

# Open Space/Conservation District

Uses	C	
	RP	OSC
<b>Agricultural Uses</b>		
Agricultural	P	
Agricultural uses inc. land cultivation, orchards, <b>plant nurseries</b> , & similar activities		
Agricultural uses inc. land cultivation, <b>plant nurseries</b> , greenhouses, orchards		P
Raising of livestock & poultry, excluding concentrated animal operations		P
Concentrated animal operations		
Clearing	P	
Kennels	P	
Animal kennels or boarding facilities		
Stables (Commercial)	P	
Agricultural Accessory Business	S	
<b>Residential Uses</b>		
Single-Family Dwelling	P	P
Two-Family Dwelling	P	
Mobile Home: Double-Wide	P	P
Mobile Home: Single-Wide	S	P
Conversion Apartment	P	P
Cluster Development	P	
Multi-Family	N	
Mobile Home Park	N	
Commercial Apartment	N	
Retirement	N	
Personal care home		
Family Care Unit	S	

Uses	C	
	RP	OSC
<b>Institutional Uses</b>		
Outdoor Recreation	P	
Seasonal Dwellings		P
Recreational Vehicles		P
Institutions	N	
Medical Centers or clinics		
Churches & places of worship		
Municipal government or community buildings		
Public or semi-public recreational facilities, parks, or playgrounds		P
Public or Private Schools		
Cemeteries		P
Public Service	S	
Wind Energy Facility	P	
Group Homes	P	
Group Homes		CU
Institutional Residential	N	
Institutional Residential		
Day Care Center	N	
Day Care Center		
Day nurseries or day care centers		
Correctional Institute	S	
Correctional institute		

Uses	C	
	RP	OSC
<b>Commercial Uses</b>		
Office	N	
Business, Professional, & Financial Offices		
Services	N	
Barber & Beauty Shops		
Retail stores & personal service shops		
Veterinary hospitals		
Standard Restaurant	N	
Restaurants		
Restaurants & taverns		
Fast Food Restaurant	N	
Tavern	N	
Restaurants & taverns		
Retail	N	
General stores, variety, gift, & antique shops		
Retail stores & personal service shops		
Heavy Retail/Service	N	
Automotive or motorized vehicle service stations & repair shops		
Automotive service, sales, & repair shops		
Automotive repair garages		
Shopping Center	N	
Commercial Lodging	N	
Transient lodging facilities, <b>inc. bed &amp; breakfast establishments</b>		

Uses	C	
	RP	OSC
<b>Commercial Uses</b>		
Country Inn	S	
Bed & Breakfast Establishments		
Home Occupation	P	
Home Business (PCT)		P
Home Business	S	
Home Occupation (PCT)		P
Campgrounds	P	
Campgrounds		P
Commercial Recreation	N	
Commercial Amusement	N	
Adult Entertainment	N	
Adult entertainment establishments		
Communication Tower	S	
Commercial communications transmitting &/or receiving facilities		CU
Landing Areas	N	
Airports	N	
Ag Support	S	
Agricultural uses inc. land cultivation, orchards, <b>plant nurseries</b> , & similar activities		
Agricultural uses inc. land cultivation, <b>plant nurseries</b> , greenhouses, orchards		P
Nurseries & greenhouses		
Dispensaries	N	

Uses	C	
	RP	OSC
<b>Industrial Uses</b>		
Ag Processing	N	
Sawmills	N	
Lumber yards & sawmills		P
Light Industry	N	
Limited industrial or manufacturing uses		
Personal storage warehouses		
Oil & Gas Staging Area		P
Oil & Gas Compressor, Processing, Metering Facility		P
Heavy Industry	N	
Oil & Gas Water Reuse Storage Facility		P
Extraction	N	
Extractive Operations		CU
Oil & Gas Development		P
Disposal	N	
Junk Yards	N	
Growers/Processors	N	
Medical Marijuana Transport Vehicle Service	N	

This table shows the uses permitted or not permitted within the zoning districts currently provided by the Plunketts Creek Township Zoning Ordinance and those districts from the Lycoming County Zoning Ordinance which most closely match the existing township zoning districts. The existing township zoning district is the right most column and the county zoning districts are the column(s) to the left of the township district column. Multiple county zoning districts may be shown if they may be similar to the existing zoning district.

