

ZONING

345 Attachment 3

Borough of Catawissa

Schedule II

Area and Bulk Requirements

[Amended 8-10-1981 by Ord. No. 257; 7-12-1982 by Ord. No. 264; 8-10-1987 by Ord. No. 292]

District		Minimum Lot Size (square feet)	Minimum Lot Frontage (feet)	Minimum Lot Depth (feet)	Minimum Yard Area			Maximum Building Height (feet)	Maximum Building Coverage (percent)
					Front (feet)	Side (feet)	Rear (feet)		
<b>Residential</b>									
R-1	One-family dwelling	8,000	50	100	20	5	30	35 <sup>1</sup>	30%
	Two-family dwelling	8,000	50	100	20	5	30	35	30%
	Townhouse dwelling	7,000	50	100	20	5	30	35	30%
R-2	One-family dwelling	7,000	55 (55 corner)	100	10	15	30	35	40%
	Two-family dwelling	5,000	40 (45 corner)	100	10	5	30	35	40%
	Multifamily dwelling	10,000 <sup>2</sup>	100	100	20	15	30	45	40%
	Senior citizen housing	15,000 <sup>3</sup>	120	120	20	20	30	100	30%
	Townhouse dwellings	5,000	40	100	10	5	30	35	40%
<b>Commercial</b>									
B-1	Retail and service stories	7,500	50	100	—	—	25	35	75%
	Offices	7,500	50	100	—	—	25	35	75%
	Banks	10,000	100	100	—	—	25	35	—
	Medical offices, restaurants, bars, and taverns	7,500	50	100	—	—	25	35	—
	Other permitted uses	7,500	50	100	—	—	25	35	—
	Dwellings in accordance with R-1	7,500	50	100	—	—	25	35	—
	Senior citizen housing	15,000 <sup>3</sup>	120	120	20	30	30	100	30%

CATAWISSA CODE

District	Minimum Lot Size (square	Minimum Lot Frontage	Minimum Lot Depth (feet)	Minimum Yard Area			Maximum Building Height	Maximum Building Coverage	
				Front (feet)	Side (feet)	Rear (feet)			
<b>Industrial</b>									
I-1	Industrial	10,000	100	—	25*	10*	15*	50	—
	Manufacturing	10,000	100	—	25*	10*	15*	50	—
	Office	10,000	100	120	30*	10*	15*	35	—
C-1	Conservation	To be considered a floodplain zone, to control flooding, and/or areas of excessive slopes							

**NOTES:**

- \* For every 10,000 square feet, or fraction thereof, of floor area in excess of 25,000 square feet, all yards shall be increased by a multiple of five feet.
- <sup>1</sup> Maximum height of all accessory buildings shall be 15 feet, except farms where accessory buildings shall not exceed 40 feet in height.
- <sup>2</sup> Total minimum lot area is 10,000 square feet with 3,000 square feet of lot.
- <sup>3</sup> Maximum dwelling units per acre for senior citizen housing is 150.