

ZONING

525 Attachment 2

Borough of Spring City

Summary of the Area and Bulk Regulations

	Zoning District	Structure Type/Use	Minimum Lot Area per Unit	Minimum Lot Area per Structure	Lot Width		Maximum Lot Coverage	Accessory Setback (feet)	Minimum Yard Setback		
					Building Line (feet)	Curb Line (feet)			Front (feet)	Side (feet)	Rear (feet)
R-1	Low Density Residential	All permitted uses	10,000 sf	n/a	75	50	35%	5	25	15	25
R-2	Medium Density Residential	Two-family	4,500 sf	9,000 sf	40	40	45	10	20	10	25
		Single-family/all others	8,000 sf	n/a	60	50	40	5	20	10	25
R-3	High Density Residential	Multiple-family	2,500 sf	7,500 sf	70	70	40	5	35	15	35
		Townhouse (6 units max.)	2,500 sf	7,500 sf	25	25	45	5	20	10	20
		Two-family	3,000 sf	6,000 sf	30	30	45	5	20	10	20
		Single-family/all others	6,000 sf	n/a	50	50	40	5	25	10	25
PN	Planned Neighborhood	Manufactured home park	See § 525-54A(3), Use A3, of the Use Regulations								
		Life care facility	See § 525-54A(4), Use A4, of the Use Regulations								
		Other	20,000 sf	n/a	100	75	25	5	50	20	30
DC	Downtown Commercial	Residential uses	Same as R-3 High Density Residential Zoning District								
		Other	n/a	4,000 sf	25	25	80	5	10	5	20
GC	General Commercial	All permitted uses	n/a	20,000 sf	100	75	70**	20	40	15	30
1	Industrial	Industry lumber yard	n/a	2 acres	150	100	60**	n/a	50	30	50
		Other	n/a	20,000 sf	100	75	70**	20	40	15	30