

ZONING

370 Attachment 12

Township of North Coventry
Figure 34-4.C

	Permitted Use	Unit Mix	Minimum Net Lot Area	Density/intensity (per Acre of Adjusted Tract Area)	Open Space	Lot and Coverage Requirements				Front Setbacks/Porch Encroachment/Build-to Lines			Side Yard Requirements				Rear Yard Requirements			Building Height	
						Minimum Lot Width (feet)	Maximum Building Length (feet)	Maximum Building Coverage	Maximum Lot Coverage	Front Setback (feet)	Maximum Porch Encroachment (feet)	Build-to Line (feet)	Minimum Side Yard Setback (feet)	Aggregate Side Yard (feet)	Minimum Distance Between Buildings (Principal) (feet)	Minimum Distance for Buildings (Accessory) (feet)	Minimum Rear Yard Setback (Principal Building) (feet)	Minimum Rear Setback Alley Loaded Garages (feet)	Minimum Rear Setback (Accessory Building) (feet)	Minimum Building Height (feet)	Maximum Building Height (Principal Building) (feet)
TND-1	Single family detached	100%	6,000 square feet	1 d.u.	50% of adjusted tract area	60	—	—	50%	Minimum 12; maximum 20	6	—	5 each side	20	15	5	20	15	5	—	35
	Non-residential	—	20% (setback or landscape buffer) to be added to the land area for principal building, parking, ingress/egress, and any required infrastructure	Maximum 20% of adjusted tract area		50	—	—	75%	—	—	10 from row	10 each side	—	20	—	20	—	—	20	35
TND-2	Single family detached	Minimum 60%	—	4 d.u.	35% of adjusted tract area	50	—	—	50%	Minimum 12; maximum 15	6	—	5 each side	20	15	5	20	15	5	—	35
	Single family semi detached (twin)	Minimum 10%, maximum 20%	—			Per unit: minimum 35; maximum 40	—	—	50%	Minimum 12; maximum 15	6	—	5	20	15	5	20	18	5	—	35
	Single family attached (townhouse)	Minimum 10%, maximum 20%	2,000 square feet per unit			25 for end units; 18 for interior units	120	50%	75%	—	—	12 from row	5 each side of building	—	15	—	—	18	—	—	35
	Non-residential	—	20% (setback or landscape buffer) to be added to the land area for principal building, parking, ingress/egress, and any required infrastructure	Maximum. 30% of adjusted tract area		50	—	50%	75%	—	—	10 from row	10 each side	—	20 between principal building and adjacent dwellings	—	20	—	—	20	35
TND-3	Single family detached	50%	—	4 d.u.	35% of adjusted tract area	Minimum 40; maximum 60	—	25%	50%	Minimum 12; maximum 15	6	—	5 each side	—	10	5	20	18	5	—	35
	Single family	Minimum	—	Per unit: —		—	—	50%	Minimum	2, unenclosed	—	5 each	15	10	5	20	18	5	—	35	

NORTH COVENTRY CODE

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					Minimum Lot Width (feet)	Maximum Building Length (feet)	Maximum Building Coverage	Maximum Lot Coverage	Front Setback (feet)	Maximum Porch Encroachment (feet)	Build-to Line (feet)	Minimum Side Yard Setback (feet)	Aggregate Side Yard (feet)	Minimum Distance Between Buildings (Principal) (feet)	Minimum Distance for Buildings (Accessory) (feet)	Minimum Rear Yard Setback (Principal Building) (feet)	Minimum Rear Setback Alley Loaded Garages (feet)	Minimum Rear Setback (Accessory Building) (feet)	Minimum Building Height (feet)	Maximum Building Height (Principal Building) (feet)
semi detached (twin)	10%, maximum 20%				minimum 35; maximum 40				12; maximum 15	porches only		side								
Single family attached (townhouse)	Minimum 10%, maximum 20%	2,000 square feet per unit			25 for end dwelling; 18 for interior dwelling	120	50%	75%	—	—	12	5 each side of building	—	15	—	—	18	—	—	45
Multifamily dwellings	Minimum 5%, maximum 10%	As necessary to accommodate the principal building, accessways, required parking, landscaping, buffering and infrastructure			100	—	50%	75%	—	—	10	10 each side	—	20 between principal buildings and adjacent principal building	—	15	—	—	—	45
Non-residential	—	20% (setback or landscape buffer) to be added to the land area for principal building, parking, ingress/ egress, and any required infrastructure	Maximum. 30% of adjusted tract area		50	—	50%	75%	—	—	10 from row	10 each side	—	—	—	20	—	—	35	45