

SHAMOKIN ZONING MAP

DRAFT
AMENDED ZONING MAP
 Revised as of 3/6/2026

- DO - DOWNTOWN OVERLAY DISTRICT
- COM - COMMERCIAL DISTRICT - CENTRAL COMMERCIAL
- RES - RESIDENTIAL DISTRICT - MULTI-FAMILY TOWN
- MAN - MANUFACTURING DISTRICT - LIMITED
- SLO - SLOPE DISTRICT

Zoning Map.

[PROPOSED MOTION: Adopt AMENDED ZONING MAP with Downtown Overlay District]

For convenience, an aerial image with the proposed overlay district is below:



 Proposed Downtown Overlay District

[ADOPT FOLLOWING TEXT AMENDMENTS TO THE SHAMOKIN ZONING ORDINANCE:]

510-3. Zone Districts.

For the purpose of this chapter, the City is hereby divided into districts which shall be designated as follows:

S Slope District

R-MT Residential District (Multifamily Town)

C-C Commercial District (Central Commercial)

M-L Manufacturing District (Limited)

[ADD NEW TEXT]:

D – Downtown Overlay District

510-53. Definitions.

[ADD NEW TEXT]:

Adult Entertainment / Sexually-Oriented Business

Adult Establishments. Any commercial establishment that offers as a major feature or product, participation in or consideration of live activities, recordings, imagery, or other media which are distinguished or characterized by their primary emphasis on nudity, sexual conduct, or simulated sexual conduct. These items shall include but not be limited to materials that are illegal to sell to minors under Pennsylvania state law.

Domestic Violence Shelter: A building offering temporary emergency housing for victims of domestic violence, counseling, and other related support services.

Group Care Facility: A living arrangement that may or may not be restricted by identified age(s) of residents who are primarily unrelated persons, whereas said arrangement provides dwelling units for residents of varying abilities of mobility and/or disability and on-site supervision and assistance available to the residents on an occasional, as-needed basis and which may include certain design features associated with resident needs that are not customary to conventional dwelling units, such as, but not limited to, emergency call systems, common dining facilities, common laundry facilities, minimal housekeeping services, cognitive support services and/or memory care, common leisure and recreational facilities, transportation services, and similar supporting services for residents. A group care facility shall include such supportive living arrangements that do not meet the definition of a group home, halfway house, nursing or convalescent home, or retirement home, as defined herein, or of any other residential use, nor shall it meet the definition for a hospital.

Group Home: A dwelling in which no more than eight (8) unrelated persons, each of whom is handicapped (disabled) within the meaning of the Fair Housing Act (Title 42, Chapter 45, Subchapter II, Section 3601, et. seq. of the United States Code), live together as a single, non-transient household unit (i.e., a "family," as defined herein), with such non-resident staff as may be needed to assist the residents with their daily life activities. To be considered a single, non-transient household unit, all residents must have common use of and access to all living areas, eating areas, bathrooms and food preparation and serving areas. A group home shall follow all applicable provisions for "Division C-3 occupancy" in Title 34, Part I, Chapter 56 of the Pennsylvania Code, as amended. If serving a psychiatrically disabled population, the group home must be licensed by the Pennsylvania Department of Human Services and shall follow all applicable provisions for Community Residential Rehabilitation Services (CRRS) in Title 55, Part VII, Subpart E, Chapter 5310 of the Pennsylvania Code, as amended. Group homes shall not include uses that meet the definition of "halfway house." The term "group home" excludes residences or homes for persons with current, illegal use of or addiction to a controlled substance (as defined in Section 102 of the Controlled Substances Act, 21 U.S.C. § 802), alcoholism or drug addiction, work-release facilities for convicts or ex-convicts, or other housing facilities serving as an alternative to incarceration, except to the extent that such groups constitute "handicapped" persons, within the meaning of the Fair Housing Act.

