

AP | Agricultural Preservation

Description: The AP District is intended to protect agriculture as an on-going economic activity by generally permitting only those land uses and activities which are agricultural in nature or support agricultural activity or operations.



Dimensional Requirements

Min. Lot Area	1 Acre	
Max. Lot Area	Residential	2 Acres*
	Farm/Agricultural	None
	All Other	4 Acres*
Min. Lot Width	Residential	125'
	Farm/Agricultural	125'
	All Other	200'
Max. Lot Coverage	Residential	25%
	Farm/Agricultural	35%
	All Other	30%

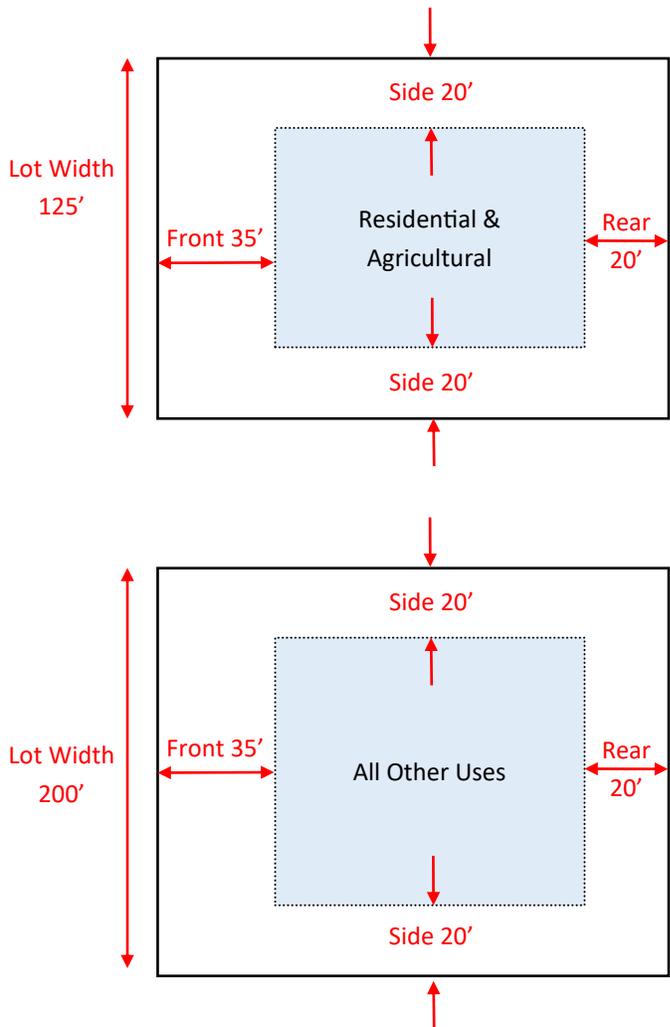
Setbacks

Front Setback	35'	
Side Setback	20'	
Rear Setback	20'	

Building Height

Max. Height	Farm/Agricultural	None
	All Other	40'

*Lots in the AP District are subject to Lot Allocation standards in Section 402.



AP | Agricultural Preservation

Use	AP	Use Specific Standards
Accessory Structure/Building	ACC	
Accessory Dwelling Unit	ACC	1401.B
Agribusiness Operation	SE	1401.D
Agricultural Operation	P	
Agricultural Tourism Operation	SE	1401.E
Bed-and-Breakfast Establishment	ACC	1401.I
Campsite Hosting	P/ACC	1401.L
Cemetery	P	
Cottage Industry	ACC	1401.P
Dwelling, Single-Family Detached	P	
Farm	P	
Farm Equipment Sales	P	
Farm Market	ACC	1401.R
Farm-Related Business	ACC	1401.S
Farm Stand / Produce Stand	ACC	
Farm Worker Housing	ACC	1401.T
Forestry	P	
Greenhouse	P/ACC	
Growing/producing Agricultural Products on non-farm	ACC	
Home Occupation	ACC	1401.X
Homestay	ACC	1401.Y
No-Impact Home-Based Business	ACC	1401.JJ
Nursery	P/ACC	
Place of Worship	P	
Processing Agricultural Products on-site	ACC	
Rural Events Venue	SE	1401.PP
Solar Farm	SE	1401.SS
Studio	ACC	
Tasting Room/Winery/Cidery/Brewery/Distillery	SE	1401.TT
Vacation Rental	P	1401.VV
Veterinary/Animal Hospital	P	1401.YY
Wireless Communication Facility - Co-Location	SE	1401.ZZ/AAA
Wireless Communications Facility - Tower Based	SE	1401.BBB/CCC
Uses which, in the opinion of the Zoning Hearing Board, are of the same general character as the Uses permitted above, and which will not be detrimental to the intended purposes of the AP District.	SE	

P = Permitted by-right as a principal use | SE = Permitted by Special Exception | ACC = Permitted as an accessory to the principal use

LC | Land Conservation

Description: The LC District is intended to retain the rural character and scenic qualities in areas that have already experienced low-density, large-lot development.



