

ZONING

450 Attachment 2

Borough of Walnutport

Table of Dimensional Requirements in Each District
(see § 450-31)

Zoning District: Type of Use	Minimum Lot Area (square feet)	Minimum Lot Width Measured at Minimum Building Setback Line (feet)	Minimum Front Yard Setback (feet)	Minimum Rear Yard Setback (feet)^A	Minimum Side Yard Setback (each) (feet)^A	Maximum Percent Building Coverage	Maximum Percent Impervious Coverage
R-1 District:							
a) Single-family detached dwelling ¹	a) 12,000 ²	a) 100	a) 30 ^E	a) 40	a) 10	a) 30%	a) 50%
b) Other allowed use	b) 30,000	b) 100	b) 30 ^E	b) 40	b) 10	b) 30%	b) 50%
Each dwelling shall have a minimum principal building width and length of 18 feet (not including unenclosed structures)							

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R-2 District:							
a) Single-family detached dwelling ¹	a) 10,000 ²	a) 75	a) through d): 20 ^E	a) through d): 30	a), b) and c): 5 each, except 0 at the shared lot line of lawfully attached dwellings	a) through d): 40%	a) through d): 60%
b) Twin dwelling unit ¹	b) 4,000 ²	b) 50 per dwelling unit					
c) Townhouse ¹ provided that no more than 5 townhouses shall be attached in any grouping; the maximum density shall not exceed 10 units per acre; and the total building length shall not exceed 150 feet	c) 3,000 ² for end units 3,500 ² for other units	c) 35 for end units 30 for other units ^B					
d) Other allowed use, provided that apartments shall only be allowed if there is a minimum lot area of 20,000 square feet prior to development and if there is a minimum lot area of 3,000 square feet per dwelling unit.	d) 12,000	d) 80			d) 15		

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R-3 District:							
a) Single-family detached dwelling ¹	a) 5,000 ²	a) 50	10 ^E	25	a), b) and c): 5 each, except 0 at the shared lot line of lawfully attached dwellings	50%	70%
b) Twin dwelling unit	b) 3,000 ²	b) 24 per dwelling unit					
c) Townhouse provided that no more than 5 townhouses shall be attached in any grouping; the maximum density shall not exceed 12 units per acre; and the total building length shall not exceed 150 feet.	c) 3,000 ² for end units 3,500 ² for other units	c) 35 for end units 30 for other units ^B					
d) Apartments, except if all apartments on a lot are permanently limited to persons age 55 and older, the physically handicapped and their spouses, then the minimum average lot area per apartment shall be reduced to 2,400 square feet	d) 3,000 ²	d) 60			d) 15		

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e) Other allowed principal use	e) 8,000	e) 60			e) 15		
RC District:							
a) All uses	a) None	a) None	a) 20	a) 20	a) 10	a) 25%	a) 45%
TC, TCB and GC Districts:							
a) Any dwelling units allowed by § 450-30 shall meet the requirements of this § 450-31 for the R-3 District and not the TC, TCB or GC Districts, age-restricted apartments shall be allowed with a minimum lot area of 2,400 square feet per dwelling unit.							
b) Other allowed use	b) 3,000	b) 30, except that any business development in the GC District shall have a minimum frontage of 100 feet	b) 20 ^E	b) 10 ^D	b) 5 ^F	b) 50%	b) 90%

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Special exception approval shall be required in order for a commercial use to be open to the public between the hours of 12:00 midnight and 5:00 a.m. The only standard for such special exception approval shall be that the applicant prove that such operations will be compatible with any dwellings that are adjacent or across the street.							
I District:							
Allowed use No new or expanded principal building and no new or expanded off-street parking, loading or industrial storage area shall be placed within 60 feet from the following: a) The average water level of the Lehigh River; and b) Each side of the center line of the Lehigh Canal	1 acre	120	30	30 ^D	40%	80%	

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NOTES:

See § 450-62B for corner lot setbacks.

See § 450-35 for swimming pools.

See § 450-64 regarding extension of nonconforming setbacks.

See § 450-62 regarding permitted reductions in setbacks to reflect average setbacks of adjacent buildings.

¹ = Each dwelling unit is required to be on its own fee-simple or condominium lot.

² = Lot area is per dwelling unit.

^A = The following exceptions to side and rear yards shall apply:

See accessory residential accessory setbacks in § 450-31C.

^B = Except if two or more off-street parking spaces per dwelling or garage doors for two or more vehicles are located within 20 feet of a public street, then the lot width per dwelling unit along such street shall be a minimum of 24 feet.

^C = A canopy over gasoline pumps may have a front yard setback of 20 feet, provided no sign is located on the canopy within 35 feet from the street right-of-way.

^D = Except a minimum of 40 feet for a new or expanded principal nonresidential building from a directly abutting primarily residential lot in a residential district. From a portion of a building used for manufacturing operations or tractor-trailer loading docks, this setback shall be increased to a minimum of 70 feet.

^E = An unenclosed front porch may intrude into the front yard by up to a maximum of 10 feet. Such front porch may be covered by a roof.

^F = Except a minimum of 30 feet for a new or expanded principal nonresidential building from a directly abutting primarily residential lot in a residential district.