

ZONING

184 Attachment 3

Township of Limerick
Lewis Road Conditional Use Overlay District Development Standards
[Added 12-21-2010 by Ord. No. 319; amended 8-16-2011 by Ord. No. 325; 8-15-2017 by Ord. No. 379]

Dimensional Standards			
Standard	Lot Type		
	Class I	Class II	Class III
Lot areas			
Minimum lot area	8 acres	1 acre	15,000 square feet
Maximum lot area	NA	7.99 acres	1 acre
Minimum lot width (feet)	300	100	80
Maximum building coverage (%)	45%	35%	20%
Maximum impervious coverage (%)	70%	60%	50%
Maximum residential density (dwelling unit per acre) ¹	17	NA	NA
Minimum building setbacks (feet)			
From ultimate right-of-way of street	40	30	20
From a lot line zoned residential	100	50	25
From a lot line zoned nonresidential	30	30	25
Distance between buildings	30	30	20
Minimum parking, service area or driveway setbacks			
From ultimate right-of-way of street	25	25	20
From a lot line zoned residential	25	25	20
From a lot line zoned for any other use	15	15	15
Driveway, from lot line	15	15 unless shared	15 unless shared
From a building	10	10	10
Maximum building height (feet)	35 feet but may be 55 feet if 200 feet from Lewis Road ultimate right-of-way	35	35
Maximum number of stories	4	3	3

NOTES:

¹ For skilled nursing home facilities and dementia facilities, two beds shall be equal to one dwelling unit.