Dimensional Requirements

Min. Lot Area	Farm	25 Acres
	All Other	1 Acre
Max. Lot Area	Residential	5 Acres*
	Estate Lot	25 Acres
	All Other	None
Min. Lot Width	Residential	100'
	All Other	150'
Max. Lot Coverage	Residential	25%
	All Other	20%

Setbacks

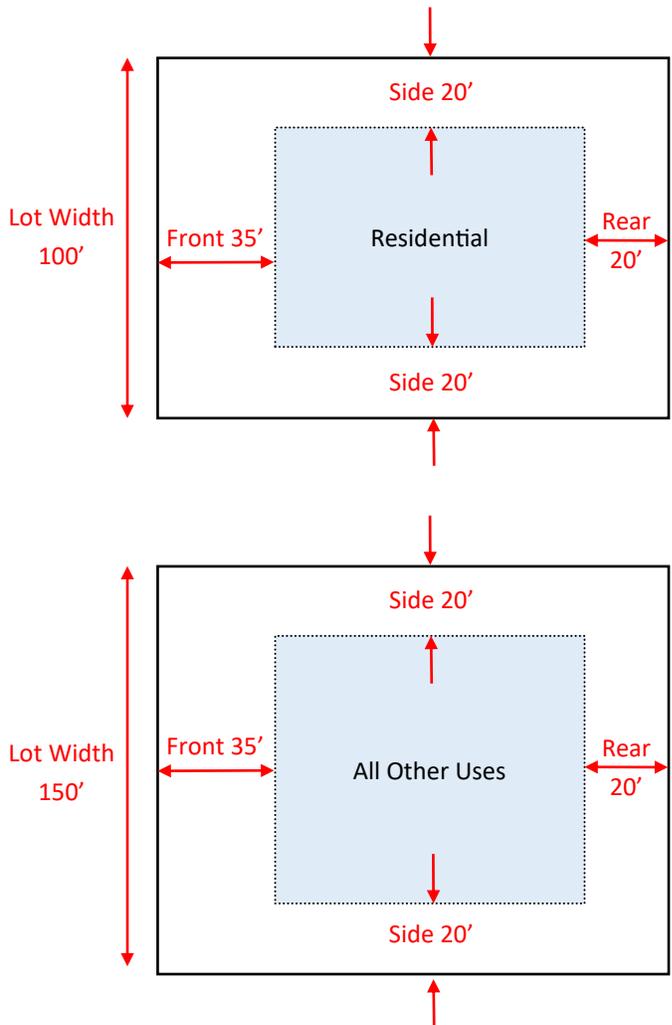
Front Setback	35'
Side Setback	20'
Rear Setback	20'

Building Height

Max. Height	40'
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Subdivisions in the LC District must comply with Open Land Standards in Section 502.

*Residential uses must comply with Density Standards in Section 503.



LC | Land Conservation

Use	LC	Use Specific Standards
Accessory Structure/Building	ACC	
Accessory Dwelling Unit	ACC	1401.B
Agricultural Operation	P	
Agricultural Tourism Operation	SE	1401.E
Animal Shelter	P	
Bed-and-Breakfast Establishment	SE	1401.I
Campground	SE	1401.K
Campsite Hosting	P/ACC	1401.L
Cemetery	P	
Commercial Recreation, Outdoor	P	
Cottage Industry	ACC	1401.P
Country Club	P	
Dwelling, Single-Family Detached	P	
Estate Lot	SE	1401.Q
Farm	P	
Farm Equipment Sales	P	
Farm Market	ACC	1401.R
Farm-Related Business	ACC	1401.S
Farm Stand / Produce Stand	ACC	
Farm Worker Housing	ACC	1401.T
Forestry	P	
Greenhouse	P/ACC	
Growing/producing Agricultural Products on non-farm	ACC	
Home Occupation	ACC	1401.X
Homestay	ACC	1401.Y
Kennel, Commercial	P	1401.CC
Nature Preserve	P	
No-Impact Home-Based Business	ACC	1401.JJ
Nursery	P/ACC	
Place of Worship	P	
Processing Agricultural Products on-site	ACC	
Public Recreation	P	
Rural Events Venue	SE	1401.PP
Shooting Range, Outdoor	SE	1401.QQ
Studio	ACC	
Tasting Room/Winery/Cidery/Brewery/Distillery	SE	1401.TT
Vacation Rental	P	1401.VV
Veterinary/Animal Hospital	P	1401.YY
Wildlife Sanctuary	P	
Wireless Communication Facility - Co-Location	SE	1401.ZZ/AAA
Wireless Communications Facility - Tower Based	SE	1401.BBBCCC
Uses which, in the opinion of the Zoning Hearing Board, are of the same general character as the Uses permitted above, and which will not be detrimental to the intended purposes of the LC District.	SE	

