

# ZONING

## 215 Attachment 1

### Township of West Nantmeal

**Matrix Chart 1: R-1 Zoning District: Utility and Dimensional Requirements  
[Amended 7-10-2017 by Ord. No. 2017-5; 4-13-2020 by Ord. No. 1-2020]**

Use	Procedural Requirement	Utility Requirements		Minimum Net Lot Area (acres)	Minimum Lot Width (feet)	Minimum Yard Requirements			Maximum Height (feet)	Maximum Coverage	
		Sewer	Water			Front (feet)	Side (each) (feet)	Rear (feet)		Building (percent)	Lot (percent)
Conservation uses	By right	Optional	Optional	2	Refer to Article V for additional requirements						
Forestry	By right	Optional	Optional	Variable	Refer to § 215-22 for additional requirements						
Single-family detached units lot averaging design	By right	Optional	Optional	Variable	Refer to § 215-29 for additional requirements						
Single-family detached dwelling on a lot with less than 2 gross acres	By right	Optional	Optional	Variable	N/A	50 feet	30 feet	50 feet	35 feet	15%	25%
Boardinghouse or rooming house	By right	On-lot	On-lot	2	200	50	40	50	35	10%	20%
Accessory apartment for relatives	By right	On-lot	On-lot	2	Refer to § 215-41 for additional requirements						
Category 1 home occupation	By right	On-lot	On-lot	Variable	Refer to § 215-43 for additional requirements						
Category 2 home occupation	By right	On-lot	On-lot	Variable	Refer to § 215-44 for additional requirements						
General agricultural	By right	On-lot	On-lot	2	Refer to § 215-49 for additional requirements						
Intensive agricultural	By right	On-lot	On-lot	20	Refer to § 215-50 for additional requirements						
Farm-related business	By right	On-lot	On-lot	2	Refer to § 215-51 for additional requirements						
Farm-related school	By right (accessory use)	On-lot	On-lot	20	Refer to § 215-123 for additional requirements						
Farm-support business	By right	On-lot	On-lot	5	Refer to § 215-52 for additional requirements						
Commercial greenhouse and tree farm	By right	On-lot	On-lot	5	Refer to § 215-68 for additional requirements						
Horseback riding school	By right	On-lot	On-lot	5	Refer to § 215-86 for additional requirements						
Horseback riding stable	By right	On-lot	On-lot	5	Refer to § 215-87 for additional requirements						
Municipal uses	By right	Optional	Optional	Variable	Refer to § 215-98 for additional requirements						
Nursery or landscaping center	By right	On-lot	On-lot	2	200	50	40	50	35	30%	50%
Noncommercial recreational uses	By right	Optional	Optional	2	Refer to § 215-106 for additional requirements						

WEST NANTMEAL CODE

Use	Procedural Requirement	Utility Requirements		Minimum Net Lot Area (acres)	Minimum Lot Width (feet)	Minimum Yard Requirements			Maximum Height (feet)	Maximum Coverage	
		Sewer	Water			Front (feet)	Side (each) (feet)	Rear (feet)		Building (percent)	Lot (percent)
Public utilities	By right	Optional	Optional	Variable	Refer to § 215-118 for additional requirements						
Bed-and-breakfast, tourist est.	Conditional use	On-lot	On-lot	2	200	50	40	50	35	10%	20%
Group home	Special exception	On-lot	On-lot	2	Refer to § 215-36 for additional requirements						
Airport, heliports and helistops	Special exception	Optional	Optional	20	Refer to § 215-54 for additional requirements						
Communication towers/facilities	Special exception	Optional	Optional	Variable	Refer to § 215-64 for additional requirements						
Comm. Mushroom production	Special exception	On-lot	On-lot	20	Refer to § 215-67 for additional requirements						
Family child day-care home	Special exception	On-lot	On-lot	Variable	Refer to § 215-74 for additional requirements						
Educational use	Special exception	On-lot	On-lot	2	200	50	50	50	50	30%	50%
Kennels and animal shelters	Special exception	On-lot	On-lot	5	Refer to § 215-92 for additional requirements						
Places of worship religious uses	Special exception	Optional	Optional	3	200	50	50	50	50	30%	50%
Veterinary hospitals	Special exception	On-lot	On-lot	2	200	50	50	50	35	30%	50%