

ZONING

27 Attachment 3

Borough of Fountain Hill

Table of Dimensional Requirements in Each District
 [Amended by Ord. No. 875, 5/1/2023]

| 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 of Building Coverage | Maximum Percent of Impervious Coverage |
|---|--|---|--|--|--|---|---|
| LD-R District: A. Single-family detached dwelling* B. Other allowed use Each dwelling shall have a minimum principal building width and length of 18 feet (not including unenclosed structures). | A. 1 acre** B. 1 acre | A. 150 B. 150 | A. 30 (Note E) B. 30 (Note E) | A. 40 B. 40 | A. 25 B. 25 | A. 10% B. 10% | A. 25% B. 25% |
| MD-R District: A. Single-family detached dwelling* B. Twin dwelling unit* C. Other allowed use | A. 5,000** B. 3,500** C. 5,000 | A. 60 B. 30 per dwelling unit C. 60 | A. 25 (Note E) B. 25 (Note E) C. 25 (Note E) | A. 20 B. 20 C. 20 | A through C: 10 each, except 0 at the shared lot line of lawfully attached dwellings | A. 40% B. 40% C. 40% | A. 60% B. 60% C. 60% |

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| 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 of Building Coverage | Maximum Percent of Impervious Coverage |
|--|--|--|---|--|--|---|---|
| <p>MHD-R District:</p> <p>A. Single-family detached dwelling*</p> <p>B. Twin dwelling unit</p> <p>C. Townhouse, provided that no more than 6 townhouses shall be attached in any grouping; the maximum density shall not exceed 12 units per acre; and the total building length shall not exceed 150 feet</p> <p>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 2,400 square feet</p> <p>E. Other allowed principal use</p> | <p>A. 4,000**</p> <p>B. 3,000**</p> <p>C. 3,000** for end units, 3,500** for other units</p> <p>D. 3,000**</p> <p>E. 6,000</p> | <p>A. 40</p> <p>B. 25 per dwelling unit</p> <p>C. 25 for end units, 20 for other units (Note B)</p> <p>D. 400</p> <p>E. 70</p> | <p>A. 20 (Note E)</p> <p>B. 20 (Note E)</p> <p>C. 20 (Note E)</p> <p>D. 20 (Note E)</p> <p>E. 20 (Note E)</p> | <p>A. 20</p> <p>B. 20</p> <p>C. 25</p> <p>D. 25</p> <p>E. 25</p> | <p>A and B: 6 each, except 0 at the shared lot line of lawfully attached dwellings</p> <p>C, D, and E: 10 each, except 0 at the shared lot line of lawfully attached dwellings</p> | <p>A. 50%</p> <p>B. 50%</p> <p>C. 55%</p> <p>D. 55%</p> <p>E. 55%</p> | <p>A. 75%</p> <p>B. 75%</p> <p>C. 75%</p> <p>D. 75%</p> <p>E. 75%</p> |

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| 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 of Building Coverage | Maximum Percent of Impervious Coverage |
|---|--|--|-----------------------------------|---|--|--------------------------------------|--|
| HD-R District: | A. 4,000** | A. 40 | A. 15 (Note E) | A. 15 | A and B: 6 each, except | A. 50% | A. 75% |
| A. Single-family detached dwelling* | B. 3,000** | B. 25 per dwelling unit | B. 15 (Note E) | B. 15 | 0 at the shared lot line of lawfully attached dwellings | B. 50% | B. 75% |
| B. Twin dwelling unit | C. 3,000** for end units, 3,500** for other units (Note B) | C. 25 for end units, 20 for other units (Note B) | C. 15 (Note E) | C. 15 | | C. 55% | C. 75% |
| C. Townhouse, provided that no more than 6 townhouses shall be attached in any grouping; the maximum density shall not exceed 12 units per acre; and the total building length shall not exceed 150 feet | D. None | D. None | D. 15 (Note E) | D. 15 | C. 10 each, except 0 at the shared lot line of lawfully attached dwellings | D. 55% | D. 75% |
| 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 2,400 square feet | E. 70 | E. 70 | E. 15 (Note E) | E. 15 | | E. 55% | E. 75% |
| E. Other allowed principal use | | | | | D. 15 E. 15 | | |