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- S = Special Exception (heard by the Lycoming County Zoning Hearing Board)
- CU = Conditional Use (only under Twp Zoning, heard by the PCT Supervisors)
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# Agricultural District

Uses	County			T
	RP	AG	CS	A
<b>Agricultural Uses</b>				
Agricultural	P	P	P	
Agricultural uses inc. land cultivation, orchards, <b>plant nurseries</b> , & similar activities				
Agricultural uses inc. land cultivation, <b>plant nurseries</b> , greenhouses, orchards				
Raising of livestock & poultry, excluding concentrated animal operations				P
Concentrated animal operations				CU
Clearing	P	P	P	
Kennels	P	P	P	P
Animal kennels or boarding facilities				P
Stables (Commercial)	P	P	P	
Agricultural Accessory Business	S	S	S	
<b>Residential Uses</b>				
Single-Family Dwelling	P	P	P	P
Two-Family Dwelling	P	P	P	
Mobile Home: Double-Wide	P	P	P	P
Mobile Home: Single-Wide	S	P	P	P
Conversion Apartment	P	P	P	P
Cluster Development	P	P	P	CU
Multi-Family	N	S	P	
Mobile Home Park	N	S	P	CU
Commercial Apartment	N	N	N	
Retirement	N	N	N	
Personal care home				
Family Care Unit	S	S	S	

Uses	County				T
	RP	AG	CS	A	
<b>Institutional Uses</b>					
Outdoor Recreation	P	P	P		
Seasonal Dwellings					P
Recreational Vehicles					P
Institutions	N	S	S		
Medical Centers or clinics					
Churches & places of worship					
Municipal government or community buildings					
Public or semi-public recreational facilities, parks, or playgrounds					CU
Public or Private Schools					
Cemeteries					P
Public Service	S	S	S		
Wind Energy Facility	P	P	P		
Group Homes	P	P	P		
Group Homes					CU
Institutional Residential	N	S	S		
Institutional Residential					
Day Care Center	N	P	P		
Day Care Center					
Day nurseries or day care centers					P
Correctional Institute	S	N	S		
Correctional institute					CU

Uses	County				T
	RP	AG	CS	A	
<b>Commercial Uses</b>					
Office	N	N	N		
Business, Professional, & Financial Offices					
Services	N	N	N		
Barber & Beauty Shops					
Retail stores & personal service shops					
Veterinary hospitals					CU
Standard Restaurant	N	N	S		
Restaurants					
Restaurants & taverns					
Fast Food Restaurant	N	N	N		
Tavern	N	N	N		
Restaurants & taverns					
Retail	N	N	N		
General stores, variety, gift, & antique shops					
Retail stores & personal service shops					
Heavy Retail/Service	N	N	N		
Automotive or motorized vehicle service stations & repair shops					
Automotive service, sales, & repair shops					
Automotive repair garages					
Shopping Center	N	N	N		
Commercial Lodging	N	N	N		
Transient lodging facilities, <b>inc. bed &amp; breakfast establishments</b>					

Uses	County				T
	RP	AG	CS	A	
<b>Commercial Uses</b>					
Country Inn	S	P	P		
Bed & Breakfast Establishments					P
Home Occupation	P	P	P		
Home Business (PCT)					P
Home Business	S	P	P		
Home Occupation (PCT)					P
Campgrounds	P	P	P		
Campgrounds					P
Commercial Recreation	N	N	N		
Commercial Amusement	N	N	N		
Adult Entertainment	N	N	N		
Adult entertainment establishments					
Communication Tower	S	S	S		
Commercial communications transmitting &/or receiving facilities					CU
Landing Areas	N	P	P		
Airports	N	N	S		
Ag Support	S	P	P		
Agricultural uses inc. land cultivation, orchards, <b>plant nurseries</b> , & similar activities					P
Agricultural uses inc. land cultivation, <b>plant nurseries</b> , greenhouses, orchards					
Nurseries & greenhouses					
Dispensaries	N	N	N		

