

ZONING

155 Attachment 3

Township of Caln

Matrix Chart 3 [Amended 7-25-2013 by Ord. No. 2013-05]

R-3 Zoning District: Utility and Dimensional Requirements (Supplemental Matrix Chart 3)											
Use	Procedural Requirement	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 units	By right	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 units	By right	Public	Public	8,000 square feet per lot or unit	60	40	10	20	35	25%	35%
Public utilities	By right	Optional	Optional	Variable	Refer to § 155-92 for additional requirements						
Municipal use	By right	Optional	Optional	Variable	Refer to § 155-94 for additional requirements						
Category 1 home occupation	By right	Optional	Optional	Variable	Refer to § 155-109 for additional requirements						
Category 2 home occupation	By right	Optional	Optional	Variable	Refer to § 155-109 for additional requirements						
Forestry	By right	Optional	Optional	Variable	Refer to § 155-37 for additional requirements						
Group home	By right	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%
Residential cluster development	Conditional use	Public	Public	25 square feet	Maximum Residential Density = 2.00 dwelling units per acre; refer to § 155-56 of the Code for additional requirements.						
CCRC/Age qualified retirement community	Conditional use	Public	Public	25 acres	Maximum Residential Density = 2.25 dwelling units per acre; refer to § 155-57 of the Code for additional requirements.						

CALN CODE

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Use	Procedural Requirement	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
Golf course	Conditional use	Public	Optional	25 acres	Refer to § 155-90 for additional requirements						
Recreational use	Conditional use	Public	Optional	2 acres	Refer to § 155-90 for additional requirements						
Educational use	Conditional use	Public	Public	3 acres	250	60	25	50	50	25%	50%
Hospital or medical center	Conditional use	Public	Public	3 acres	250	60	25	50	50	25%	50%
Convalescent home or nursing home	Conditional use	Public	Public	3 acres	250	60	25	50	35	25%	50%
Family day-care home	Special exception	Public	Optional	40,000 square feet	Refer to § 155-70 for additional requirements						
Religious use	Special exception	Public	Public	3 acres	250	60	25	50	50	25%	50%