

ZONING

27 Attachment 2

Township of Valley

**Table 2
Other Uses With Public Sewer and Public Water Facilities Utilized**

Use	Minimum Lot Area (square feet)	Minimum Density (units/net ac.)	Minimum Lot Width ¹ (feet)	Maximum Lot Coverage	Minimum Front Yard ² (feet)	Minimum Side Yard		
						One Side (feet)	Both Sides (feet)	Rear Yard (feet)
Twins	7,500/per unit	5.5	60 per unit	35%	38	25	(NA)	30
Townhouses ³	3,000/per unit	5.5	30 per unit	45%	38	15	(End units)	30
Duplexes	7,500/per duplex	5.5	60 per duplex	35%	38	15	(30)	30
Multiple-family ¹	30,000	5.5	100	60%	38	15	(30)	
Accessory uses ⁵	N/A	N/A	See above	Not permitted	Not permitted	(16)	8	30

NOTES:

¹ Minimum lot width shall be measured at the building setback line; in no case shall a lot's width, as measured along its frontage, be less than 70% of that required at the building setback line. Lot widths required at the frontage shall be measured along a line paralleling the street line, even if it is curvilinear.

² Front yard setbacks are measured from the street line. The front yard setback along a private street with no right-of-way line shall be measured from an imaginary right-of-way line for a minor street to allow for current or future installation of sidewalks.

³ No townhouse grouping may contain more than six units. For each townhouse grouping containing more than four units, no more than 60% of such units shall have the same front yard setback; the minimum variation of setback shall be two feet. In addition, no more than two contiguous units shall have identical roof lines that generally parallel the ground along the same horizontal plane. All townhouse buildings shall be setback at least 15 feet from any parking facilities contained on commonly held lands. All townhouse buildings shall be set back at least 30 feet from any perimeter boundary of the development site. In those instances where several townhouse groupings are contained upon the same lot, the standards listed in the following footnote 4 shall apply. Within townhouse developments permitted under § 27-203, Subsection 2D, dwellings may employ a zero-lot-line design with respect to driveways servicing adjoining properties,

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provided, that if driveway maintenance is the responsibility of the property owner(s), the driveways to the adjoining properties shall be physically separated (e.g., paver blocks, riverbed stone, or other method approved by the Board of Supervisors), by a minimum one-foot width (six inches per lot).

- ⁴ In those instances where several multiple-family dwelling buildings and/or townhouse groupings are located on the same lot, the following separation distances shall be provided between each building:
- (a) Front to front, rear to rear, or front to rear, parallel buildings shall have at least 80 feet between faces of the building. If the front or rear faces are obliquely aligned, the above distances may be decreased by as much as 10 feet at one end if increased by similar or greater distance at the other end.
 - (b) A minimum yard space of 30 feet is required between end walls and front or rear faces of buildings.
- ⁵ For twin and semiattached dwellings, the minimum side yard for accessory use is 50% of the standard setback from the non-common lot line and three feet from the common lot line; for attached dwellings, the minimum accessory side yard is three feet from each side lot line.