

ZONING

390 Attachment 6

Township of West Vincent

**Appendix F
Area and Bulk Regulations – 1987 Zoning Ordinance**

**Article IV
RC Rural Conservation District**

Section 403 AREA AND BULK REGULATIONS

A. Lot Area

Every lot shall have an area of not less than five acres, provided that, in the case of an interior lot, any right-of-way or accessway connecting such lot to a road or street shall be in addition to the minimum lot area of five acres.

1. Lot Area, Net.

Every lot shall have a net area of not less than 20,000 square feet. Such area shall be contiguous and shall contain a minimum width of 50 feet.

B. Lot Width

Every lot shall not be less than 300 feet in average width, with 100 feet minimum width at the building setback line.

C. Front Yard

There shall be a front yard of not less than 100 feet from the building setback line to the street line or, in the case of an interior lot, to the front lot line.

D. Side Yard

1. For every dwelling, there shall be two side yards, neither of which shall be less than 75 feet in width.
2. For every principal building other than a dwelling, there shall be two side yards, neither of which shall be less than 75 feet in width.

E. Rear Yard

There shall be a rear yard on each lot, which shall not be less than 75 feet in depth, unless the lot is a reverse-frontage lot, in which case the requirements of Section 1803.D of this Ordinance shall apply.

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F. Lot Coverage

Not more than 10% of the area of each lot shall be occupied by buildings or other impervious cover.

G. Accessory Buildings/Structures

No accessory buildings or structures shall be situated within 50 feet of any side or rear lot line. Accessory buildings and structures, excluding accessory agricultural buildings and structures, may be located within the front yard as long as the minimum front-yard setback of the accessory building or structure is no less than 150 feet and the total ground floor area or building footprint is no greater than the total ground floor area or building footprint of the principal building on the lot. Accessory buildings and structures, excluding accessory agricultural buildings and structures, may be located less than 150 feet from the front lot line only under the following conditions:

1. In no case shall accessory buildings or structures be situated less than 100 feet from the front lot line.
2. In lieu of existing topographical features and/or vegetative buffers, buildings and structures shall be screened according to Section 1806B. of this Ordinance.
3. Accessory buildings and structures shall not exceed one story or 12 feet in height, whichever is less, and 500 square feet in floor area.

Accessory agricultural buildings and structures may be located within the front yard, but in no case shall the minimum front yard, but in no case shall the minimum front yard for the accessory building or structure be less than that contained in Section 403C. above.

H. Height Restriction

No structures or principal dwelling shall exceed 35 feet in height. No accessory building, other than an accessory farm building, shall exceed 25 feet in height.

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Article V R-3 Residential District

Section 503 AREA AND BULK REGULATIONS

A. Lot Area

Every lot shall have an area of not less than three acres, provided that, in the case of an interior lot, any right-of-way or accessway connecting such lot to a road or street shall be in addition to the minimum lot area of three acres.

1. Lot Area, Net.

Every lot shall have a net area of not less than 20,000 square feet. Such area shall be contiguous and shall contain a minimum width of 50 feet.

B. Lot Width

Every lot shall not be less than 225 feet in average width, with 75 feet minimum width at the building setback line.

C. Front Yard

There shall be a front yard of not less than 75 feet from the building setback line to the street line or, in the case of an interior lot, to the front lot line.

D. Side Yard

- a. For every dwelling, there shall be two side yards, neither of which shall be less than 40 feet in width.
- b. For every principal building other than a dwelling, there shall be two side yards, neither of which shall be less than 50 feet in width.

E. Rear Yard

There shall be a rear yard on each lot which shall not be less than 40 feet in depth, unless the lot is a reverse frontage lot, in which case the requirements of Section 1803.D of this Ordinance shall apply.

F. Lot Coverage

Not more than 12% of the area of each lot shall be occupied by buildings or other impervious cover.

G. Accessory Buildings/Structures

No accessory buildings or structures shall be situated within 30 feet of any side or rear lot line. Accessory buildings and structures, excluding accessory agricultural buildings and

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structures, may be located within the front yard as long as the minimum front yard setback of the accessory building or structure is no less than 150 feet and the total ground floor area or building footprint is no greater than the total ground floor area or building footprint of the principal building on the lot. Accessory buildings and structures, excluding accessory agricultural buildings and structures, may be located less than 125 feet from the front lot line only under the following conditions:

4. In no case shall accessory buildings or structures be situated less than 75 feet from the front lot line.
5. In lieu of existing topographical features and/or vegetative buffers, buildings and structures shall be screened according to Section 1806B. of this Ordinance.
6. Accessory buildings and structures shall not exceed one story or 12 feet in height, whichever is less, and 500 square feet in floor area.

Accessory agricultural buildings and structures may be located within the front yard, but in no case shall the minimum front yard, but in no case shall the minimum front yard for the accessory building or structure be less than that contained in Section 403C. above.

H. Height Restriction

No structures or principal dwelling shall exceed 35 feet in height. No accessory building, other than an accessory farm building, shall exceed 25 feet in height.

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Article VI R-2 Residential District

Section 603 AREA AND BULK REGULATIONS

A. Lot Area

Every lot shall have an area of not less than two acres, provided that, in the case of an interior lot, any right-of-way or accessway connecting such lot to a road or street shall be in addition to the minimum lot area of two acres.

2. Lot Area, Net.

Every lot shall have a net area of not less than 20,000 square feet. Such area shall be contiguous and shall contain a minimum width of 50 feet.

B. Lot Width

Every lot shall not be less than 200 feet in average width, with 50 feet minimum width at the building setback line.

C. Front Yard

There shall be a front yard of not less than 75 feet from the building setback line to the street line or, in the case of an interior lot, to the front lot line.

D. Side Yard

- c. For every dwelling, there shall be two side yards, neither of which shall be less than 30 feet in width.
- d. For every principal building other than a dwelling, there shall be two side yards, neither of which shall be less than 50 feet in width.

E. Rear Yard

There shall be a rear yard on each lot which shall not be less than 40 feet in depth, unless the lot is a reverse frontage lot, in which case the requirements of Section 1803.D of this Ordinance shall apply.

F. Lot Coverage

Not more than 15% of the area of each lot shall be occupied by buildings or other impervious cover.

G. Accessory Buildings/Structures

No accessory buildings or structures shall be situated within 20 feet of any side or rear lot line. Accessory buildings and structures, excluding accessory agricultural buildings and

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structures, may be located within the front yard as long as the minimum front yard setback of the accessory building or structure is no less than 150 feet and the total ground floor area or building footprint is no greater than the total ground floor area or building footprint of the principal building on the lot. Accessory buildings and structures, excluding accessory agricultural buildings and structures, may be located less than 125 feet from the front lot line only under the following conditions:

7. In no case shall accessory buildings or structures be situated less than 75 feet from the front lot line.
8. In lieu of existing topographical features and/or vegetative buffers, buildings and structures shall be screened according to Section 1806B. of this Ordinance.
9. Accessory buildings and structures shall not exceed one story or 12 feet in height, whichever is less, and 500 square feet in floor area.

Accessory agricultural buildings and structures may be located within the front yard, but in no case shall the minimum front yard, but in no case shall the minimum front yard for the accessory building or structure be less than that contained in Section 403C. above.

H. Height Restriction

No structures or principal dwelling shall exceed 35 feet in height. No accessory building, other than an accessory farm building, shall exceed 25 feet in height.