

ZONING

155 Attachment 5

Township of Caln R-3 Zoning District: Utility and Dimensional Requirements (Supplemental Matrix Chart 3)

Use	Utility Requirements		Minimum Net Lot Area	Minimum Lot Width (feet)	Minimum Yard Requirements (feet)			Maximum Height (feet)	Maximum Coverage (percentage)	
	Sewer	Water			Front	Side (each)	Rear		Building	Lot
Single-family detached dwelling	On-lot	On-lot	43,560 square feet	150	50	20	40	35	10%	20%
	On-lot	Public	43,560 square feet	150	50	20	40	35	10%	20%
	Public	On-lot	20,000 square feet	100	50	15	20	35	20%	30%
	Public	Public	15,000 square feet	100	50	15	20	35	20%	30%
Single-family semidetached dwelling (Twin)	Public	Public	8,000 square feet per lot or unit	60	40	10	20	35	25%	35%
Two-family detached dwelling (Duplex)	Public	Public	30,000 square feet	100	50	15	20	35	25%	35%
General agriculture	Refer to § 155-90 for additional requirements									
Public or private utilities	Refer to § 155-93 for additional requirements									
Municipal use	Optional	Optional	Variable	Refer to § 155-95 for additional requirements						
Category 1 home occupation	Optional	Optional	Variable	Refer to § 155-115 for additional requirements						
Category 2 home occupation	Optional	Optional	Variable	Refer to § 155-115 for additional requirements						
Forestry	Optional	Optional	Variable	Refer to Chapter 85B for additional requirements						
Group home	On-lot	On-lot	43,560 square feet	150	50	20	40	35	10%	20%
	On-lot	Public	43,560 square feet	150	50	20	40	35	10%	20%
	Public	On-lot	20,000 square feet	100	50	15	20	35	20%	30%
	Public	Public	15,000 square feet	100	50	15	20	35	20%	30%
Non-tower wireless communication facility	Refer to § 155-94 for additional requirements									
Continuing Care Retirement Community (CCRC)	Public	Public	Refer to § 155-65 for additional requirements							
Golf course	Refer to § 155-91 for additional requirements									
Recreational use, active	Refer to § 155-91 for additional requirements									
Recreational use, passive	Refer to § 155-91 for additional requirements									
Educational use	Public	Public	3 acres	250	60	25	50	50	25%	50%

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Use	Utility Requirements		Minimum Net Lot Area	Minimum Lot Width (feet)	Minimum Yard Requirements (feet)			Maximum Height (feet)	Maximum Coverage (percentage)	
	Sewer	Water			Front	Side (each)	Rear		Building	Lot
Convalescent home, nursing home, rehabilitation center, assisted living facility, and/or personal care facility	Public	Public	3 acres	250	60	25	50	35	25%	50%
Family day-care home	Public	Public	40,000 square feet	Refer to § 155-72 for additional requirements						
Religious use	Public	Public	3 acres	250	60	25	50	50	25%	50%