

ZONING

27 Attachment 2

Township of North Centre

RR Rural Residential District

Lot, Yard and Open Space Requirements		
Minimum Lot Requirements (See § 27-502)	Minimum Yard Requirements (See § 27-503)	Maximum Height Requirements (See § 27-504)
<p>1. Minimum Lot Area Per Principal Structure or Use:</p> <p>a. Residential Uses:</p> <p> 1) Single-Family Detached Dwellings: 1 acre (43,560 square feet) per dwelling unit.</p> <p> 2) Open Space Residential Developments: 20 acres.</p> <p>b. Agricultural Uses:</p> <p> 1) Private Stables: 2 acres. (See also § 27-418, Subsection 1C)</p> <p> 2) Public Stables or Riding Academies: 5 acres. (See also § 27-418, Subsection 1C)</p> <p> 3) Raising of Livestock or Poultry: 2 acres. (See also § 27-418, Subsection 1A)</p> <p>c. All Other Principal Uses: 1 acre, except as provided below:</p> <p> 1) Schools: 2 acres.</p> <p> 2) Churches or Places of Worship: 2 acres.</p> <p>d. Regardless of the minimums provided above, all lots shall meet the requirements of the Pennsylvania Sewage Facilities Act and all other State or local sewage or water regulations.</p> <p>2. Minimum Lot Width: (measured at building setback line): 150 feet.</p> <p>3. Maximum Building Coverage: 20%.</p> <p>4. Maximum Impervious Surface: 25%.</p>	<p>1. Front Yard: 50 feet from edge of road right-of-way.</p> <p>2. Side Yards:</p> <p> a. Principal Structures: 25 feet each side.</p> <p> b. Accessory Structures: 15 feet each side.</p> <p>3. Rear Yard:</p> <p> a. Principal Structures: 40 feet.</p> <p> b. Accessory Structures: 15 feet.</p>	<p>1. Principal Structures: 35 feet or 2 1/2 stories, whichever is greater.</p> <p>2. Accessory Structures: 25 feet or 1 1/2 stories, whichever is greater.</p> <p>3. Agricultural Structures: No maximum.</p>

ZONING
SR Suburban Residential District

Lot, Yard and Open Space Requirements		
Minimum Lot Requirements (See § 27-502)	Minimum Yard Requirements (See § 27-503)	Maximum Height Requirements (See § 27-504)
<p>1. Minimum Lot Area Per Principal Structure or Use:</p> <p>a. Residential Uses:</p> <p>1) Single-Family Detached Dwellings:</p> <p>a) On-Lot Sewage and Water: 1 acre (43,560 square feet) per dwelling unit.</p> <p>b) On-Lot Sewage or Water: 3/4 acre (32,670 square feet) per dwelling unit.</p> <p>c) Public or Community Sewer and Water: 1/2 acre (21,780 square feet) per dwelling unit.</p> <p>2) Two-Family Dwellings or Conversion Apartments:</p> <p>a) On-Lot Sewage and Water: 30,000 square feet per dwelling unit.</p> <p>b) On-Lot Sewage or Water: 15,000 square feet per dwelling unit.</p> <p>c) Public or Community Sewer and Water: 10,000 square feet per dwelling unit.</p> <p>3) Single-Family Attached Dwelling Structures (Public or Community Sewer and Water Only): 15,000 square feet + 5,000 square feet per dwelling unit.</p> <p>4) Multi-Family Dwelling Structures (Public or Community Sewer and Water Only): 15,000 square feet + 3,500 square feet per dwelling unit.</p> <p>5) Multi-Family Housing Developments or Mobile Home Parks (Public or Community Sewer and Water Only): 2 acres.</p> <p>6) Open Space Residential Developments: 20 acres.</p>	<p>1. Front Yard: 50 feet from edge of road right-of-way.</p> <p>2. Side Yards:*</p> <p>a. Principal Structures:</p> <p>1) On-Lot Sewage and/or Water: 15 feet each side.</p> <p>2) Public or Community Sewer and Water: 10 feet each side.</p> <p>b. Accessory Structures: 8 feet each side.</p> <p>3. Rear Yard:</p> <p>a. Principal Structures: 30 feet.</p> <p>b. Accessory Structures: 10 feet.</p> <p>*NOTE: No side yard shall be required where approved fireproof common walls are used.</p>	<p>1. Principal Structures: 35 feet or 2 1/2 stories, whichever is greater.</p> <p>2. Accessory Structures: 25 feet or 1 1/2 stories, whichever is greater.</p> <p>3. Agricultural Structures: No maximum.</p>

