

ZONING

132 Attachment 1

**Township of Kingwood**

**Schedule of Lot and Building Requirements for AR-2 Districts**

[Added 9-22-1988 by Ord. No. 6-13-88; amended 6-20-1994 by Ord. No. 9-6-94; 6-17-1996 by Ord. No. 9-11-96; 3-7-2006 by Ord. No. 13-20-2006; 12-31-2007 by Ord. No. 14-26-2007; 4-12-2010 by Ord. No. 16-04-2010]

<b>Requirement</b>	<b>Detached Single-Family</b>	<b>Church, Cemetery Farms and Public Uses</b>	<b>Firehouse and Rescue Squads</b>	<b>Golf Courses</b>
PRINCIPAL BUILDING <sup>1</sup>				
Minimum lot area (acres)	7 <sup>2</sup>	7	See Note 3 below	150
Minimum lot frontage (feet)	250 <sup>2</sup>	300	See Note 3 below	600
Minimum lot width (feet)	250 <sup>2</sup>	300	See Note 3 below	600
Minimum lot depth (feet)	300 <sup>2</sup>	600	See Note 3 below	1,000
Minimum side yard (each) (feet)	40	100	See Note 3 below	200
Minimum front yard (feet)	75	100	See Note 3 below	200
Minimum rear yard (feet)	60	100	See Note 3 below	200
Maximum building coverage (percent)	8%	5%	See Note 3 below	0.5%
ACCESSORY BUILDING				
Minimum front yard (feet)	100	150	100	200
Minimum side yard (feet)	30	50	30	25
Minimum rear yard (feet)	30	50	30	50
Minimum distance between buildings (feet)	20	50	20	50
Maximum building coverage (percent)	2%	1%	2%	0.25%
MAXIMUM AGGREGATE IMPERVIOUS LOT COVERAGE (percent)	13%	10%	20%	2%
MINIMUM LOT CIRCLE DIAMETER (feet)	200 <sup>2</sup>	250	See Note 3 below	
MINIMUM BUILDABLE AREA (acres)	See Note 4 below	2	See Note 3 below	

NOTES:

1. Additional requirements for conditional uses set forth in Article VI.
2. Exceptions for Class I and Class II minor subdivisions and flag lots are set forth in §§ 115-3 and 132-30F.
3. Same as zoning district in which it is located.
4. The lesser of one acre or 1/2 of the area of the building envelope.