Halfway House: A dwelling occupied on a short-term basis by no more than eight (8) unrelated persons assigned by a court of law or who are self-referred or referred by a public, semipublic, or nonprofit agency, for the purposes of recovery from alcoholism or drug addiction, community re-entry or work-release following incarceration, court-ordered assignment as an alternative to incarceration, or any other short-term supervised arrangement to the extent that such persons is not considered handicapped (disabled) within the meaning of the Fair Housing Act (Title 42, Chapter 45, Subchapter II, Section 3601, et. seq. of the United States Code). A halfway house shall follow all applicable provisions for "Division C-3 occupancy" in Title 34, Part I, Chapter 56 of the Pennsylvania Code, as amended, and shall be managed by a public, semipublic, or nonprofit agency responsible for the occupants' care, safety, conduct, counseling, and supervision. If serving persons in recovery from alcoholism or drug addiction, the halfway house shall follow all applicable provisions for transitional living activities and halfway houses in Title 28, Part V of the Pennsylvania Code, as amended.

Nursing or Convalescent Home: A facility with sleeping rooms that provides either skilled or immediate nursing care or both levels of care for 2 or more aged or disabled patients, who are unrelated to the licensee, for a period exceeding 24 hours. A nursing home must be licensed by the Pennsylvania Department of Health and shall follow all applicable provisions for long-term care nursing facilities in Title 28, Part IV, Subpart C of the Pennsylvania Code, as amended.

Retirement Home: A facility licensed by the state designed to serve the housing needs of older persons in a continuum of care environment through facilities which relate both to dependent and independent persons; such facilities may include independent living units, sheltered care units, nursing care units and related support services.

[ADD NEW SECTION AT END OF ZONING ORDINANCE]:

510-58. Downtown Overlay District.

- A. Purpose. The purpose of the Downtown Overlay District is to accommodate a variety of commercial, mixed-use, institutional, and high-density residential uses; facilitate preservation of existing buildings; and reinforce a traditional pedestrian-oriented downtown setting.
- B. Applicability.
1. This section applies to all properties located within the Downtown Overlay District as depicted on the Zoning Map.
 2. The Downtown Overlay District shall function as an overlay zoning district to the existing zoning districts. The provisions of the underlying zoning districts shall remain in full effect, except where supplanted or supplemented by procedures and requirements of this section.
 3. Where doubt exists in interpreting the language of the Downtown Overlay District versus the underlying zoning district regulation upon use of property, the stricter regulation shall govern.
 4. All terms undefined by the zoning ordinance shall use dictionary and common usage meanings.
- C. Permitted Uses.
1. Multiple principal and accessory uses are permitted per lot.
 2. Any ground floor façade fronting the following streets shall not contain residential uses, other than common area entrances:
 - a. East and West Independence Street, between N. Market Street and N. Shamokin Street;
 - b. The east side of N. Market Street, between W. Water Street and W. Commerce Street.
 3. Uses not listed in the Permitted Use Table below shall be considered as not permitted.
 4. Permitted Uses Table.

Key:

P = Permitted By Right C = Conditional Use SE = Special Exception - = Not Permitted

RESIDENTIAL USES	
Dwelling Units: Single-Family, Two-Family, or Multiple	-
Apartments: in combination with non-residential uses or as Apartment Buildings	P
Group Home or Group Care Facility	C
Halfway House	-
Domestic Violence Shelter	-
Retirement Home or Nursing Home	-
CIVIC USES	
Hospital	-
House of Worship	-
Library / Historic Society / Museum	P

