

ZONING

27 Attachment 3

Borough of Emmaus

Table of Area, Yard and Building Requirements

Zoning District: Type of Use	Min. Lot Area (sq. ft.) (Note B), except as provided in § 27-903	Min. Lot Width (Note B)	Min. Front Yard Setback	Min. Rear Yard Setback (Note A)	Min. Side Yard Setback (Note A) (each)	Max. Building Coverage	Max. Impervious Coverage	Min. Average Lot Area per Dwelling Unit (Note G)
C-R: Any permitted use All dwellings in the C-R District shall have a minimum principal building width and length of 20 feet (not including unenclosed structures)	20,000 except if the steep slope provisions of § 27-505 apply	125, except 150 if a min. lot area of 30,000 or more is required	45	45	20	20%	25%	—
R-L: Any permitted use All dwellings shall have a minimum principal building width and length of 20 feet (not including unenclosed structures)	9,000	80	30 (10 feet of which may include an unenclosed front porch)	35	10	30%	50%	—

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<p>R-M:</p> <p>a) Single-family detached dwelling</p> <p>b) Single-family semidetached dwelling (twin) or 2-family detached dwelling</p> <p>c) Townhouse (Note E)</p> <p>d) Low-rise apartments (Note E) and any other permitted use</p>	<p>a) 6,500</p> <p>b) 8,000 per tract</p> <p>c) 15,000 per tract (with smaller lots permitted within the tract)</p> <p>d) 10,000</p>	<p>a) 60</p> <p>b) 35 per dwelling unit</p> <p>c) See § 27-403</p> <p>d) 60</p>	<p>25 (10 feet of which may include an unenclosed front porch)</p>	<p>30</p>	<p>8, except at the shared lot line of lawfully attached dwellings</p>	<p>40%</p>	<p>75%</p>	<p>a) —</p> <p>b) 4,000</p> <p>c) 3,500</p> <p>d) 3,500</p>
<p>R-HO:</p> <p>a) Single-family detached dwelling</p> <p>b) Single-family semidetached dwelling (twin) or 2-family detached dwelling</p> <p>c) Townhouse (Note E)</p> <p>d) Low-rise apartments (Note E)</p> <p>e) Mid-Rise Apartments (Note E) with a maximum of 6 stories</p> <p>f) Other permitted use</p>	<p>a) 4,500</p> <p>b) 6,000 per tract</p> <p>c) 9,000 per tract</p> <p>d) 12,000 per tract</p> <p>e) 15,000 per tract</p> <p>f) 6,000</p>	<p>a) 50</p> <p>b) 30 per dwelling unit</p> <p>c) See § 27-403</p> <p>d) 80</p> <p>e) 100</p> <p>f) 50</p>	<p>20 (10 feet of which may include an unenclosed front porch)</p>	<p>25 (Note E)</p>	<p>7, except at the shared lot line of lawfully attached dwellings (Note E)</p>	<p>50%</p>	<p>85%</p>	<p>a) —</p> <p>b) 3,000</p> <p>c) 3,000</p> <p>d) 3,000</p> <p>e) 1,500 (Note H)</p> <p>f) 3,200, where permitted</p>

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R-P: Any permitted use See also requirements in § 27-307 for the R-P District	10-acre minimum tract	150	50 from exterior lot lines	50 from exterior lot lines	50 from exterior lot lines	25%	30%	Average total density of the tract - 10 dwelling units per acre
B-H: Any permitted use, except any permitted dwelling units shall comply with the same regulations as the R-HO District	40,000	175	40	15 (Note C)	15 (Note C)	50%	95%	—
B-L: Any permitted use, except any permitted dwelling units shall comply with the same regulations as the R-HO District	40,000	175	40	15 (Note C)	15 (Note C)	50%	95%	—

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<p>B-C:</p> <p>a) Low-rise apartment</p> <p>b) Mid-rise apartments (Note F), with a maximum of 6 stories</p> <p>c) Other permitted use</p> <p>A sketch of the proposed front facade is required for any new principal building or expansion of a principal building that is visible from a public street, prior to land development approval or building permit issuance, whichever is first. Such sketch shall be provided to the Planning Commission for an advisory review, but shall not be the basis of any approval or denial by the Borough</p>	<p>a) 2,000</p> <p>b) 15,000 per tract</p> <p>c) 2,000</p>	<p>a) 15</p> <p>b) 80</p> <p>c) 10</p>	0 (Note D)	<p>a) 25</p> <p>b) 15</p> <p>c) 5</p>	<p>a) 20</p> <p>b) 10</p> <p>c) 0</p>	<p>a) 40%</p> <p>b) 80%</p> <p>c) 100%</p>	<p>a) 90%</p> <p>b) 90%</p> <p>c) 100%</p>	<p>a) 2,000</p> <p>b) 1,200 (Note H)</p> <p>c) 2,000 where permitted</p>
<p>I-L:</p> <p>a) Conversion of a building into apartments within a lot adjacent to a residential district, where permitted</p> <p>b) Any other permitted use</p>	<p>a) 15,000</p> <p>b) 40,000</p>	<p>a) 80</p> <p>b) 150</p>	<p>a) 20</p> <p>b) 40</p>	15 (Note C)	15 (Note C)	60%	90%	<p>a) 2,000</p> <p>b) —</p>

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Notes:

Corner lot setbacks - see § 27-803(2).

See also exceptions for lot width and yards in § 27-803(2).

(Note A) = The setback for a permitted detached accessory structure shall be three feet, except:

- 1) Such reduced setback shall not apply for a building serving a business that abuts a “residential lot line”; and
- 2) Where no setback is required, under § 27-111(5)(C).
- 3) All accessory structures in the Central Business District shall have a minimum setback of three feet.

(Note B) = Shall be increased by 7% for a corner lot for any lot created after the adoption of this chapter. Single-family detached or single-family semidetached dwelling lots created after the adoption of this chapter shall have a minimum lot width at the street right-of-way line of 20 feet.

(Note C) = Except 40 feet for a principal nonresidential building that will abut the lot line of an existing single-family detached dwelling or single-family semidetached dwelling.

(Note D) = Except if the existing abutting principal buildings on each side of the subject property have a front yard setback of greater than zero feet, then the front yard setback shall be the average of those two existing buildings, up to a maximum of 15 feet. A maximum of 10 feet of such setback may include an unenclosed front porch. Newly constructed principal structures must be built within eight feet of the front property line.

(Note E) = New principal buildings including six or more dwelling units shall be set back a minimum of 40 feet from the lot line of any existing single-family detached dwelling.

(Note F) = Shall be permanently restricted to persons age 55 and over, the physically handicapped and their spouses.

(Note G) = The minimum average lot area per dwelling unit shall be based upon the entire lot area of all lots in the “tract.” Areas proposed for future streets, detention basins and common open space may be counted in the tract area. For townhouses, an individual minimum lot area for each townhouse is not required, provided that the overall permitted density is not exceeded.

(Note H) = If a mid-rise apartment building also includes personal care beds, each two such beds shall be considered equal to one dwelling unit.

Abbreviations: sq. ft. = square feet; min. = minimum; max. = maximum