

ZONING

215 Attachment 3

Township of West Nantmeal

Matrix Chart 3: R-3 Zoning District: Utility and Dimensional Requirements

Use	Procedural Requirement	Utility Requirements		Minimum Net Lot Area	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 acres	Refer to Article V for additional requirements						
Forestry	By right	Optional	Optional	Variable	Refer to § 215-22 for additional requirements						
Single-family detached units	By right	On-lot	On-lot	1 acre	150	50	20	30	35	15%	25%
		On-lot	Public	1 acre	150	50	20	30	35	15%	25%
		Public	On-lot	30,000 square feet	125	40	20	30	35	20%	30%
		Public	Public	18,000 square feet	100	40	15	20	35	30%	40%
Single-family semidetached units	By right	Public	Public	10,000 square feet	60	40	15	20	35	40%	50%
Boardinghouse or rooming house	By right	Optional	Optional	1 acre	150	50	20	30	35	15%	25%
Category 1 home occupation	By right	Optional	Optional	Variable	Refer to § 215-43 for additional requirements						
Category 2 home occupation	By right	Optional	Optional	Variable	Refer to § 215-44 for additional requirements						
General agricultural	By right	On-lot	On-lot	2 acres	Refer to § 215-49 for additional requirements						
Farm-related business	By right	On-lot	On-lot	2 acres	Refer to § 215-51 for additional requirements						
Community center	By right	Optional	Optional	2 acres	200	50	50	50	50	30%	50%
Emergency services operation	By right	Optional	Optional	2 acres	200	50	50	50	50	30%	50%
Municipal uses	By right	Optional	Optional	Variable	Refer to § 215-98 for additional requirements						
Noncommercial recreational uses	By right	Optional	Optional	1 acre	Refer to § 215-106 for additional requirements						
Public utilities	By right	Optional	Optional	Variable	Refer to § 215-118 for additional requirements						
Townhouses	Conditional use	Public	Public	10 acres	Refer to § 215-27 for additional requirements						
Apartments	Conditional use	Public	Public	10 acres	Refer to § 215-28 for additional requirements						

WEST NANTMEAL CODE

Use	Procedural Requirement	Utility Requirements		Minimum Net Lot Area	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)
Residential cluster development	Conditional use	Public	Public	20 acres	Refer to § 215-31 for additional requirements						
Assisted living care, convalescent home	Conditional use	Public	Public	5 acres	Refer to § 215-37 for additional requirements						
Commercial campgrounds	Conditional use	Optional	Optional	20 acres	Refer to § 215-63 for additional requirements						
Commercial recreation use	Conditional use	Optional	Optional	2 acres	200	50	40	50	35	40%	60%
Group home	Special exception	Public	Public	Variable	Refer to § 215-36 for additional requirements						
Family child day-care home	Special exception	Optional	Optional	Variable	Refer to § 215-74 for additional requirements						
Educational use	Special exception	Optional	Optional	2 acres	200	50	50	50	50	30%	50%
Places of worship religious uses	Special exception	Optional	Optional	3 acres	200	50	50	50	50	30%	50%