

# ZONING

## 370 Attachment 2

### Township of Schuylkill

#### Summary of Bulk and Lot Regulations [Amended 1-7-2013 by 2013-01]

**This table is for overview and reference only. Refer to Chapter 370, Zoning, section for zoning district listed for complete zoning information.**

Regulation	District															
	PFZ	FR <sup>1</sup>	R-1 <sup>1</sup>	R-2 <sup>1</sup>	NO	AP O I	APO II <sup>1</sup>	H <sup>15</sup>	A-R <sup>23</sup>	F <sup>17</sup>	NC Per Use	NCSC <sup>24</sup>	C Per Use	LI	I	I/LI
Minimum lot area (square feet)	100,000 (III)	100,000	60,000(I) 50,000(II) 35,000(III)	40,000(I) 30,000(II) 20,000(III)	5 ac. (min.) 10 ac. (max.)	5 ac	5 ac	NA	10 ac	NA	1 ac. (I) 1/2 ac. (II) 10,000 (III) 20,000 <sup>19</sup>	20,000 (III)	1 ac. (I) 1/2 ac. (II) 10,000 (III) 20,000 <sup>19</sup>	3 ac. <sup>20</sup>	3 ac. <sup>20</sup>	3 ac. <sup>20</sup>
Minimum developable area per lot (square feet)	1 ac (III)	43,560	43,560 (I) 43,560 (II) 35,000 (III)	40,000 (I) 30,000 (II) 20,000 (III)	NA	5 ac	5 ac	NA	10 ac	NA	1 ac. (I) 1/2 ac. (II) 10,000 (III) 20,000 <sup>19</sup>	20,000 (III)	1 ac. (I) 1/2 ac. (II) 10,000 (III) 20,000 <sup>19</sup>	3 ac. <sup>20</sup>	3 ac. <sup>20</sup>	3 ac. <sup>20</sup>
Maximum building coverage (percent)	20 (III)	10	10	15 (I) 20 (II) 25 (III)	25	35	35	NA	30	NA	20 (I) 30 (II) 40 (III) 25 <sup>19</sup>	25	20 (I) 30 (II) 40 (III) 25 <sup>19</sup>	See Note 21	See Note 21	See Note 21
Maximum lot coverage (percent)	40 (III)	20	25	25 (I) 30 (II) 30 (III)	50	50 <sup>2</sup>	50 <sup>2</sup>	NA	50	NA	60 (I) 70 (II) 90 (III) 65 <sup>19</sup>	65	60 (I) 70 (II) 90 (III) 65 <sup>19</sup>	See Note 22	See Note 22	See Note 22
Maximum height (feet)	35 (III)	35	35	35	35	35	35	NA	35	NA	35	35	35	35	35	35
Minimum front lot line width (feet)	200 (III)	200	150 (I) 125 (II) 105 (III)	115 (I) 95 (II) 75 (III)	60 <sup>11</sup>	See Note 3	NA	NA	300 <sup>16</sup>	NA	180 (I) 100 (II) 60 (III) 180 <sup>19</sup>	180	180 (I) 100 (II) 60 (III) 180 <sup>19</sup>	300	300	300

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Regulation	District															
	PFZ	FR <sup>1</sup>	R-1 <sup>1</sup>	R-2 <sup>1</sup>	NO	AP O I	APO II <sup>1</sup>	H <sup>15</sup>	A-R <sup>23</sup>	F <sup>17</sup>	NC Per Use	NCSC <sup>24</sup>	C Per Use	LI	I	I/LI
Minimum lot width at building line (feet)	225 (III)	225	175 (I) 150 (II) 130 (III)	140 (I) 120 (II) 100 (III)	60	300 <sup>4</sup>	300	NA	NA	NA	180 (I) 100 (II) 60 (III) 100 <sup>19</sup>	100	180 (I) 100 (II) 60 (III) 100 <sup>19</sup>	300	300	300
Minimum front yard depth (feet)	75 (III)	100	60 (I) 60 (II) 50 (III)	50 (I) 50 (II) 40 (III)	50 <sup>12</sup>	100 <sup>5</sup>	100	NA	100	NA	50	50	50	75	75	75
Minimum rear yard depth (feet)	75 (III)	100	60 (I) 60 (II) 50 (III)	50 (I) 50 (II) 40 (III)	See Note 13	75 <sup>6</sup>	75 <sup>10</sup>	NA	75	NA	25	25	25	75	75	75
Minimum side yard (two required) each (feet)	50 (III)	50	40 (I) 30 (II) 20 (III)	25 (I) 20 (II) 15 (III)	50 <sup>14</sup>	75 <sup>7</sup>	75	NA	75	NA	25	25	25	75	75	75
Minimum combined side yard widths (feet)	100 (III)	125	90 (I) 70 (II) 50 (III)	60 (I) 40 (II) 40 (III)	See Note 13	150 <sup>8</sup>	150	NA	150	NA	50	N/A	50	150	150	150
Maximum building length	NA	NA	NA	NA	NA	120	150	NA	NA	NA	NA	N/A	NA	NA	NA	NA
Minimum side yard abutting a street (feet)	75 (III)	100	60 (I) 60 (II) 50 (III)	50 (I) 50 (II) 40 (III)	See Note 13	40 <sup>9</sup>	NA	NA	100	NA	50	50	50	75	75	75