Park / Recreational Facility / Sport Grounds	C
Parking Lot or Garage, Public	C
Post Office	C
Private Social Club	C
School, Public or Private	SE
Utility, Public or Private, including Wireless Communication Facility	C
COMMERCIAL USES	
Adult Entertainment / Sexually Oriented Business	-
Animal Hospital / Pet Services	C
Arcade / Gambling	C
Art Studio or Gallery	P
Artisanal Trades and Handicrafts	SE
Hotel, Bed and Breakfast, Short-Term Rental	SE
Convention / Banquet Hall	C
Convenience Store	P
Day Care Facility, Adult or Child	SE
Donation Drop Boxes	-
Eating and Drinking Establishments, including Beverage Production with Tasting Room	P
Funeral Home / Crematorium	-
Health Club / Fitness / Dance / Active Recreation Studio	P
Hotel	C
Live-Work Space / Home Occupation	P
Marijuana Dispensary	C
Medical and Dental Clinics	P
Personal and Professional Services, including Offices, Banks and Personal Shipping	P
Parking Lot or Garage as Principal Use (except Publicly Controlled Parking)	-
Retail	P
Sidewalk Use for Commerce (see 58.E.4.)	C
Shopping Center / Shopping Mall	-
Storage Business / Self-Storage Facility	-
Theater or Live Entertainment Facility	C
Vehicle Drive-Thru, Drive-Up, or Drive-In Services	-
Vehicle Fueling	-
Vehicle Washes	-
Vehicle Service, Repair, Detailing, Body Work, or similar	-
Vehicle Sales	-
Vehicle or Material Storage as part of a Contracting or Transportation Business	-

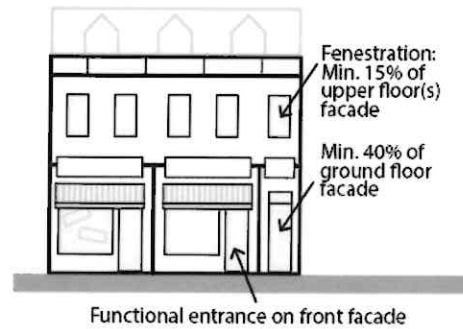
D. Area and Bulk Requirements.

Minimum Lot Area	1200 sf
Minimum Lot Width	20'
Maximum Building Coverage	100%
Front Setback	Minimum: 0' Maximum: 10'
Side Setback	Minimum: 0'
Rear Setback	Minimum: 0'
Building Height	Minimum: 30' and with 2 useable stories at front of lot Maximum: 75' or 6 stories Accessory structure: 20' maximum

E. Activation Standards.

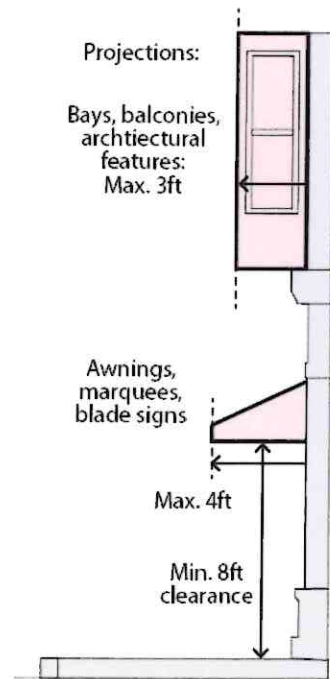
1. Fenestration (Windows and Doors).

- a. A minimum of 40% of a non-residential ground floor front façade shall consist of window/door openings.
- b. A minimum of 15% of a residential ground floor façade shall consist of window/door openings.
- c. A minimum of 15% of upper floor front façades shall consist of window/door openings.
- d. At least one functional door entrance shall be provided on the ground floor front façade.
- e. Exterior doors shall not open onto or otherwise impede a sidewalk.
- f. Opaque, heavily tinted, or mirrored windows shall not be used on the ground floor.



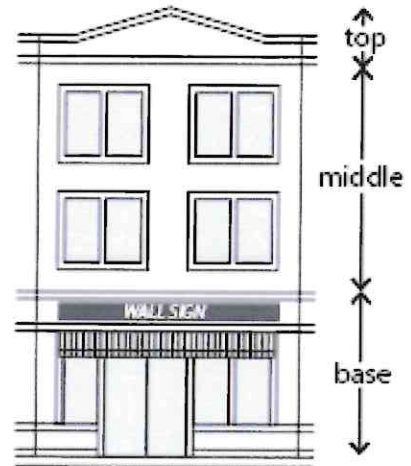
2. Building Projections.

