

ZONING

500 Attachment 4

Township of Caernarvon

**Area, Yard and Height Regulations in the R-4 District
[Amended 6-25-2025 by Ord. No. 329]**

Type of Use	Maximum Regulations				Minimum Regulations							
	Building Height		Lot Area Covered by Buildings (percent)	Impervious Surface (percent)	Lot Size (see below)	Building Setback		Lot Width		Rear Yard (feet)	Side Yard	
	Agric'l (feet)	Other (feet)				Minor Access Road (feet)	Major Art'l Road (feet)	At Street Line (feet)	At Bldg Setback Line (feet)		One Side Yard (feet)	Total (feet)
SINGLE FAMILY DETACHED DWELLING:												
w/On-Site Sewage Disposal		35	15%	25	1 Acre per unit	30	40	100	150	30	20	40
w/Municipal Sewage Disposal and Water		35	35%	50	10,000 square feet per	30	40	60	80	25	10	20
w/Public Sewage and On-Site Water		35	20%	35	20,000 square feet per	30	40	75 per	100 per	30	15	30
TWO FAMILY DETACHED DWELLING:												
w/On-Site Sewage Disposal		35	15%	25	1 acre per unit	30	40	150	200	30	20	40
w/Municipal Sewage Disposal and Water		35	30%	45	15,000 square feet	30	40	75	100	30	12	24
w/Public Sewage and On-Site Water		35	30%	45	15,000 square feet	30	40	100	150	30	12	24

CAERNARVON CODE

Type of Use	Maximum Regulations				Minimum Regulations							
	Building Height		Lot Area Covered by Buildings (percent)	Impervious Surface (percent)	Lot Size (see below)	Building Setback		Lot Width		Rear Yard (feet)	Side Yard	
	Agric'l (feet)	Other (feet)				Minor Access Road (feet)	Major Art'l Road (feet)	At Street Line (feet)	At Bldg Setback Line (feet)		One Side Yard (feet)	Total (feet)
AGRICULTURAL USES:												
w/On-Site Sewage Disposal	None		15%	35	3 Acres	75	75	100	150	75	75	150
w/Municipal Sewage Disposal and Water	None		20%	40	3 Acres	75	75	100	150	75	75	150