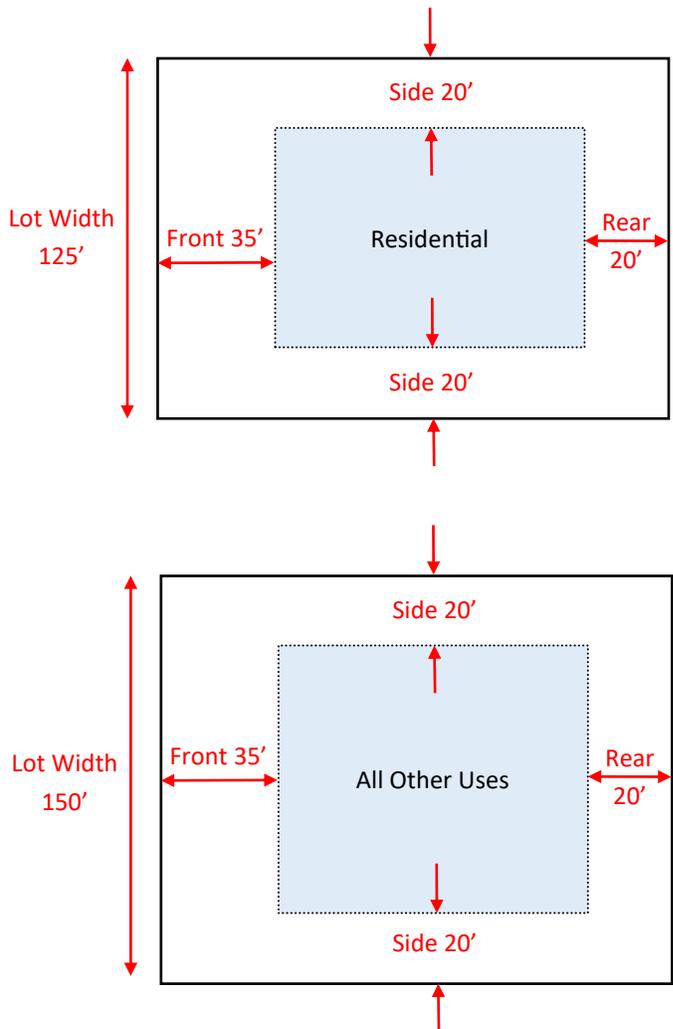
P = Permitted by-right as a principal use | SE = Permitted by Special Exception | ACC = Permitted as an accessory to the principal use

RR | Rural Residential

Description: The RR District is indented to apply standards that reflect the existing developed character of lower-density residential neighborhoods that have developed in a variety of settings in Butler Township, and enable the continued development of those neighborhoods at densities that limit the potential for public sewer and water expansion to those areas.



Dimensional Requirements		
Min. Lot Area	Single-Family Detached	1 Acre
	All Other Uses	2 Acres
Max. Density	Single-Family Detached	1 DU/ 2 Acres
	All Other	None
Min. Lot Width	Single-Family Detached	125'
	All Other	150'
Max. Lot Coverage	Residential	30%
	All Other	25%
Setbacks		
Front Setback		35'
Side Setback		20'
Rear Setback		20'
Building Height		
Max. Height	Farm/Agricultural	None
	All Other	40'

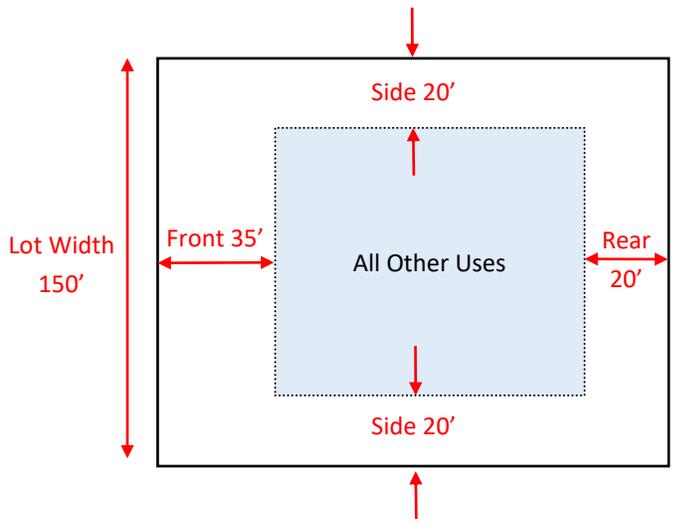
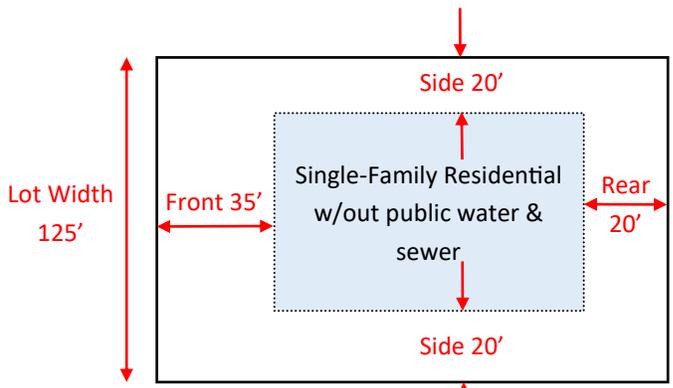
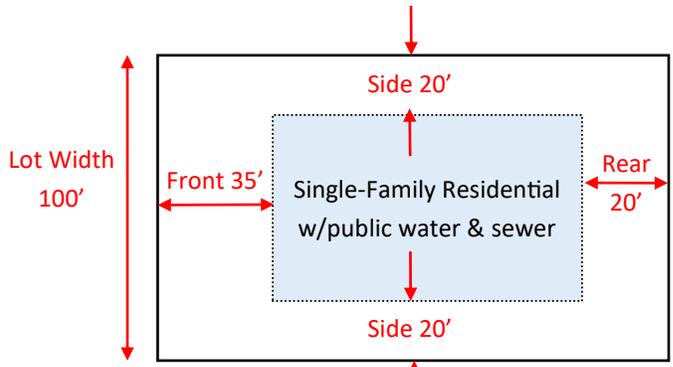


