

ARTICLE 4: LOT, YARD & HEIGHT REQUIREMENTS

ZONING DISTRICT	A1	A2	R1	R2	BR1	C2	I-0
MINIMUM LOT AREA #	2 AC	5 AC	1 AC	24,000 SF	1 AC	24,000 SF	NA
MINIMUM LOT WIDTH	120' $\overline{\quad}$ 170' <	120' $\overline{\quad}$ 170' <	120' $\overline{\quad}$ 170' <	120' $\overline{\quad}$ 170' <	120' $\overline{\quad}$ 170' <	120' $\overline{\quad}$ 170' <	120' $\overline{\quad}$
MAXIMUM LOT COVERAGE	35%	20%	35%	35%	50%	70%**	80%**
SETBACK from CENTERLINE+	100' STATE 85' TWP	100' STATE 85' TWP	100' STATE 85' TWP	100' STATE 85' TWP	125'	125'	125'
SIDE YARD	*	*	15'	15'	* or 25'	* or 15'	
REAR YARD	* or 25' accessory 35' principal						
DRIVEWAYS	MINIMUM 10' FROM ANY PROPERTY LINE, 75' FROM ROAD INTERSECTIONS OR MEETING PENNDOT REQUIREMENTS						
	1 driveway per 120' frontage, 2 driveways maximum per property						
STRUCTURES	MAXIMUM HEIGHT OF ALL ENCLOSED STRUCTURES WITHIN THE TOWNSHIP SHALL BE 35'						
	MAXIMUM HEIGHT OF ACCESSORY STRUCTURES (EXCEPT FOR AGRICULTURAL BUILDINGS) SHALL NOT EXCEED THE HEIGHT OF THE PRIMARY STRUCTURE						
FENCE	Maximum Height for Solid Wall or Fence - Four (4) feet or six (6) feet along rear lot line.						
	Maximum Height for Open Fence - Eight (8) feet.						
# <u>Street right-of-way shall not be included in determining minimum lot area.</u>							
+ 125' Setback on State Routes 62 and 58, 100' on all other State Roads							
* EQUAL to HEIGHT of STRUCTURE							
** PROVIDED STORMWATER PROVISIONS ARE MET ON THE LOT.							