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| 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 of Building Coverage | Maximum Percent of Impervious Coverage |
|---|---|---|--|--|--|---|---|
| RO District: | A. 4,000** | A. 40 | A. 20 (Note E) | A. 20 | A and B: 6 each, except | A. 50% | A. 75% |
| A. Single-family detached dwelling* | B. 3,000** | B. 25 per dwelling unit | B. 20 (Note E) | B. 20 | 0 at the shared lot line of lawfully attached dwellings | B. 50% | B. 75% |
| B. Twin dwelling unit | C. 3,000** for end units, 3,500** for other units | C. 25 for end units, 20 for other units (Note B) | C. 20 (Note E) | C. 25 | | C. 55% | C. 75% |
| C. Townhouse, provided that no more than 6 townhouses shall be attached in any grouping; the maximum density shall not exceed 12 units per acre; and the total building length shall not exceed 150 feet. | D. 3,000** | D. 400 | D. 20 (Note E) | D. 25 | | D. 55% | D. 75% |
| 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 2,400 square feet | E. 6,000 | E. 70 | E. 20 (Note E) | E. 25 | C, D, and E: 10 each, except 0 at the shared lot line of lawfully attached dwellings | E. 55% | E. 75% |
| E. Other allowed principal use | | | | | | | |

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| 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 of Building Coverage | Maximum Percent of Impervious Coverage |
|--|--|--|---|---|---|---|---|
| <p>RC, TC and GC Districts:</p> <p>A. Any dwelling units allowed by § 306 shall meet the requirements of this § 307 for the MHD District and not the RC, TC, or GC District, except that apartments in the TC District shall be allowed with a minimum lot area of 1,150 square feet; age-restricted apartments shall be allowed with a minimum lot area of 2,400 square feet per dwelling unit, except that in the TC District, they shall be allowed with a minimum lot area of 1,150 square feet</p> <p>B. Other allowed use</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</p> | <p>A. See requirements for MHD-R District, except that apartments in the TC District shall be allowed with a minimum lot area of 1,150 square feet</p> <p>B. 3,000</p> | <p>A. See requirements for MHD-R District, except that apartments in the TC District shall be allowed a minimum lot width of 200 square feet</p> <p>B. 40, except that any business development in the GC District shall have a minimum frontage of 100 feet</p> | <p>A. See requirements for MHD-R District</p> <p>B. 20 (Note E)</p> | <p>A. See requirements for MHD-R District</p> <p>B. 15 (Note D)</p> | <p>A. See requirements for MHD-R District</p> <p>B. 10 (Note F)</p> | <p>A. See requirements for MHD-R District</p> <p>B. 60%</p> | <p>A. See requirements for MHD-R District</p> <p>B. 90%</p> |

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| | 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 of Building Coverage | Maximum Percent of Impervious Coverage |
|--|---------------------------------------|---|--|--|---|---|---|
| Zoning District: Type of Use 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. | | | | | | | |

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| 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 of Building Coverage | Maximum Percent of Impervious Coverage |
|---|---|--|-----------------------------------|---|---|--------------------------------------|--|
| RC District: | A. 4,000** | A. 40 | A. 20 (Note E) | A. 20 | A and B:6 each, except | A. 50% | A. 75% |
| A. Single-family detached dwelling* | B. 3,000** | B. 25 per dwelling unit | B. 20 (Note E) | B. 20 | 0 at the shared lot line of lawfully attached dwellings | B. 50% | B. 75% |
| B. Twin dwelling unit | C. 3,000** for end units, 3,500** for other units | C. 25 for end units, 20 for other units (Note B) | C. 20 (Note E) | C. 25 | | C. 55% | C. 75% |
| C. Townhouse provided that no more than 6 townhouses shall be attached in any grouping; the maximum density shall not exceed 12 per acre; and the total building length shall not exceed 150 feet | D. 3,000** | D. 400 | D. 20 (Note E) | D. 25 | | D. 55% | D. 75% |
| 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 2,400 square feet | E. 6,000 | E. 70 | E. 20 (Note E) | E. 25 | C, D, and E:10 each, except 0 at the shared lot line of lawfully attached dwellings | E. 55% | E. 75% |
| E. Other allowed principal use | | | | | | | |

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| 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 of Building Coverage | Maximum Percent of Impervious Coverage |
|--|---------------------------------------|---|--|--|---|---|---|
| I District: Allowed uses 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 average water level of the Lehigh River | None | 50 | 10 | 10 (Note D) | 10 (Note D) | 80% | 90% |
| INST District: All uses | 5,000 | 50 | 30 | 30 | 10 (Note D) | 30% | 50% |

NOTES:

- See § 803B for corner lot setbacks.
- See § 403 for swimming pools.
- See § 806 regarding extension of nonconforming setbacks.
- See § 803 regarding permitted reductions in setbacks to reflect average setbacks of adjacent buildings.

* = Each dwelling unit is required to be on its own fee-simple or condominium lot.

** = Lot area is per dwelling unit.

(Note A) = The following exceptions to side and rear yards shall apply: See accessory residential accessory setbacks in § 307C 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 that no sign is located on the canopy within 35 feet from the street right-of-way.

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- (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.