP  
Criteria and Standards for the Village Commercial District (VC)

PERMITTED USES	Lot Requirements The following lot requirements shall be met for each primary use:		Yard Setback Requirements The following lot requirements shall be met:			Maximum Height (feet)
	Min. Size	Min. Width	Max Coverage	Front Yard	Side Yard	
Land structures used for only the following:						
<b>Primary Uses</b>						
(1) All permitted uses of the single-family residential district, except farm uses.	10,000 sq. ft.	50 ft.	25%	--	3 ft.	20 ft.
(2) Two-family detached dwellings.	<p><b>NOTE:</b> #1-#18 must have off-site water &amp; sewer; area must be 40,000 sq. ft. or more for on-site water &amp; sewer and must meet SEO requirements.</p>					
(3) Two-family semi-detached dwellings.						
(4) Tourist homes, bed and breakfast.						
(5) All retail establishments for the sale, service and rental of goods, except aircraft, beer distributors, boat & marine supplies, contractors & farm equipment, lumber yds, mobile homes & accessories, motor vehicles & accessories (incl. auto service stations & garages), glass, pawn shops & swimming pools.						
(6) Barbers & beauticians, caterers, health clubs, mortuaries, photo equipment & processing, reading rooms, shoe repair & tailors.						
(7) Studios for instruction in music & the performing arts; photo studios & handcraft studios.						
(8) Business, professional & financial offices.						
(9) Medical & dental offices & clinics, excluding animal hospitals & veterinary offices						
(10) Mail-Order agencies.						
(11) Eating & drinking establishments.						
(12) Clubs, lodges & fraternal organizations.						
(13) Community centers.						
(14) Municipal office buildings.						
(15) Public libraries & museums; art galleries.						
(16) Essential services; public utilities						
(17) Boarding, group, family care & half-way houses, rehab centers.						
(18) Nursing Homes.						
<b>Accessory Uses and Structures</b>						
<p align="center">See primary use above to which it is accessory.</p>						
<p><b>Note:</b> No structure shall exceed 2,500 sq. ft. in ground floor size. All drive-in primary &amp; accessory commercial uses &amp; all mobile homes, even if placed on perm. foundations, are expressly prohibited from the Village District.</p>						

**A5 SECTION 2. PLANNED COMMERCIAL DISTRICT (C-1)**

A5 Section 2.1 Intent. It is the intent of the Planned Commercial District to promote the following:

A5 Section 2.1.1 to provide for a full range of retail, service and office uses in appropriate locations,

A5 Section 2.1.2 to minimize the hazards of highway commercial activity

A5 Section 2.1.3 to encourage the clustering of commercial establishments,  
A5 Section 2.1.4 to meet minimum standards of health and safety by protecting against hazards and nuisances, and

A5 Section 2.1.5 to promote stable commercial development.

A5 Section 2.2 District Regulations. Only the uses listed in the following table shall be permitted in the Planned Commercial District. All uses must conform to the lot, yard setback, and maximum height regulations stipulated herein, as well as other appropriate requirements of this Ordinance.