RR | Rural Residential

Use	RR	Use Specific Standards
Accessory Structure/Building	ACC	
Accessory Dwelling Unit	ACC	1401.B
Adaptive Reuse of Industrial/Civic Building	P	1401.C
Agricultural Operation	P	
Assisted Living Facility	P	1401.G
Banquet Hall	SE	1401.H
Bed-and-Breakfast Establishment	SE	1401.I
Campsite Hosting	SE	1401.L
Cemetery	P	
Commercial Recreation, Outdoor	P	
Cottage Industry	ACC	1401.P
Day Care Center	P	
Dwelling, Single-Family Detached	P	
Estate Lot	SE	1401.Q
Farm	P	
Farm Stand / Produce Stand	ACC	
Forestry	P	
Group Home	P	1401.V
Growing/producing Agricultural Products on non-farm	ACC	
Halfway House	SE	1401.W
Home Occupation	ACC	1401.X
Homestay	ACC	1401.Y
Mobile Home Park	SE	1401.II
No-Impact Home-Based Business	ACC	1401.JJ
Place of Worship	P	
Processing Agricultural Products on-site	ACC	
Public Recreation	P	
Studio	ACC	
Tasting Room/Winery/Cidery/Brewery/Distillery	SE	1401.TT
Vacation Rental	P	1401.VV
Wireless Communication Facility - Co-Location	SE	1401.ZZ/AAA
Wireless Communications Facility - Tower Based	SE	1401.BBB/CCC
Uses which, in the opinion of the Zoning Hearing Board, are of the same general character as the Uses permitted above, and which will not be detrimental to the intended purposes of the RR District.	SE	

R | Residential

Description: The R district is intended to apply dimensional standards that reflect a suburban residential character within existing suburban neighborhoods and adjacent areas that allow for expansion at densities that reflect the availability, or lack of, public sewer and water.



Dimensional Requirements

Min. Lot Area	Single-Family Detached w/ public sewer and water	10,000 SF
Max. Density	Public Park, Recreation, and Public Utility	None
	All Other Uses	1 Acre
	Single-Family Detached	4 DU/Acre
Min. Lot Width	Single-Family Detached w/ public sewer and water	100'
	Single-Family Detached w/o public sewer and water	125'
	Public Park, Recreation, and Utility	None
Max. Lot Coverage	Residential	35%
	All Other	45%

Setbacks

Front Setback	35'
Side Setback	20'
Rear Setback	20'

Building Height

Max. Height	40'
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R | Residential

Use	R	Use Specific Standards
Accessory Structure/Building	ACC	
Accessory Dwelling Unit	ACC	1401.B
Adaptive Reuse of Industrial/Civic Building	P	1401.C
Bed-and-Breakfast Establishment	SE	1401.I
Cemetery	P	
Continuing Care Retirement Community	SE	1401.N
Dwelling, Single-Family Detached	P	
Forestry	P	
Group Home	P	1401.V
Growing/producing Agricultural Products on non-farm	ACC	
Home Occupation	ACC	1401.X
Homestay	ACC	1401.Y
No-Impact Home-Based Business	ACC	1401.JJ
Place of Worship	P	
Public Recreation	P	
Townhouse Community	SE	1401.UU
Wireless Communications Facility - Co-Location	SE	1401.ZZ/AAA
Uses which, in the opinion of the Zoning Hearing Board, are of the same general character as the Uses permitted above, and which will not be detrimental to the intended purposes of the R District.	SE	

