

ZONING  
27 Attachment 2

Township of Hepburn

**R-C Residential Conservation District  
Lot, Yard and Open Space Requirements  
Minimum Lot Requirements**

1. Minimum Lot Area Per Principal Permitted Use:
A. One-family detached dwelling - 1 acre
B. All other uses - no minimum but shall meet all requirements of Hepburn Township, State of Pennsylvania and federal government
2. Minimum Lot Width:
A. One-family detached dwelling - not less than 150 feet
B. All other uses - no minimum but shall be required to meet all requirements of Hepburn Township, State of Pennsylvania and federal government
3. Minimum Yard Requirements:
A. Front yard - 30 feet
B. Rear yard - 30 feet
C. Side yard - 12 feet
D. For recreation facilities, the yard requirement will apply to structure location only
4. Lot Coverage:
A. Maximum lot coverage for all structures - 15%
B. Structures shall not be within 50 feet of a stream edge or a space subject to flooding
C. Intrastate gathering pipelines - 50 feet setback from a human-occupied structure
5. Height: No limit
6. Off-Street Parking and Loading: See § 27-609, 27-614, and 27-626
7. Signs: 150 feet; See § 27-617
8. Floodplain: See Floodplain Management Regulations
9. Any permit granted under this chapter shall be subject to permittee complying with all applicable Township, state and federal regulations



ZONING  
Township of Hepburn

**R-M Residential Medium-Density District  
Lot, Yard and Open Space Requirements  
Minimum Lot Requirements**

1. Minimum Lot Area Per Principal Permitted Use:
A. With Public Water and Sewer:
(1) One-family dwelling - minimum of 1/2 acre per family
(2) Two-family dwelling - minimum of 1 acre per family
(3) Townhouses - 2,400 square feet per family
(4) Multiple-family - a minimum lot area of 7,500 square feet; 2,000 square feet for each family in excess of 2, but not to exceed a density of 20 families per acre
B. With Either Public Water or Sewer - But Not Both:
(1) One-family detached dwelling - minimum 1/2 acre per family
(2) Two-family dwelling - minimum of 1 acre per family
C. Neither Water Nor Sewer Facilities:
(1) One-family dwelling - minimum of 1 acre per family
(2) Two-family dwelling - minimum of 1 acre per family
2. Minimum Lot Width: a minimum width of 100 feet
3. Minimum Yard Requirements:
A. Front yard - 25 feet from the public right-of-way line or 50 feet from the center line of a public right-of-way, whichever the greater
B. Rear yard - 15 feet
C. Side yard - not less than 15 feet
D. Intrastate gathering pipelines - 50 feet setback from a human-occupied structure
4. Lot Coverage: Maximum lot coverage for all buildings is 30%
5. Height: Maximum height of structure is 3 stories or 35 feet, whichever is less, except as otherwise provided for if it is a planned residential development
6. Off-Street Parking and Loading: See §§ 27-609, 27-614, and 27-626
7. Signs: See § 27-617
8. Floodplain: See "Floodplain Management Regulations"
9. Any permit granted under this chapter shall be subject to permittee complying with all other Township, state and federal regulations



ZONING  
Township of Hepburn

**R-S Residential Suburban District  
Lot, Yard and Open Space Requirements  
Minimum Lot Requirements**

1. Minimum Lot Area Per Principal Permitted Use:
A. With Public Water and Sewer:
(1) One-family detached dwelling - minimum of 9,000 square feet
(2) Two-family - minimum of 5,000 square feet per family
(3) Townhouses - 2,400 square feet per family
(4) Multiple-family - a minimum lot area of 7,500 square feet; 2,000 square feet for each family in excess of 2, but not to exceed a density of 20 families per acre
(5) Conversion apartments - not less than 4,000 square feet plus 1,500 square feet per family
B. With Either Public Water or Sewer - But Not Both:
(1) One-family detached dwelling - minimum 12,000 square feet
(2) Two-family dwelling - minimum of 9,000 square feet per family
(3) Conversion apartments - not less than 4,000 square feet plus 1,500 square feet per family
C. Neither Water or Sewer Facilities:
(1) One-family dwelling - minimum of 20,000 square feet per family
(2) Two-family dwelling - minimum of 12,000 square feet per family
(3) Conversion apartments - not less than 4,000 square feet plus 1,500 square feet per family
2. Width:
A. With lot area not exceeding 10,000 square feet
B. With lot area over 10,000 square feet, but not exceeding 15,000 square feet a minimum
C. With a lot area over 15,000 square feet, but not exceeding 20,000 square feet, a minimum width of 90 feet
D. Intrastate gathering pipelines - 50 feet setback from a human-occupied structure
D. With lot area over 20,000 square feet, a minimum width of 100 feet
E. Conversion apartments - not applicable
3. Minimum Yard Requirements:
A. Front yard - 15 feet
B. Rear yard - 15 feet
C. Side yard - 5 feet
D. Conversion apartments - not applicable
4. Lot Coverage: Maximum lot coverage for all buildings is 40%
5. Height: Maximum height of structures is 3 stories or 35 feet, whichever is less (See § 27-608)