NORTH CENTRE CODE

Lot, Yard and Open Space Requirements		
Minimum Lot Requirements (See § 27-502)	Minimum Yard Requirements (See § 27-503)	Maximum Height Requirements (See § 27-504)
<p>b. All Other Principal Uses: 30,000 square feet, except as provided below:</p> <ul style="list-style-type: none"> 1) Schools: 1 acre. 2) Churches or places of Worship: 1 acre. 3) Private Stables: 2 acres. (See also § 27-418, Subsection 1C) <p>c. Regardless of the minimums provided above, all lots must meet the requirements of the Pennsylvania Sewage Facilities Act and all other State and local sewage and water regulations.</p> <p>2. Minimum Lot Width: (measured at building setback line)</p> <ul style="list-style-type: none"> a. On-Lot Sewage and/or Water: 100 feet. b. Public or Community Sewer and/or Water: <ul style="list-style-type: none"> 1) Single-Family Detached and Other Principal Uses: 80 feet. 2) Single-Family Attached Dwelling Structures: 20 feet per dwelling unit (+ applicable side yard requirement for end units) <p>3. Maximum Building Coverage: 30%.</p> <p>4. Maximum Impervious Surface: 35%.</p>		

ZONING V Village District

Lot, Yard and Open Space Requirements		
Minimum Lot Requirements (See § 27-502)	Minimum Yard Requirements (See § 27-503)	Maximum Height Requirements (See § 27-504)
<p>1. Minimum Lot Area Per Principal Structure or Use:</p> <p>a. Residential Uses:</p> <p>1) Single-Family Detached Dwellings:</p> <p>a) On-Lot Sewage and Water: 1 acre (43,560 square feet) per dwelling unit.</p> <p>b) On-Lot Sewage or Water: 20,000 square feet per dwelling unit.</p> <p>c) Public or Community Sewer and Water: 10,000 square feet per dwelling unit.</p> <p>2) Two-Family Dwellings or Conversion Apartments:</p> <p>a) On-Lot Sewage and Water: 30,000 square feet per dwelling unit.</p> <p>b) On-Lot Sewage or Water: 15,000 square feet per dwelling unit.</p> <p>c) Public or Community Sewer and Water: 10,000 square feet per dwelling unit.</p> <p>3) Single-Family Attached Dwelling Structures (Public or Community Sewer and Water Only): 15,000 square feet + 5,000 square feet per dwelling unit.</p> <p>4) Multi-Family Dwelling Structures (Public or Community Sewer and Water Only): 15,000 square feet + 3,500 square feet per dwelling unit.</p> <p>b. All Other Principal Uses: 30,000 square feet, except as provided below:</p>	<p>1. Front Yard: 50 feet from edge of road right-of-way.</p> <p>2. Side Yards:*</p> <p>a. Principal Structures:</p> <p>1) Residential Uses: 10 feet each side.</p> <p>2) All Other Uses: 10 feet when abutting a nonresidential use; 15 feet when abutting a residential use.</p> <p>b. Accessory Structures:</p> <p>1) Residential Uses: 8 feet each side.</p> <p>2) All Other Uses: 5 feet when abutting a nonresidential use; 10 feet when abutting a residential use.</p> <p>3. Rear Yard:</p> <p>a. Principal Structures: 20 feet.</p> <p>b. Accessory Structures:</p> <p>1) Residential Uses: 10 feet.</p> <p>2) All Other Uses: 5 feet when abutting a nonresidential use; 10 feet when abutting a residential use.</p> <p>*NOTE: No side yard shall be required where approved fireproof common walls are used.</p>	<p>1. Principal Structures: 35 feet or 2 1/2 stories, whichever is greater.</p> <p>2. Accessory Structures: 25 feet or 1 1/2 stories, whichever is greater.</p> <p>3. Agricultural Structures: No maximum.</p>