**MARION TOWNSHIP  
Criteria and Standards for the Planned Commercial District (C-1)**

PERMITTED USES	Lot Requirements The following lot requirements shall be met for each primary use:		Yard Setback Requirements The following lot requirements shall be met:			Maximum Height (feet)
	Minimum Size	Minimum Width (feet)	Maximum Coverage	Front Yard (feet)	Side Yard (feet)	
<p>Land and structures may be used for only the following:</p> <p><b>Primary Uses</b></p> <p>(1) All retail establishments for the sale, service and rental of goods.</p> <p>(2) All service establishments including but not limited to automobile service stations, barbers, and beauticians, dry cleaning, health clubs, mortuaries, and tailors.</p> <p>(3) All permitted uses of the Office Commercial District.</p> <p>(4) Ambulance Services.</p> <p>(5) Amusement Enterprises, including billiard parlors, bowling alleys, skating rinks and similar uses.</p> <p>(6) Arenas, stadiums, commercial auditoriums, and motion picture theaters.</p> <p>(7) Animal Hospitals and veterinary offices.</p> <p>(8) Bus passenger service.</p> <p>(9) Commercial dairies; commercial horticultural nurseries.</p> <p>(10) Eating and drinking establishments.</p> <p>(11) Hotels and motels.</p> <p>(12) Public and private garages for storage and maintenance of motor vehicles.</p> <p>(13) Public utility facilities; essential services.</p> <p>(14) Taxi and limousine services.</p> <p>(15) Tourist homes, bed and breakfast homes.</p> <p>(16) Community Center.</p> <p>(17) Halfway Houses/rehab centers.</p> <p>(18) Radio and television studios.</p> <p><b>Special Exception Uses:</b> Adult business and entertainment.</p> <p><b>Accessory Uses and Structures</b></p>	<p>The minimum lot size shall be determined on the basis of the minimum width, maximum coverage yard setback, parking, and other requirements contained in this Section and Ordinance.</p>	<p>Maximum building coverage ~ all uses 40%</p> <p>Maximum total impervious coverage all uses 80%</p>	<p>50</p>	<p>15</p>	<p>50</p>	<p>45</p>
<p align="center">See Article VII, Section 12</p>						
<p align="center">See primary use above to which it is accessory.</p>						

**ARTICLE VI**

**INDUSTRIAL DISTRICTS**

**A6 SECTION 1. GENERAL INDUSTRIAL DISTRICT (I-1)**

A6 Section 1.1 Intent. It is the intent of the General Industrial District to promote the following:

A6 Section 1.1.1 to cluster industrial development in selected locations,

A6 Section 1.1.2 to promote sites for heavy industries, separated from light industry and other less intense uses, and

A6 Section 1.1.3 to minimize the hazards and nuisances resulting from the operation of industries.

A6 Section 1.2 District Regulations. Only the uses listed in the following table shall be permitted in the General Industrial District. All uses must conform to the lot, yard setback, and maximum height regulations stipulated herein, as well as other appropriate requirements of this Ordinance.

**MARION TOWNSHIP  
Criteria and Standards for the General Industrial District (I-1)**

PERMITTED USES	Lot Requirements The following lot requirements shall be met for each primary use:		Yard Setback Requirements The following lot requirements shall be met:			Maximum Height (feet)	
	Minimum Size	Minimum Width (feet)	Maximum Coverage	Front Yard (feet)	Side Yard (feet)		Rear Yard (feet)
<p><b>Land and structures may be used for only the following:</b></p> <p><b>Primary Uses</b></p> <p>(1) All uses of light industrial district</p> <p>(2) Any production, manufacturing, assembly, processing, cleaning, repair, storage or distribution of goods, materials, foodstuffs, and other products not involving a retail activity except as an accessory use.</p> <p>(3) Auto wrecking, junk, and scrap establishments.</p> <p>(4) Freight and trucking terminals.</p> <p>(5) The manufacture, processing or bulk storage of natural gas, petroleum, gasoline and other petroleum derivatives and explosives.</p> <p>(6) Moving and storage, parcel delivery and express transfer stations.</p> <p>(7) Public and private garages for the storage and maintenance of motor vehicles.</p> <p>(8) Public utility facilities, essential services.</p> <p>(9) Refractories</p> <p>(10) Rendering plants</p> <p>(11) Incinerators</p> <p>(12) Wholesale distribution, warehouses.</p>	<p>The minimum lot size shall be determined on the basis of the minimum width, maximum coverage yard setback, and other requirements contained in this Section and Ordinance.</p>	150	50%	50	25	50	35
<p><b>Accessory Uses and Structures</b></p> <p>(1) Adult Businesses</p> <p>(2) Quarrying</p> <p>(3) Correctional Institutions</p>							
See primary use above to which it is accessory.							
See Article VII Sub-Section 12							
See Article VII Sub-Section 14							