

ZONING

215 Attachment 2

Township of West Nantmeal

**Matrix Chart 2: R-2 Zoning District: Utility and Dimensional Requirements
[Amended 7-10-2017 by Ord. No. 2017-5]**

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 less than 20 acres	By right	On-lot	On-Lot	2	200	50	30	50	35	10%	20%
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						
Farm-related business	By right	On-lot	On-Lot	2	Refer to § 215-51 for additional requirements						
Farm-support business	By right	On-lot	On-Lot	5	Refer to § 215-52 for additional requirements						
Emergency services operation	By right	On-lot	On-Lot	2	200	50	50	50	50	30%	50%
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						
Public utilities	By right	Optional	Optional	Variable	Refer to § 215-118 for additional requirements						
Residential cluster 20 acres or more	Conditional use	Optional	Optional	Variable	Refer to § 215-30 for additional requirements						
Bed-and-breakfast, tourist est.	Conditional use	On-lot	On-Lot	2	200	40	50	35	10%	20%	

WEST NANTMEAL CODE

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		Sewer	Water			Front (feet)	Side (each) (feet)	Rear (feet)		Building (percent)	Lot (percent)
Golf course 9 holes	Conditional use	Optional	Optional	50	Refer to § 215-83 for additional requirements						
Golf course 18 holes	Conditional use	Optional	Optional	100	Refer to § 215-83 for additional requirements						
Group home	Special exception	On-lot	On-Lot	2	Refer to § 215-36 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	Optional	Optional	2	200	50	50	50	50	30%	50%
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%