- a. Eaves, cornices, upper-story bay windows, unenclosed balconies, and similar architectural features may extend above a sidewalk for a maximum of 3 feet beyond the front property line, but not above a roadway.
- b. Awnings, canopies, marquees, and blade signs may extend above a sidewalk for a maximum of 4 feet beyond the front property line, but not above a roadway.
- c. At least 8 feet of vertical clearance above a sidewalk shall be maintained.



3. Building Design.

- a. Newly constructed buildings shall require a minimum of two stories at the front of the lot. The ground floor of non-residential spaces shall have a minimum floor-to-ceiling interior clear height of 12 feet.
- b. Façade design is encouraged to reflect the architectural patterns found in the downtown's traditional buildings.
- c. Articulation, cornices, string courses, and other architectural elements should be used to create a recognizable base, middle, and top to buildings.
- d. Stretches of flat or blank front facades over 40' in width should be broken up using articulation, bays, columns, or other vertical elements.



4. Sidewalk Use.

- a. Sidewalks of at least 10 feet in width may be used for accessory commercial uses such as outdoor dining, seating, menu stands, planters, merchandise display, and temporary sandwich signboards.
- b. A continuous 5 feet of sidewalk width shall be maintained free of obstructions at all times to facilitate public access.
- c. Merchandise, sandwich boards, menu stands and other movable objects shall be removed from the sidewalk outside of business hours.



Outdoor accessory activity examples

F. Off-Street Parking Standards.

The following requirements supplant other off-street parking and loading requirements within the Downtown Overlay District.

1. Required Off-Street Parking.

Uses within the Downtown Overlay District are not required to provide off-street parking.

2. Parking Location and Access.

- a. If provided, parking areas and driveways shall not connect to E. or W. Independence Street or N. Market Street.
- b. Parking and loading shall not occur in front yards and shall be located behind the front façade(s) of the primary structure.
- c. Driveways shall be no wider than 20ft for two-way traffic and 11ft for one-way traffic where they cross a public sidewalk.
- d. Individual parking spaces shall not be accessed directly from any public street where a public sidewalk occurs.

3. Parking Design and Lighting.

- a. Parking areas containing more than four parking spaces shall have an approved surfacing of asphalt, concrete, brick, pavers, or other solid surface and shall be capable of use in all seasons. Stormwater management shall meet requirements of the Northumberland County SALDO and stormwater ordinances.
- b. Parking areas shall be separated from public sidewalks by either a landscaped buffer of at least 5 feet in width between the sidewalk and parking area, planted with groundcover, shrubbery, and trees, or a wall or fence 4 feet in height.
- c. Parking areas serving a non-residential use which abut a lot within a Residential (R) district shall provide a continuous evergreen hedge at least 6ft in height, or an opaque fence or wall 6 feet in height along the abutting residential lot line.
- d. Parking areas with 25 or more parking spaces shall be required to provide landscaped areas within islands, peninsulas, and/or at corners of the parking area. This required landscaped area shall be equal to a minimum of 5% of the total paved area.
- e. A new or reconstructed parking lot with 20 or more parking spaces shall incorporate one deciduous tree for every 10 parking spaces.
- f. Parking light fixtures shall be limited to a maximum of 18 feet in height. Lighting fixtures shall meet Dark Sky standards, with full shielding that provides downward-only lighting. Parking lot lighting shall be turned off outside business hours.

CERTIFICATION

I, Robert M. Slaby, Secretary of the City of Shamokin hereby certify that the foregoing is a true and correct copy of the Proposed Downtown Overlay District, duly accepted for initial consideration by the majority vote of said Local Government Unit, at a meeting duly held on the 16th day of March, 2026.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this _____ day of 3/14, 2026.



Robert M. Slaby
Robert M. Slaby
Secretary