VR | Village Residential

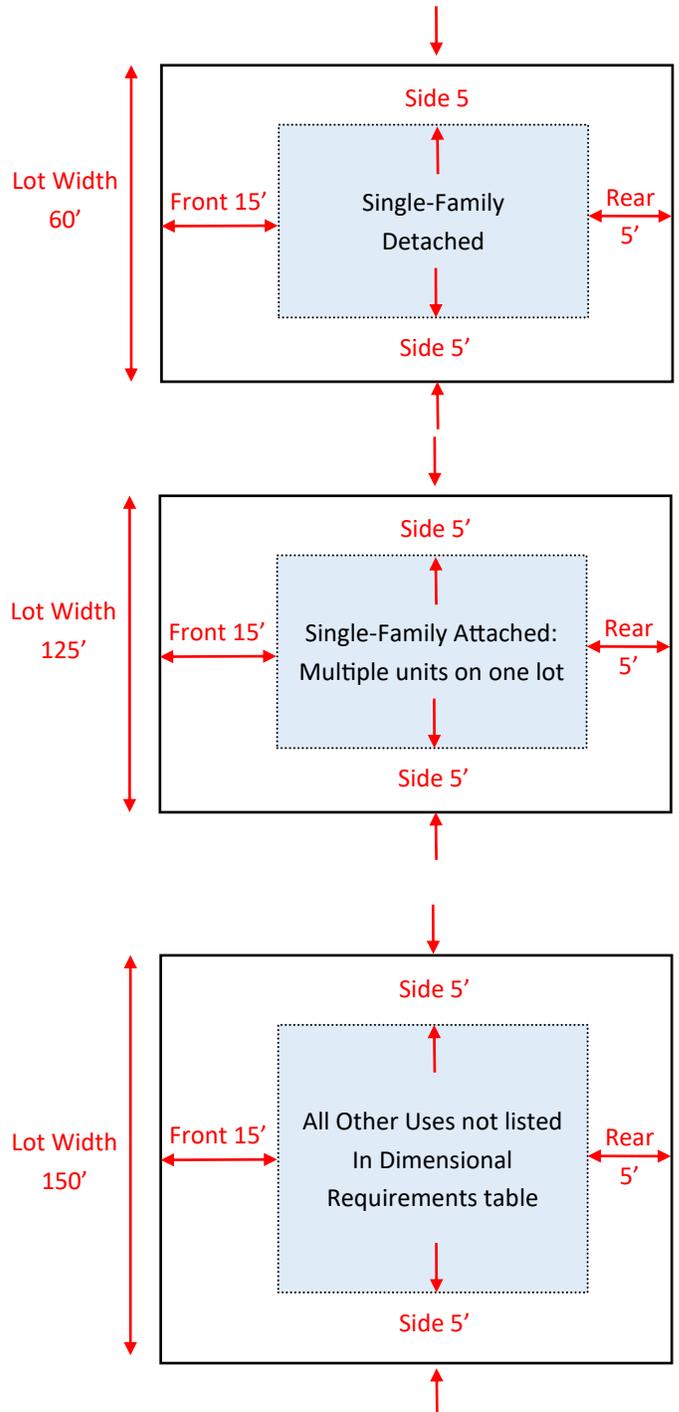
Description: The VR District is intended to establish reasonable standards to provide for a mix of residential and limited commercial and office uses.



Dimensional Requirements

Min. Lot Area	Single-Family Detached	7,000SF/DU
	Duplex	3,500SF/DU
	Single-Family Attached	3,000SF/DU
	Two-Family	10,000SF/DU
	Public Park, Recreation, Public Utility	None
	All Other Uses	1 Acre
Max. Density	Single-Family Detached	2 DU/Acre
	All Other	None
Min. Lot Width	Single-Family Detached	60'
	Single-Family Semi-Detached	30'/DU
	Single-family Attached: Interior Lot	25'/DU
	Single-family Attached: End Lot	40'/DU
	Single-family Attached: Multiple units on one lot	125'
	Two-Family	60'
	Public Park, Recreation, and Public Utility	None
Max. Lot Coverage	All Other	150'
		70%
Setbacks		
Front Setback		15'
Side Setback		5'*
Rear Setback		5'*
Building Height		
Max. Height		40'

* See Section 802 for additional setback options.