Uses	County				T
	RP	AG	CS	A	
<b>Industrial Uses</b>					
Ag Processing	N	S	S		
Sawmills	N	S	S		
Lumber yards & sawmills					CU
Light Industry	N	N	S		
Limited industrial or manufacturing uses					
Personal storage warehouses					
Oil & Gas Staging Area	P	P	P		
Oil & Gas Compressor, Processing, Metering Facility	P	P	S		
Heavy Industry	N	N	N		
Oil & Gas Water Reuse Storage Facility	P	P	P		
Extraction	N	N	S		
Extractive Operations					CU
Oil & Gas Development	P	P	P		
Disposal	N	N	N		
Junk Yards	N	N	N		
Growers/Processors	N	N	N		
Medical Marijuana Transport Vehicle Service	N	N	N		

This table shows the uses permitted or not permitted within the zoning districts currently provided by the Plunketts Creek Township Zoning Ordinance and those districts from the Lycoming County Zoning Ordinance which most closely match the existing township zoning districts. The existing township zoning district is the right most column and the county zoning districts are the column(s) to the left of the township district column. Multiple county zoning districts may be shown if they may be similar to the existing zoning district.

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# Residential Districts

Uses	C		T
	NP	R	
<b>Agricultural Uses</b>			
Agricultural	S		
Agricultural uses inc. land cultivation, orchards, <b>plant nurseries</b> , & similar activities			P
Agricultural uses inc. land cultivation, <b>plant nurseries</b> , greenhouses, orchards			
Raising of livestock & poultry, excluding concentrated animal operations			
Concentrated animal operations			
Clearing	P		
Kennels	N		
Animal kennels or boarding facilities			
Stables (Commercial)	N		
Agricultural Accessory Business	S		
<b>Residential Uses</b>			
Single-Family Dwelling	P	P	
Two-Family Dwelling	P	P	
Mobile Home: Double-Wide	P	P	
Mobile Home: Single-Wide	P**	P	
Conversion Apartment	S	P	
Cluster Development	P	CU	
Multi-Family	N	CU	
Mobile Home Park	N	CU	
Commercial Apartment	N		
Retirement	N		
Personal care home			
Family Care Unit	S		

Uses	C		T
	NP	R	
<b>Institutional Uses</b>			
Outdoor Recreation	S		
Seasonal Dwellings			P
Recreational Vehicles			
Institutions	S		
Medical Centers or clinics			
Churches & places of worship			P
Municipal government or community buildings			
Public or semi-public recreational facilities, parks, or playgrounds			CU
Public or Private Schools			CU
Cemeteries			
Public Service	S		
Wind Energy Facility	N		
Group Homes	P		
Group Homes			CU
Institutional Residential	N		
Institutional Residential			
Day Care Center	S		
Day Care Center			P
Day nurseries or day care centers			
Correctional Institute	N		
Correctional institute			

Uses	C		T
	NP	R	
<b>Commercial Uses</b>			
Office	N		
Business, Professional, & Financial Offices			
Services	N		
Barber & Beauty Shops			
Retail stores & personal service shops			
Veterinary hospitals			
Standard Restaurant	N		
Restaurants			
Restaurants & taverns			
Fast Food Restaurant	N		
Tavern	N		
Restaurants & taverns			
Retail	N		
General stores, variety, gift, & antique shops			
Retail stores & personal service shops			
Heavy Retail/Service	N		
Automotive or motorized vehicle service stations & repair shops			
Automotive service, sales, & repair shops			
Automotive repair garages			
Shopping Center	N		
Commercial Lodging	N		
Transient lodging facilities, <b>inc. bed &amp; breakfast establishments</b>			

Uses	C		T
	NP	R	
<b>Commercial Uses</b>			
Country Inn	S		
Bed & Breakfast Establishments			
Home Occupation	P		
Home Business (PCT)			P
Home Business	N		
Home Occupation (PCT)			P
Campgrounds	N		
Campgrounds			
Commercial Recreation	N		
Commercial Amusement	N		
Adult Entertainment	N		
Adult entertainment establishments			
Communication Tower	N		
Commercial communications transmitting &/or receiving facilities			
Landing Areas	N		
Airports	N		
Ag Support	N		
Agricultural uses inc. land cultivation, orchards, <b>plant nurseries</b> , & similar activities			P
Agricultural uses inc. land cultivation, <b>plant nurseries</b> , greenhouses, orchards			
Nurseries & greenhouses			
Dispensaries	N		

