

ZONING

27 Attachment 3

Borough of Centre Hall

CRITERIA AND STANDARDS FOR THE SINGLE-FAMILY RESIDENTIAL DISTRICT (R-2)
[Amended by Ord. No. 172, 5/11/2017]**

PERMITTED USES Land and structures may be used for only the following:	Lot Requirements The following lot requirements shall be met for each primary use:			Yard Setback Requirements The following lot requirements shall be met:			Maximum Height (feet)
	Minimum Size	Minimum Width (feet)	Maximum Coverage	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	
Primary Uses							
(1) Single-family detached dwellings with offsite sewer services. No more than two units per building	* 12,500 square feet	100 at the building setback line; 50 at the street line	38% (any lot with less than 10,000 square feet shall have 45%)	30 on local and collector streets; 50 on arterial streets or no nearer the street than any existing structure located within 100 feet on either side of the proposed structure	8	8	35
(2) Single-family detached dwellings with onsite sewer services. No more than two units per building	* 15,000 square feet						
(3) Single-family semidetached dwellings or two-family detached with offsite sewer services. No more than two units per building	15,000 square feet						

CENTRE HALL CODE

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	Minimum Size	Minimum Width (feet)	Maximum Coverage	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	
(4) Single-family semidetached dwellings or two-family detached with onsite sewer services. No more than two units per building	1 acre						
(5) Child day-care centers							
(6) Churches and other places of worship, parish houses and convents				30	8	8	
(7) Public and private nursery, kindergarten, elementary and secondary schools							
(8) Public park and recreational areas							
(9) Public libraries	0.75 acre	100 at the building setback line; 50 at the street line	38% (any lot with less than 10,000 square feet shall have 45%)	30 on local and collector streets; 50 on arterial streets or no nearer the street than any existing structure located within 100 feet on either side of the proposed structure	8	8	35
Accessory Uses and Structures	See primary use above to which it is						

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	accessory
Special Exceptions Essential services - area facilities	See Part 2, § 27- 208(C)

* NOTATION: Nonconforming Lot See Part 8.

** See "Sketch of Selected Zoning Terms" for term illustrations.