

ZONING

150 Attachment 1

Zoning Dimensions Chart Borough of Shippensburg [Amended 5-5-2020 by Ord. No. 945, approved 5-5-2020]

Borough of Shippensburg Zoning Dimensions								
Zone	Minimum Lot Area (square feet or acres)	Lot Width	Front Setback	Side Setback	Rear Setback	Maximum Height	Lot Coverage	Vegetative Coverage
R-1	7,500 square feet	100 feet	25 feet	10 feet on both sides	20 feet	35 feet	30%; accessory structures 25% of total coverage	20%
R-2	7,500 square feet	70 feet	20 feet	6 feet on both sides	20 feet	35 feet	40%	20%
R-3	5,000 square feet per dwelling	50 feet for single- or two-family detached; 30 feet per dwelling unit in a semi-detached dwelling; 75 feet for a multiple dwelling	20 feet	6 feet on both sides	15 feet	35 feet	50%	15%
R-4	10,500 per dwelling; 2,500 per dwelling in condominium	75 feet	35 feet	10 feet on both sides	25 feet	35 feet	40%	15%
C-1	3,000 square feet per use	50 feet	10 feet	6 feet on both sides	20 feet	45 feet	70%	15%
T-C	3,000 square feet per use	50 feet	15 feet	10 feet on both sides	20 feet	45 feet	70%	15%
N-C	2,000 square feet per use	20 feet	10 feet or what is necessary for sidewalks	3 feet on one side	10 feet	The lesser of 75 feet or two times the height of the adjacent building	80%	10%
M-1	43,560 (one acre) per use	100 feet	40 feet	15 feet on both sides or 30 feet on any side abutting a residential use or zone	50 feet	45 feet when adjacent to a residential use or zone; 75 feet otherwise	80%	15%
M-2	43,560 (one acre) per use	150 feet	30 feet	15 feet on both sides or 30 feet on any side abutting a	50 feet	45 feet when adjacent to a residential use or zone; 75 feet	80%	15%

SHIPPENSBURG CODE

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				residential use or zone		otherwise		
I-1	43,560 (one acre), except for parks	200 feet	50 feet	35 feet on both sides	30 feet	35 feet	50%	N/A
O-S	435,600 (10 acres)	200 feet	50 feet	30 feet on both sides	50 feet	35 feet	10%	N/A