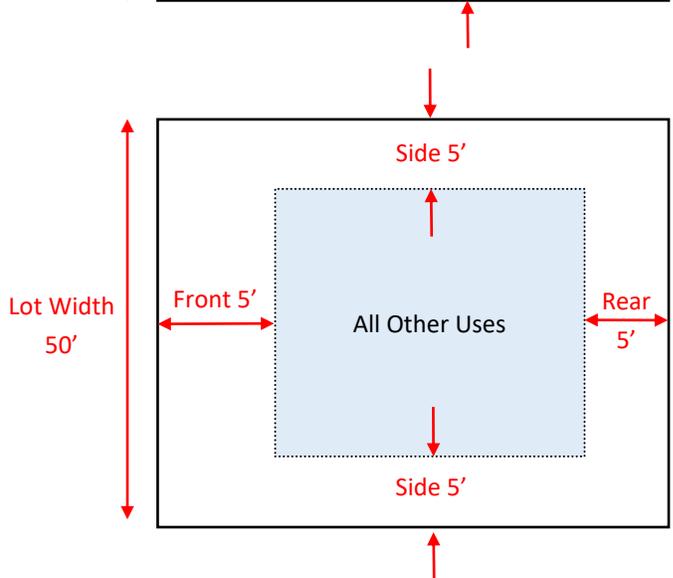
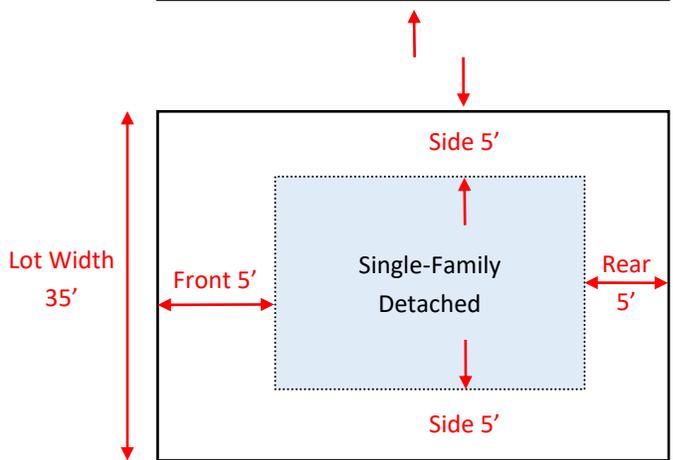
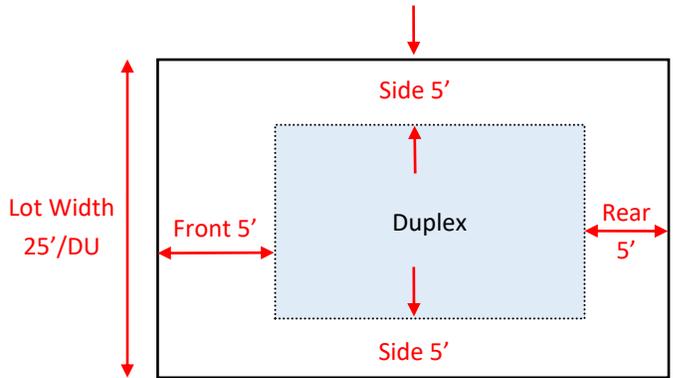


VR | Village Residential

Use	VR	Use Specific Standards
Accessory Structure/Building	ACC	
Accessory Dwelling Unit	ACC	1401.B
Adaptive Reuse of Industrial/Civic Building	P	1401.C
Apartment Building	SE	1401.F
Assisted Living Facility	SE	1401.G
Bed-and-Breakfast Establishment	SE	1401.I
Cemetery	P	
Continuing Care Retirement Community	SE	1401.N
Conversion Apartment	P	1401.O
Cottage Industry	ACC	1401.P
Day Care Center	P	
Dwelling, Multi-Family	P	
Dwelling, Single-Family Attached	P	
Dwelling, Single-Family Detached	P	
Dwelling, Single-Family Semi-Detached	P	
Dwelling, Two-Family	P	
Emergency Services Facility or Structure	P	
Forestry	P	
Governmental Use	P	
Group Home	P	1401.V
Halfway House	SE	1401.W
Home Occupation	ACC	1401.X
Homestay	ACC	1401.Y
Hospital	SE	1401.Z
Mixed Use Building	P	1401.HH
No-Impact Home-Based Business	ACC	1401.JJ
Place of Worship	P	
Public Recreation	P	
Specialty Retail Shop	P	
Townhouse Community	SE	1401.UU
Wireless Communication Facility - Co-Location	SE	1401.ZZ/AAA
Uses which, in the opinion of the Zoning Hearing Board, are of the same general character as the Uses permitted above, and which will not be detrimental to the intended purposes of the VR District.	SE	

VC | Village Core

Description: The VC District is intended to establish reasonable standards to provide for a mix of residential, commercial, office, and institutional uses within existing village settings in Arendtsville Borough.



Dimensional Requirements		
Min. Lot Area	Single-Family Detached	3,500SF
	Duplex	2,500SF/DU
	All Other Uses	5,000SF
Min. Lot Width	Single-Family Detached	35'
	Duplex	25'/DU
	All Other	50'
Max. Lot Coverage		90%
Minimum Setbacks		
Build-to Line		5'*
Side Setback		5'*
Rear Setback		5'*
Building Height		
Max. Height		40'

*Additional setback options permitted per Section 903.

VC | Village Core

Use	VC	Use Specific Standards
Accessory Structure/Building	ACC	
Accessory Dwelling Unit	ACC	1401.B
Adaptive Reuse of Industrial/Civic Building	P	1401.C
Apartment Building	P	1401.F
Banquet Hall	P	1401.H
Bed-and-Breakfast Establishment	P	1401.I
Cemetery	P	
Club, Health and Exercise	P	
Club, Private or Fraternal	P	
Commercial Recreation, Indoor	P	
Conversion Apartment	P	1401.O
Cottage Industry	ACC	1401.P
Day Care Center	P	
Dry Cleaners	P	
Dwelling, Multi-Family	P	
Dwelling, Single-Family Attached	P	
Dwelling, Single-Family Detached	P	
Dwelling, Single-Family Semi-Detached	P	
Dwelling, Two-Family	P	
Emergency Services Facility or Structure	P	
Financial Institution/Bank	P	
Financial Institution/Bank W/Drive-Through	P	1401.U
Forestry	P	
Funeral Home/Undertaking Establishment	P	
Gallery/Museum	P	
Governmental Use	P	
Group Home	P	1401.V
Growing/producing Agricultural Products on a non-farm	ACC	
Halfway House	SE	1401.W
Home Occupation	ACC	1401.X
Homestay	ACC	1401.Y