**NOTES:**

I – No public sewer or public water is available.

II – With public sewer but not public water.

III – Both public sewer and public water are available.

NA – No comparable regulation.

**FOOTNOTES**

This table summarizes the standards contained in the individual articles of Chapter 370, Zoning. In the event of an inconsistency between the standards in this table and in the individual articles, the individual articles shall prevail.

<sup>1</sup> Bulk and lot standards in this District (FR, R-1, R-2, and APO II) may be modified when approved in accordance with the provisions of § 370-166.

<sup>2</sup> Except recreational area. Dimension applies to entire tract for multifamily housing, townhouses, semidetached and quadraplex housing.

<sup>3</sup> Minimum front lot line width in the APO I District:  
Townhouses and multifamily: 300 feet.  
Semidetached and quadraplex: 40 feet.  
Single- and two-family: 60 feet.  
No applicable requirement for office building.

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- <sup>4</sup> This applies to office buildings in the APO I District For townhouses, semidetached, quadraplex and multifamily housing, dimension shall be same as minimum front lot line width.
- <sup>5</sup> This applies to office buildings in the APO I District. For multifamily housing, townhouses, semidetached, single- and two-family housing, dimension shall be 40 feet.
- <sup>6</sup> This is for office buildings in the APO I District, except when abutting an FR, R-1 or R-2 District, dimension shall be 100 feet. For multifamily housing, townhouses, semidetached, single- and two-family housing, dimension shall be 30 feet.
- <sup>7</sup> This is for office buildings in the APO I District. For multifamily housing, townhouses, semidetached and quadraplex housing, single- and two-family dwellings, dimension shall be 10 feet.
- <sup>8</sup> Applies only to office buildings in the APO I District. For townhouses, semidetached, quadraplex and multifamily housing, dimension shall be 20 feet. For two-family and single-family, dimension shall be 25 feet.
- <sup>9</sup> Applies only to townhouses, semidetached, quadraplex, and multifamily dwellings in the APO I District.
- <sup>10</sup> In the APO II District: Except when abutting FR, R-1 or R-2 District, then 100 feet.
- <sup>11</sup> In the NO District: At ultimate ROW line.
- <sup>12</sup> In the NO District: At building line.
- <sup>13</sup> In the NO District: Minimum yard setbacks when abutting a residential development or residentially zoned parcel shall be 50 feet.
- <sup>14</sup> In the NO District: When abutting public road, otherwise 25 feet.
- <sup>15</sup> See Article IX (Historic Site Overlay District). Bulk and lot dimensions of existing structures to be retained.
- <sup>16</sup> In the A-R District: At building line for each building or structure.
- <sup>17</sup> See Article XI (Flood Hazard and Wetland District). Bulk and lot dimensions of existing structures to be retained.
- <sup>18</sup> Twenty-five feet required when not abutting a street; 50 feet when abutting a street, and combined widths also use these minimums.
- <sup>19</sup> Neighborhood convenience shopping complex: Side yards relate to building ends. Side and rear yards abutting residential districts shall be screened.
- <sup>20</sup> May be reduced to one acre by special exception.
- <sup>21</sup> For building coverage in the LI, I and I/LI Districts:  
For 1-2.9 acre parcels: 25% maximum building coverage.  
For 3-5.9 acre parcels: 30% maximum building coverage.  
For 6-10 acre parcels: 35% maximum building coverage.  
For parcels over 10 acres: 40% maximum building coverage.
- <sup>22</sup> For lot coverage in the LI, I and I/LI Districts:  
For 1-2.9 acre parcels: 75% maximum lot coverage.  
For 3-5.9 acre parcels: 70% maximum lot coverage.  
For 6-10 acre parcels: 65% maximum lot coverage.  
For parcels over 10 acres: 60% maximum lot coverage.
- <sup>23</sup> For A-R District: unless authorized as a special exception, no building or structure shall be closer than 150 feet to all yards in any residential district.
- <sup>24</sup> NCSC: § 370-80: neighborhood convenience shopping complex.