

# ZONING

## 27 Attachment 1

### Township of Montour

**Table of Dimensional Requirements**  
**[Ord. 5/9/1972, § 500; as amended by Ord. 5/13/1982, § 4; by Ord. 12/15/1987;**  
**by Ord. 12/12/1991B, § 10; and by 9/13/2007]**

District	Minimum Lot Size	Minimum Width (feet)	Max. Building Coverage (%)	Max. Building Height (feet)	Min. Yard Space (feet)		
					Front <sup>2</sup>	Side	Rear
Conservation (C)	5 Acres	300	5	25	50	50	50
Agricultural (A) <sup>3</sup>	1 Acre	200	10	—	50	30	30
Suburban	30,000 Square Feet	150	15	25	30	20	30
Residential (SR) <sup>3</sup>	20,000 Square Feet(1)	100	25				
Village	20,000 Square Feet	100	25	35	30	20	30
Residential (VR) <sup>3</sup>	15,000 Square Feet(1)	80	50				
Highway	1 Acre	150	25	25	50	20	20
Commercial (HC)							
Industrial (I)	2 Acres	300	60	35	50	30	30

<sup>1</sup> With access to an off-lot sewage facility.

<sup>2</sup> Subject to additional requirements of § 27-501(2)(B)

The future right-of-way of:

(1) Minor Arterial Streets	100 feet
(2) Major Collector Streets	80 feet
Minor Collector Streets	60 feet
(3) Local Streets	50 feet

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### (4) Marginal Access Streets 33 feet

<sup>3</sup> Special Note: The following performance standards shall apply in the case of a cluster development in lieu of minimum lot sizes, minimum lot width, maximum building coverage and minimum yard space setbacks:

- (1) Overall tract size and lot size shall comply with § 27-402(2)(H).
- (2) Minimum lot width requirements and maximum building coverage shall be addressed by review of the proposed cluster land development plan in order to determine whether all utility lines (water, sewer, power, phone, television cable, gas lines, etc.), pedestrian access and vehicular access and parking can be safely accommodated.
- (3) Yard space between buildings and the property line shall be adequate for access for emergency response such as firefighting and for routine maintenance.
- (4) In the case of attached dwellings, yard space for access for emergency response such as firefighting and for routine maintenance shall be unobstructed.
- (5) Front yard setbacks shall comply with § 27-501(2)(B) for arterial and collector highways where applicable.
- (6) Other dimensional requirements of § 27-500 shall apply.