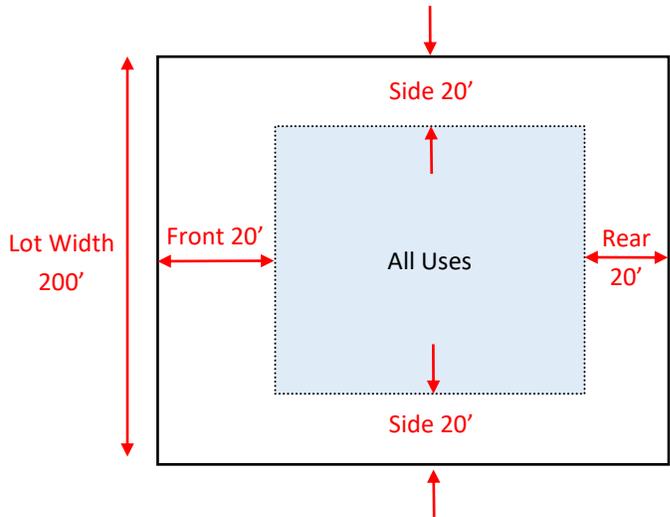
Use	VC	Use Specific Standards
Hotel/Motel	P	
Laundromat	P	
Medical Office/Clinic	P	
Mixed Use Building	P	1401.HH
No-Impact Home-Based Business	ACC	1401.JJ
Office, Business & Professional	P	
Personal Service Shop	P	
Place of Worship	P	
Public Recreation	P	
Restaurant (Food Service Establishment)	P	1401.NN.1
Retail Store	P	
Specialty Retail Shop	P	
Studio	P	
Tasting Room/Winery/Cidery/Brewery/Distillery	P	1401.TT
Tavern or Nightclub	P	
Theater	P	
Vehicle Fuel Sales /Gas Station	P	1401.WW
Vehicle Service/Repair	P	1401.XX
Wireless Communications Facility - Co-Location	SE	1401.ZZ/AAA
Uses which, in the opinion of the Zoning Hearing Board, are of the same general character as the Uses permitted above, and which will not be detrimental to the intended purposes of the VR District.	SE	

MU | Mixed Use

Description: The MU District is intended to provide for the retention and expansion of a mixture of residential, institutional, small business, and commercial uses similar to the existing uses present along PA Route 34 and similar transportation corridors in Butler Township.



Dimensional Requirements		
Min. Lot Area	1 Acre	
Min. Lot Width	200'	
Max. Lot Coverage	Residential	35%
	All Other	50%
Setbacks		
Front Setback	20'	
Side Setback	20'	
Rear Setback	20'	
Building Height		
Max. Height	40'	



MU | Mixed Use

Use	MU	Use Specific Standards
Academic Clinical Research Center	P	1401.A
Accessory Structure/Building	ACC	
Accessory Dwelling Unit	ACC	1401.B
Adaptive Reuse of Industrial/Civic Building	P	1401.C
Agricultural Operation	P	
Agricultural Tourism Operation	P	1401.E
Animal Shelter	P	
Apartment Building	P	1401.F
Assisted Living Facility	P	1401.G
Banquet Hall	P	1401.H
Bed-and-Breakfast Establishment	P	1401.I
Business or Industrial Park	SE	1401.J
Car Wash	P	
Club, Health and Exercise	P	
Club, Private or Fraternal	P	
Commercial Recreation, Indoor	P	
Commercial Recreation, Outdoor	P	
Conference Center	SE	1401.M
Continuing Care Retirement Community	SE	1401.N
Conversion Apartment	P	1401.O
Cottage Industry	ACC	1401.P
Country Club	P	
Day Care Center	P	
Dry Cleaners	P	
Dwelling, Single-Family Detached	P	
Emergency Services Facility or Structure	P	
Farm	P	
Farm Equipment Sales	P	
Farm Market	ACC	1401.R
Farm-Related Business	ACC	1401.S
Farm Stand / Produce Stand	P	
Financial Institution/Bank	P	
Financial Institution/Bank W/Drive-Through	P	1401.S
Forestry	P	
Funeral Home/Undertaking Establishment	P	
Gallery/Museum	P	
Governmental Use	P	
Greenhouse	P/ACC	
Growing/producing on non-farm	ACC	
Halfway House	SE	1401.W
Home Occupation	ACC	1401.X
Homestay	ACC	1401.Y