Uses	C		T
	NP	R	
<b>Industrial Uses</b>			
Ag Processing	N		
Sawmills	N		
Lumber yards & sawmills			
Light Industry	N		
Limited industrial or manufacturing uses			
Personal storage warehouses			
Oil & Gas Staging Area	N		
Oil & Gas Compressor, Processing, Metering Facility	N		
Heavy Industry	N		
Oil & Gas Water Reuse Storage Facility	N		
Extraction	N		
Extractive Operations			
Oil & Gas Development	N		
Disposal	N		
Junk Yards	N		
Growers/Processors	N		
Medical Marijuana Transport Vehicle Service	N		

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\*\* = Permitted in NP districts with an "MH" designation, or in mobile home parks

# Village District

Uses	County		T
	RC	CS	V
<b>Agricultural Uses</b>			
Agricultural	S	P	
Agricultural uses inc. land cultivation, orchards, <b>plant nurseries</b> , & similar activities			
Agricultural uses inc. land cultivation, <b>plant nurseries</b> , greenhouses, orchards			
Raising of livestock & poultry, excluding concentrated animal operations			
Concentrated animal operations			
Clearing	S	P	
Kennels	S	P	
Animal kennels or boarding facilities			
Stables (Commercial)	N	P	
Agricultural Accessory Business	S	S	
<b>Residential Uses</b>			
Single-Family Dwelling	P	P	P
Two-Family Dwelling	P	P	P
Mobile Home: Double-Wide	P	P	P
Mobile Home: Single-Wide	S	P	P
Conversion Apartment	P	P	P
Cluster Development	P	P	
Multi-Family	P	P	CU
Mobile Home Park	P	P	
Commercial Apartment	P	N	
Retirement	N	N	
Personal care home			CU
Family Care Unit	S	S	

Uses	County		T
	RC	CS	V
<b>Institutional Uses</b>			
Outdoor Recreation	P	P	
Seasonal Dwellings			P
Recreational Vehicles			
Institutions	P	S	
Medical Centers or clinics			CU
Churches & places of worship			P
Municipal government or community buildings			P
Public or semi-public recreational facilities, parks, or playgrounds			CU
Public or Private Schools			CU
Cemeteries			
Public Service	P	S	
Wind Energy Facility	N	P	
Group Homes	P	P	
Group Homes			CU
Institutional Residential	S	S	
Institutional Residential			CU
Day Care Center	P	P	
Day Care Center			P
Day nurseries or day care centers			
Correctional Institute	N	S	
Correctional institute			

Uses	County		T
	RC	CS	V
<b>Commercial Uses</b>			
Office	P	N	
Business, Professional, & Financial Offices			P
Services	P	N	
Barber & Beauty Shops			P
Retail stores & personal service shops			
Veterinary hospitals			
Standard Restaurant	P	S	
Restaurants			CU
Restaurants & taverns			
Fast Food Restaurant	S	N	
Tavern	P	N	
Restaurants & taverns			
Retail	P	N	
General stores, variety, gift, & antique shops			CU
Retail stores & personal service shops			
Heavy Retail/Service	S	N	
Automotive or motorized vehicle service stations & repair shops			CU
Automotive service, sales, & repair shops			
Automotive repair garages			
Shopping Center	S	N	
Commercial Lodging	N	N	
Transient lodging facilities, <b>inc. bed &amp; breakfast establishments</b>			

Uses	County		T
	RC	CS	V
<b>Commercial Uses</b>			
Country Inn	P	P	
Bed & Breakfast Establishments			P
Home Occupation	P	P	
Home Business (PCT)			P
Home Business	S	P	
Home Occupation (PCT)			P
Campgrounds	N	P	
Campgrounds			
Commercial Recreation	S	N	
Commercial Amusement	N	N	
Adult Entertainment	N	N	
Adult entertainment establishments			
Communication Tower	N	S	
Commercial communications transmitting &/or receiving facilities			
Landing Areas	N	P	
Airports	N	S	
Ag Support	P	P	
Agricultural uses inc. land cultivation, orchards, <b>plant nurseries</b> , & similar activities			
Agricultural uses inc. land cultivation, <b>plant nurseries</b> , greenhouses, orchards			
Nurseries & greenhouses			
Dispensaries	N	N	