## HEPBURN CODE

6. Signs: See § 27-617
7. Floodplain: See Floodplain Management Regulations
8. Off-Street Parking and Loading: See regulations §§ 27-609, 27-614, and 27-626
9. Any permit granted under this chapter shall be subject to permittee complying with all applicable Township, state and federal regulations

ZONING  
Township of Hepburn

**Village District  
Lot, Yard and Open Space Requirements  
Minimum Lot Requirements**

1. Minimum Lot Area Per Principal Permitted Use:
A. All existing lots are considered legal lots
B. No existing lot can be reduced to an area less than 6,000 square feet
C. No lot can be created less than 6,000 square feet in area
2. Minimum Yard Requirements: Each lot shall have front, side and rear yards of not less than the following:
A. Front yard - 15 feet
(1) Accessory buildings shall not be permitted in the front yard
B. Side yard - 6 feet and the total width of the 2 required side yards shall not be less than 15 feet
(1) Accessory buildings shall not be permitted in these side yards
C. Rear yard - 25 feet; if rear yard abuts a public street or alley, the 25 feet requirement may be reduced to a minimum of 10 feet if approved by the Planning Commission
D. Intrastate gathering pipelines - 50 feet setback from a human-occupied structure
3. Lot Coverage:
Lot coverage including main and accessory buildings shall not exceed 40% of the lot; in addition, it must be shown that the remaining 60% is adequate to provide for future expansion, yards, buffer areas, parking, service areas, etc.
4. Height: No buildings shall be erected to a height in excess of 35 feet
5. Off-Street Parking and Loading: See §§ 27-609, 27-614, 27-626
6. Floodplains: See "Floodplain Management Regulations"
7. Signs: See "Supplementary Regulations," § 27-617
8. Any permit granted under this chapter shall be subject to permittee complying with all applicable Township, state and federal regulations



ZONING  
Township of Hepburn

**C-H Commercial Highway District  
Lot, Yard and Open Space Requirements  
Minimum Lot Requirements**

1. Minimum Lot Requirements:
A. Area - not less than 12,000 square feet
B. Width - not less than 100 feet
2. Minimum Yard Requirements:
A. No structure shall be erected closer than 20 feet to a highway right-of-way line
B. Parking area shall not be closer than 8 feet to a highway right-of-way line
C. Structures within the district shall be separated by at least 15 feet, no party walls, and all structures must provide appropriate access for firefighting equipment at intervals of not less than 1,400 linear feet
D. All yards shall be of sufficient size to provide for off- street parking services, loading and unloading and other open space requirements in respect to trees, shrubs, and other vegetative material
E. Intrastate gathering pipelines - 50 feet setback from a human-occupied structure
3. Lot Coverage:
A. Maximum coverage - 35%
B. At least 15% of the area of the lot must be planted with trees, shrubs and other vegetative material
4. Height: maximum of 35 feet
5. Off Street Parking and Loading: See §§ 27-609, 27-614, and 27-626
6. Signs: See § 27-617
7. Floodplain: See "Floodplain Management Regulations"
8. Any permit granted under this chapter shall be subject to permittee complying with all applicable Township, state and federal regulations



ZONING

Township of Hepburn

**A Agriculture District  
Lot, Yard and Open Space Requirements  
Minimum Lot Requirements**

1. Minimum Lot Area per Principal Permitted Use:
A. The lot area for all uses within this district shall not be less than 1 acre (43,560 square feet)
2. Minimum Lot Depth and Width:
A. Each lot must have minimum lot width of 150 linear feet and depth of 150 linear feet
3. Minimum Yard Requirements:
A. Front yard - principal building: minimum of 35 feet from the right-of-way line; corner lots shall be deemed to have 2 front yards
B. Side yard - principal building: Each lot shall have 2 side yards, both of which shall be no less than 15 feet
C. Rear yard - principal building: minimum of 25 feet
D. Intrastate gathering pipelines - 50 feet setback from a human-occupied structure
4. Height:
A. Buildings devoted to agriculture use shall be exempt from height regulations
B. The maximum building height for a single-family dwelling shall be 3 stories or 35 vertical feet, whichever is less
5. Lot Coverage:
A. The maximum lot coverage for all buildings, including accessory buildings, is 35%
B. Agriculture buildings - no minimum lot coverage
6. Off-Street Parking:
A. See §§ 27-609, 27-614, 27-626
7. Signs: See § 27-617
8. Floodplain: See "Floodplain Management Regulations herein
9. Any permit granted under this chapter shall be subject to permittee complying with all other Township, state and federal regulations