Use	MU	Use Specific Standards
Hospital	P	1401.Z
Hotel/Motel	P	
Kennel, Commercial	P	1401.CC
Laundromat	P	
Medical Marijuana Dispensary Facility	P	1401.EE
Medical Marijuana Transport Vehicle Service	P	1401.GG
Medical Office/Clinic	P	
Mixed Use Building	P	1401.HH
Mobile Home Park	P	1401.II
Mobile Home/Manufactured Home Sales	P	
No-Impact Home-Based Business	ACC	1401.JJ
Nursery	P/ACC	
Office, Business & Professional	P	
Personal Service Shop	P	
Place of Worship	P	
Processing Agricultural products on-site	ACC	
Public Recreation	P	
Rental or Self-Storage Facility	SE	1401.LL
Research and Development Facility	P	
Restaurant (Food Service Establishment)	P	1401.NN.1
Restaurant, Drive-Through	P	1401.NN.2
Retail Store	P	
Retail with Drive-through	P	1401.OO
Shopping Center	P	1401.RR
Specialty Retail Shop	P	
Studio	P	
Tasting Room/Winery/Cidery/Brewery/Distillery	P	1401.TT
Tavern or Nightclub	P	
Theater	P	
Townhouse Community	SE	1401.UU
Vehicle Fuel Sales /Gas Station	P	1401.WW
Vehicle Sales	P	
Vehicle Service/Repair	P	1401.XX
Veterinary/Animal Hospital	P	1401.YY
Wholesale Business	P	
Wireless Communication Facility - Co-Location	SE	ZZ/AAA
Wireless Communications Facility - Tower Based	SE	BBB/CCC
Uses which, in the opinion of the Zoning Hearing Board, are of the same general character as the Uses permitted above, and which will not be detrimental to the intended purposes of the MU District.	SE	

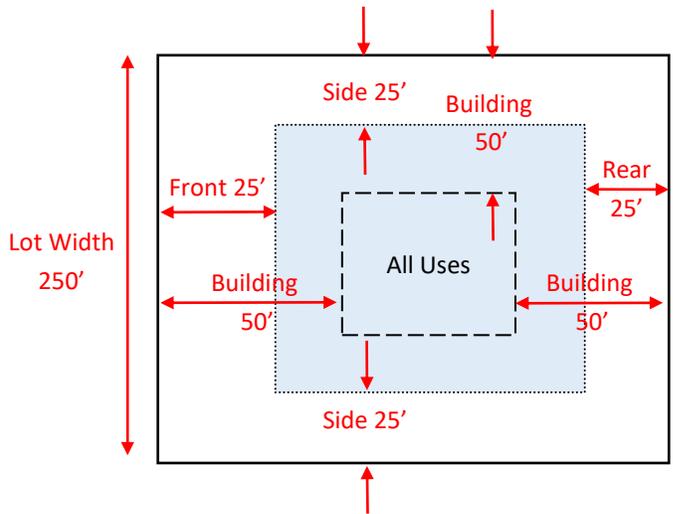
P = Permitted by-right as a principal use | SE = Permitted by Special Exception | ACC = Permitted as an accessory to the principal use

I | Industrial

Description: The I District is intended to provide for the continuation and reasonable expansion of various industrial, resource extraction, manufacturing and similar uses in and adjacent to existing industrial settings in Butler Township.



Dimensional Requirements		
Min. Lot Area		2 Acres
Min. Lot Width		250'
Max. Lot Coverage		65%
Setbacks		
Front Setback	Building	50'
	Other Improvements	25'
Side Setback	Building	50'
	Other Improvements	25'
Rear Setback	Building	50'
	Other Improvements	25'
Building Height		
Max. Height		50'



I | Industrial

Use	I	Use Specific Standards
Accessory Structure/Building	ACC	
Adaptive Reuse of Industrial/Civic Building	P	1401.C
Business or Industrial Park	SE	1401.J
Car Wash	P	
Emergency Services Facility or Structure	P	
Forestry	P	
Governmental Use	P	
Growing/producing Agricultural Products on a non-farm	ACC	
Industrial, Heavy	SE	1401.AA
Industrial, Light	P	
Junk Yard	SE	1401.BB
Kennel, Commercial	P	1401.CC
Landfill	SE	1401.DD
Medical Marijuana Grower/Processor	SE	1401.FF
Medical Marijuana Transport Vehicle Office	P	1401.GG
Recycling Facility	P	1401.KK
Rental or Self-Storage Facility	SE	1401.LL
Research and Development Facility	P	
Resource Extraction	SE	1401.MM
Solar Farm	SE	1401.SS
Vehicle Fuel Sales /Gas Station	P	1401.WW
Vehicle Service/Repair	P	1401.XX
Wholesale Business	P	
Wireless Communication Facility - Co-Location	P	1401.ZZ/AAA
Wireless Communications Facility - Tower Based	P	1401.BBB/CCC
Uses which, in the opinion of the Zoning Hearing Board, are of the same general character as the Uses permitted above, and which will not be detrimental to the intended purposes of the I District.	SE	