

ZONING

675 Attachment 2

**Borough of Bath**

**R-2 Medium-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)	
<b>Permitted Uses:</b>								
Single-family detached dwelling	8,712	40%	35	54	30	30	15	No
Two-family detached dwelling Twins (multi-story) and duplexes (single story)	7,260	40%	35	49	30	30	15	Yes
<b>Accessory Uses:</b>								
Garages and carports (same building setbacks as listed in R-2)								
Swimming pools						15	5	
Storage sheds			16			5	3	
Greenhouses			16			10	5	
Animal shelters			6			10	5	
Home occupation (in accordance with the criteria of § 675-97)								
No-impact home-based businesses								
<b>Conditional Uses:</b>								
Municipal buildings								
Parks and playgrounds								
Public, private and parochial schools for day, college or university students								
Private surface parking facilities								
Mobile home parks								
<b>Special Exception Uses:</b>								
Places of worship								
Cemeteries								
Bed-and-breakfast								
Child day-care home or child day-care center								
Signs								
<b>Except as otherwise set forth in this chapter, the following requirements shall apply for any conditional or special exception use permitted in this district:</b>								
Conditional or special exception use	8,712	40%	35	54	30	30	15	Yes