

ZONING

280 Attachment 3

**Borough of Catasauqua  
Table of Dimensional Requirements  
[Amended 6-1-2009 by Ord. No. 1238]**

Zoning District: Type of Use	Minimum Lot Area (square feet)	Minimum Lot Width Measured at Minimum Building Setback Line (feet)	Minimum Front Yard Setback (feet)	Minimum Rear Yard Setback (feet) (Note A)	Minimum Side Yard Setback (each) (feet) (Note A)	Maximum Percent Building Coverage	Maximum Percent Impervious Coverage
<b>R-1 District:</b> a) Single-family detached dwelling. <sup>1</sup>  b) Other allowed use.  Each dwelling shall have a minimum principal building width and length of 18 feet (not including unenclosed structures).	a) 8,000 <sup>2</sup>  b) 30,000	a) 60  b) 90	a) 25 (Note E)  b) 25 (Note E)	a) 30  b) 30	a) 10  b) 20	a) 30%  b) 30%	a) 50%  b) 50%
<b>R-2 District:</b> a) Single-family detached dwelling. <sup>1</sup> b) Twin dwelling unit. <sup>1</sup> c) Townhouse <sup>1</sup> provided that no more than 6 townhouses shall be attached in any grouping. d) Other allowed use, provided that apartments shall only be allowed if there is a minimum lot area of 20,000 square feet prior to development and if there is a minimum lot area of 2,400 square feet per dwelling unit.	a) 4,000 <sup>2</sup> b) 4,000 <sup>2</sup> c) 2,400 <sup>2</sup>  d) 12,000	a) 40 b) 40 per dwelling unit c) 20 per dwelling unit (Note B) d) 80	a) through d): 10 (Note E)	a) through d): 25	a), b) and c): 5 each, except 0 at the shared lot line of lawfully attached dwellings  d) 15	a) through d): 40%	a) through d): 60%
<b>R-3 District:</b> a) Single-family detached dwelling. <sup>1</sup>  b) Twin dwelling unit. c) Townhouse.  d) Apartments, except if all apartments on a lot are permanently limited to persons age 55 and older, the physically handicapped and their spouses, then the minimum average lot area per apartment shall be reduced to 1,500 square feet. e) Other allowed principal use.	a) 3,000 <sup>2</sup> b) 2,400 <sup>2</sup> c) 2,400 <sup>2</sup>  d) 2,400 <sup>2</sup>  e) 8,000	a) 30 b) 24 per dwelling unit c) 20 per dwelling unit (Note B) d) 60  e) 60	10 (Note E)	25	a), b) and c): 5 each, except 0 at the shared lot line of lawfully attached dwellings  d) 15  e) 15	50%	70%
<b>CN District:</b> a) Cluster development of single-family detached dwellings in which a minimum of 60% of the total lot area of the tract prior to development is permanently preserved by a Borough-approved conservation easement in common open space, and provided that the applicant proves to the satisfaction of Borough Council that there will be an acceptable long-term system for the ownership and preservation of the common open space. Such conservation easement shall prevent future subdivision of the land and prevent construction of buildings, except for noncommercial recreation. A principal building shall not be placed on a slope greater than 25%. b) Any other allowed use, including single-family detached dwellings that	a) 14,000  b) 43,560	a) 90  b) 200	a) 30  b) 30	a) 30  b) 30	a) 10  b) 30	a) 40%  b) 25%	a) 50%  b) 30%

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are not within a cluster development.	(1 acre)						
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Borough of Catasauqua  
Table of Dimensional Requirements  
(Cont'd)

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<p><b>DC, CG, TC and INS-1 and INS-2 Districts:</b>                      a) Any dwelling units allowed by § 280-25 shall meet the requirements of this § 280-26 for the R-3 District and not the DC, CG, TC, INS-1, or INS-2 Districts. In the TC, INS-1, and INS-2 Districts, age-restricted apartments shall be allowed with a minimum lot area of 1,500 square feet per dwelling unit.                      b) Other uses in the INS-1 and INS-2 Districts and other allowed uses.</p> <p>(Special exception approval shall be required in order for a commercial use to be open to the public between the hours of 12:00 midnight and 5:00 a.m. The only standard for such special exception approval shall be that the applicant prove that such operations will be compatible with any dwellings that are adjacent or across the street.)</p>	a) 3,000 b) 20,000	a) 30 b) 100	a) 10 b) 25 (Note E) (Note G)	a) 25 b) 25 (Note D) (Note G)	a) 5 b) 25 (Note F) (Note G)	a) 50% b) 25% INS-1 60% INS-2 (Note G)	a) 90% b) 60% INS-1 90% INS-2 (Note G)
<p><b>A, IO and O Districts:</b>                      Allowed use                      No new or expanded principal building and no new or expanded off-street parking, loading or industrial storage area shall be placed within 60 feet from the following:                      a) The average water level of the Lehigh River; and                      b) Each side of the centerline of the Lehigh Canal.</p>	1 acre	120	30	30 (Note D)	20 (Note D)	40%	80%

NOTES:

- See § 280-56B for corner lot setbacks.
- See § 280-30 for swimming pools.
- See § 280-59 regarding extension of nonconforming setbacks.
- See § 280-56 regarding permitted reductions in setbacks to reflect average setbacks of adjacent buildings.

<sup>1</sup> Each dwelling unit is required to be on its own fee-simple or condominium lot.

<sup>2</sup> Lot area is per dwelling unit.

Note A = The following exceptions to side and rear yards shall apply:

- See accessory residential accessory setbacks in § 280-26C below.

Note B = Except if 2 or more off-street parking spaces per dwelling or garage doors for 2 or more vehicles are located within 20 feet of a public street, then the lot width per dwelling unit along such street shall be a minimum of 24 feet.

Note C = A canopy over gasoline pumps may have a front yard setback of 20 feet, provided no sign is located on the canopy within 35 feet from the street right-of-way.

Note D = Except a minimum of 40 feet for a new or expanded principal nonresidential building from a directly abutting primarily residential lot in a residential district. From a portion of a building used for manufacturing operations or tractor-trailer loading docks, this setback shall be increased to a minimum of 70 feet.

Note E = An unenclosed front porch may intrude into the front yard by up to a maximum of 10 feet. Such front porch may be covered by a roof.

Note F = Except a minimum of 30 feet for a new or expanded principal nonresidential building from a directly abutting primarily residential lot in a residential district.

Note G = Except in the case of adaptive reuse, wherein the existing setbacks and coverages may be maintained.

Note H = There shall be no minimums or maximums for municipal use. (Also, see § 280-15.)