

# ZONING

## 155 Attachment 6

Township of Caln

### R-4 Zoning District: Utility and Dimensional Requirements (Supplemental Matrix Chart 4)

| 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             | Public                                         | Public   | 10,000 square feet                            | 80                                               | 40                               | 10          | 20   | 35                    | 30%                           | 40% |
| Single-family semidetached dwelling (Twin)  | Public                                         | Public   | 6,000 square feet per lot or unit             | 40                                               | 40                               | 10          | 20   | 35                    | 30%                           | 40% |
| 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   |                                  |             |      |                       |                               |     |
| Forestry                                    | Optional                                       | Optional | Variable                                      | Refer to Chapter 85B for additional requirements |                                  |             |      |                       |                               |     |
| Group home                                  | Public                                         | Public   | 10,000 square feet                            | 80                                               | 40                               | 10          | 20   | 35                    | 30%                           | 40% |
| Non-tower wireless communication facility   | Refer to § 155-94 for additional requirements  |          |                                               |                                                  |                                  |             |      |                       |                               |     |
| Two-family detached dwelling (Duplex)       | Public                                         | Public   | 20,000 square feet                            | 100                                              | 40                               | 15          | 30   | 35                    | 25%                           | 35% |
| Townhouse                                   | Public                                         | Public   | Refer to § 155-62 for additional requirements |                                                  |                                  |             |      |                       |                               |     |
| Multifamily                                 | Public                                         | Public   | Refer to § 155-63 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% |
| Continuing care retirement community (CCRC) | Refer to § 155-65 for additional requirements. |          |                                               |                                                  |                                  |             |      |                       |                               |     |

CALN CODE

| 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          | 35   | 50                    | 25%                           | 50% |
| Senior independent living facility                                                                              | Public               | Public | Refer to § 155-70 for additional requirements |                                               |                                  |             |      |                       |                               |     |
| 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% |