NORTH CENTRE CODE

Lot, Yard and Open Space Requirements		
Minimum Lot Requirements (See § 27-502)	Minimum Yard Requirements (See § 27-503)	Maximum Height Requirements (See § 27-504)
<ul style="list-style-type: none"> 1) Schools: 1 acre. 2) Churches or Places of Worship: 1 acre. 3) Personal Care or Nursing Homes: 1 acre. 4) Institutional Residences: 1 acre. 5) Limited Industrial Uses: 1 acre. 6) Contractor’s Shops and Yards: 1 acre. c. Regardless of the minimums provided above, all lots must meet the requirements of the Pennsylvania Sewage Facilities Act and all other State and local sewage and water regulations. 2. Minimum Lot Width: (measured at building setback line) <ul style="list-style-type: none"> a. On-Lot Sewage and/or Water: 100 feet. b. Public or Community Sewer and Water: <ul style="list-style-type: none"> 1) Single-Family Detached and Other Principal Uses: 80 feet. 2) Single-Family Attached Dwelling Structures: 20 feet per dwelling unit (+ applicable side yard requirement for end units) 3. Maximum Building Coverage: 35%; in addition, at least 25% of all nonresidential lots shall be landscaped. 4. Maximum Impervious Surface: 40%. 		

ZONING
A Agricultural Preservation District

Lot, Yard and Open Space Requirements		
Minimum Lot Requirements (See § 27-502)	Minimum Yard Requirements (See § 27-503)	Maximum Height Requirements (See § 27-504)
<p>1. Minimum Lot Area Per Principal Structure or Use:</p> <p>a. Agricultural Uses: 1 acre, except as provided below:</p> <ol style="list-style-type: none"> 1) Raising of Poultry or Livestock: 2 acres. 2) Public Stables or Riding Academies: 5 acres. (See also § 27-418, Subsection 1C) 3) Animal Hospitals and/or Kennels: 2 acres. 4) Agri-businesses, Sawmills and/or Lumber Yards: 2 acres. 5) Concentrated Animal Operations: 10 acres. <p>b. Residential Uses:</p> <ol style="list-style-type: none"> 1) Single-Family Detached Dwellings, Group Homes, and Seasonal Dwellings or Hunting Camps: 1 acre per dwelling unit. (See § 27-418, Subsection 1D, for nonagricultural subdivision limits.) 2) Open Space Residential Developments: 20 acres. <p>c. All Other Principal Uses: 1 acre, except as provided below:</p> <ol style="list-style-type: none"> 1) Churches or Places of Worship: 2 acres. 2) Contractor's Shops and Yards: 2 acres. <p>d. Regardless of the minimums provided above, all lots shall meet the requirements of the Pennsylvania Sewage Facilities Act and all other State or local sewage or water regulations.</p> <p>2. Minimum Lot Width: (measured at the building setback line)</p> <ol style="list-style-type: none"> a. Residential Uses: 150 feet. b. All Other Principal Uses: 200 feet. <p>3. Maximum Building Coverage: 20%.</p> <p>4. Maximum Impervious Surface: 30%.</p>	<p>1. Front Yard: 50 feet from edge of road right-of-way.</p> <p>2. Side Yards:</p> <ol style="list-style-type: none"> a. Principal Structures: 25 feet each side. b. Accessory Structures: 15 feet each side. <p>3. Rear Yard:</p> <ol style="list-style-type: none"> a. Principal Structures: 40 feet. b. Accessory Structures: 15 feet. <p>4. Agricultural Uses:</p> <ol style="list-style-type: none"> a. Animal Buildings and/or Unenclosed Storage: See § 27-418, Subsection 1A. b. Concentrated Animal Operations: See § 27-418, Subsection 1B. c. Public or Private Stables: See § 27-418, Subsection 1C. 	<ol style="list-style-type: none"> 1. Principal Structures: 35 feet or 2 1/2 stories, whichever is greater. 2. Accessory Structures: 25 feet or 1 1/2 stories, whichever is greater. 3. Agricultural Structures: No maximum.

