

ZONING

155 Attachment 7

Township of Caln

R-5 Zoning District: Utility and Dimensional Requirements (Supplemental Matrix Chart 5)

Approved Development	Use	Utility Requirements		Minimum Net Lot Area (square feet)	Minimum Lot Width (feet)	Minimum Yard Requirements (feet)			Maximum Height (feet)	Maximum Coverage (percentage)	
		Sewer	Water			Front	Side (each)	Rear		Building	Lot
Hidden Forest	Single-family detached or group home	Public	Public	As shown	As shown	30	10	20	35	20%	35%
	Common open space	As shown	As shown								
The Fairways	Single-family detached or group home	Public	Public	1,820	As shown	15	45	20	35	As shown	As shown
	Common open space	As shown	As shown								
Village on Thorndale Greene	Single-family detached or group home	Public	Public	8,000	80	30	10	20	35	20%	35%
	Common open space	As shown	As shown								
Wedgewood Estates Phases I, II and III	Single-family semidetached or group home	Public	Public	As shown	As shown	30	10	20	35	20%	35%
	Duplex or group home	Public	Public							30%	45%
	Single-family attached or group home	Public	Public	As shown	As shown	20	As shown	As shown	20	35%	45%
	Common open space	As shown	As shown	As shown	As shown						

CALN CODE

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		Sewer	Water			Front	Side (each)	Rear		Building	Lot
Other uses within all approved R-5 developments	Active or passive recreational uses subject to § 155-91	Public	Public	2 acres	150	10 feet passive recreation setback/50 feet building setback			35	As shown on approved plan	
	Public or private utilities subject to § 155-93										
	Municipal uses subject to § 155-95	As directed by Caln Township									
	Category 1 home occupation subject to § 155-115										
	Forestry uses subject to Chapter 85B										
	Conservational uses subject to Article V										
	Accessory uses and structures associated with residential development subject to § 155-113										
	Restaurant	Public	Public	30,000	150	50	20	30	35	40%	60%
	Non-tower wireless communication facility subject to § 155-94										