Uses	County		T
	RC	CS	V
<b>Industrial Uses</b>			
Ag Processing	N	S	
Sawmills	N	S	
Lumber yards & sawmills			
Light Industry	S	S	
Limited industrial or manufacturing uses			CU
Personal storage warehouses			CU
Oil & Gas Staging Area	N	P	
Oil & Gas Compressor, Processing, Metering Facility	N	S	
Heavy Industry	N	N	
Oil & Gas Water Reuse Storage Facility	N	P	
Extraction	N	S	
Extractive Operations			
Oil & Gas Development	N	P	
Disposal	N	N	
Junk Yards	N	N	
Growers/Processors	N	N	
Medical Marijuana Transport Vehicle Service	N	N	

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# Business District

Uses	C RC	T B
<b>Agricultural Uses</b>		
Agricultural	S	
Agricultural uses inc. land cultivation, orchards, <b>plant nurseries</b> , & similar activities		
Agricultural uses inc. land cultivation, <b>plant nurseries</b> , greenhouses, orchards		
Raising of livestock & poultry, excluding concentrated animal operations		
Concentrated animal operations		
Clearing	S	
Kennels	S	
Animal kennels or boarding facilities		
Stables (Commercial)	N	
Agricultural Accessory Business	S	
<b>Residential Uses</b>		
Single-Family Dwelling	P	P
Two-Family Dwelling	P	
Mobile Home: Double-Wide	P	
Mobile Home: Single-Wide	S	
Conversion Apartment	P	P
Cluster Development	P	
Multi-Family	P	
Mobile Home Park	P	CU
Commercial Apartment	P	
Retirement	N	
Personal care home		
Family Care Unit	S	

Uses	C RC	T B
<b>Institutional Uses</b>		
Outdoor Recreation	P	
Seasonal Dwellings		
Recreational Vehicles		
Institutions	P	
Medical Centers or clinics		CU
Churches & places of worship		P
Municipal government or community buildings		
Public or semi-public recreational facilities, parks, or playgrounds		
Public or Private Schools		
Cemeteries		
Public Service	P	
Wind Energy Facility	N	
Group Homes	P	
Group Homes		CU
Institutional Residential	S	
Institutional Residential		
Day Care Center	P	
Day Care Center		
Day nurseries or day care centers		
Correctional Institute	N	
Correctional institute		

Uses	C RC	T B
<b>Commercial Uses</b>		
Office	P	
Business, Professional, & Financial Offices		P
Services	P	
Barber & Beauty Shops		
Retail stores & personal service shops		P
Veterinary hospitals		CU
Standard Restaurant	P	
Restaurants		
Restaurants & taverns		P
Fast Food Restaurant	S	
Tavern	P	
Restaurants & taverns		P
Retail	P	
General stores, variety, gift, & antique shops		
Retail stores & personal service shops		P
Heavy Retail/Service	S	
Automotive or motorized vehicle service stations & repair shops		
Automotive service, sales, & repair shops		P
Automotive repair garages		CU
Shopping Center	S	
Commercial Lodging	N	
Transient lodging facilities, <b>inc. bed &amp; breakfast establishments</b>		P

Uses	C RC	T B
<b>Commercial Uses</b>		
Country Inn	P	
Bed & Breakfast Establishments		P
Home Occupation	P	
Home Business (PCT)		P
Home Business	S	
Home Occupation (PCT)		P
Campgrounds	N	
Campgrounds		
Commercial Recreation	S	
Commercial Amusement	N	
Adult Entertainment	N	
Adult entertainment establishments		CU
Communication Tower	N	
Commercial communications transmitting &/or receiving facilities		
Landing Areas	N	
Airports	N	
Ag Support	P	
Agricultural uses inc. land cultivation, orchards, <b>plant nurseries</b> , & similar activities		
Agricultural uses inc. land cultivation, <b>plant nurseries</b> , greenhouses, orchards		
Nurseries & greenhouses		P
Dispensaries	N	

Uses	C RC	T B
<b>Industrial Uses</b>		
Ag Processing	N	
Sawmills		N
Lumber yards & sawmills		
Light Industry		S
Limited industrial or manufacturing uses		CU
Personal storage warehouses		P
Oil & Gas Staging Area		N
Oil & Gas Compressor, Processing, Metering Facility		N
Heavy Industry		N
Oil & Gas Water Reuse Storage Facility		N
Extraction		N
Extractive Operations		
Oil & Gas Development		N
Disposal		N
Junk Yards		N
Growers/Processors		N
Medical Marijuana Transport Vehicle Service		N

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