

ZONING

675 Attachment 1

Borough of Bath

R-1 Low-Density Residential District
[Amended 5-2-2016 by Ord. No. 2016-659]

	Minimum Lot Size (square feet)	Maximum Lot Coverage	Maximum Height (feet)	Minimum Lot Width (feet)	Minimum Setbacks			Req. Site Plan Review
					Front Lot Line (feet)	Rear Lot Line (feet)	Side Lot Line (feet)	
Permitted Uses:								
Single-family detached dwelling	10,890	35%	35	60	25	30	15	No
Tilling of soil	40,000	35%	35	150	25	40	20	No
The following requirements shall apply when the permitted use is not served by public water supply and sewage disposal systems:								
All permitted uses	43,560	35%	35	150	25	30	15	Yes
Accessory Uses:								
Garages and carports (same as building setbacks listed in R-1)								
Swimming pools						20	10	
Storage sheds			16			10	10	
Greenhouses			16			10	10	
Animal shelters			6			10	10	
Home occupation (in accordance with the criteria of § 675-97)								
No-impact home-based businesses								
Conditional Uses:								
Municipal buildings								
Parks and playgrounds								
Public, private, or parochial schools for day, college or university students								
Radio and television stations (transmitting facility and towers only)								
Private surface parking facility								
Child day-care home								
Special Exception Uses:								
Places of worship								
Cemeteries								
Signs								
Family home care, group child day-care home or child day-care center								
Except as otherwise set forth in this chapter, the following requirements shall apply for any conditional or special exception use permitted in this district:								
Conditional or special exception use	43,560	35%	35	150	25	30	15	Yes