ZONING
W/C Woodland/Conservation District

Lot, Yard and Open Space Requirements		
Minimum Lot Requirements (See § 27-502)	Minimum Yard Requirements (See § 27-503)	Maximum Height Requirements (See § 27-504)
<p>1. Minimum Lot Area Per Principal Structure or Use:</p> <p>a. Agricultural Uses: 2 acres, except as provided below:</p> <p>1) Public Stables or Riding Academies: 5 acres.</p> <p>b. Residential Uses (including Single-Family Detached Dwellings, Group Homes, and Seasonal Dwellings or Hunting Camps):</p> <p>1) Lots with Average Slope of 15% or Less: 2 acres (87,120 square feet) per dwelling unit.*</p> <p>2) Lots with Average Slope Greater than 15% but Less than 25%: 3 acres (130,680 square feet) per dwelling unit.*</p> <p>3) Lots with Average Slope 25% or Greater: 5 acres (217,800 square feet) per dwelling unit.*</p> <p>c. Recreational Uses: 2 acres, except as provided below:</p> <p>1) Campgrounds or RV Parks: 5 acres.</p> <p>d. All Other Principal Uses: 2 acres, except as noted below:</p> <p>1) Mineral Extraction Operations: 5 acres.</p> <p>2) Commercial Wind Energy Facilities: 5 acres.</p> <p>e. Regardless of the minimums provided above, all lots shall meet the requirements of the Pennsylvania Sewage Facilities Act and all other State or local sewage or water regulations.</p> <p>2. Minimum Lot Width: (measured at the building setback line)</p>	<p>1. Front Yard: 50 feet from edge of road right-of-way.</p> <p>2. Side Yards:</p> <p>a. Principal Structures: 25 feet each side.</p> <p>b. Accessory Structures: 15 feet each side.</p> <p>3. Rear Yard:</p> <p>a. Principal Structures: 40 feet.</p> <p>b. Accessory Structures: 15 feet.</p> <p>4. Agricultural Uses:</p> <p>a. Animal Buildings and/or Unenclosed Storage: See § 27-418, Subsection 1A.</p> <p>b. Concentrated Animal Operations: See § 27-418, Subsection 1B.</p> <p>c. Public or Private Stables: See § 27-418, Subsection 1C.</p>	<p>1. Principal Structures: 35 feet or 2 1/2 stories, whichever is greater.</p> <p>2. Accessory Structures: 25 feet or 1 1/2 stories, whichever is greater.</p> <p>3. Agricultural Structures: No maximum.</p>

NORTH CENTRE CODE

Lot, Yard and Open Space Requirements		
Minimum Lot Requirements (See § 27-502)	Minimum Yard Requirements (See § 27-503)	Maximum Height Requirements (See § 27-504)
<p>a. Residential Uses: 150 feet.</p> <p>b. All Other Principal Uses: 200 feet.</p> <p>3. Maximum Building Coverage: 15%.</p> <p>4. Maximum Impervious Surface: 20%.</p> <p>*NOTE: Lot slope shall be measured from the edge of the road right-of-way or front property line to the rear property line and shall be determined by dividing the change in elevation between the lowest elevation on the front line to the highest elevation on the rear lot line, or vice versa, (i.e., the vertical distance) by the total distance measured between the same two points (i.e., the horizontal distance.)</p>		

ZONING
FP General Floodplain District (Overlying District)

Lot, Yard and Open Space Requirements		
Minimum Lot Requirements (See § 27-502)	Minimum Yard Requirements (See § 27-503)	Maximum Height Requirements (See § 27-504)
SAME AS THE UNDERLYING DISTRICT		