

# ZONING

## 27 Attachment 1

### Borough of Mohnton

#### Summary of Zoning Regulations

<b>Use Regulations:</b>	<b>RA</b>	<b>R-1</b>	<b>R-2</b>	<b>C-1</b>	<b>C-2</b>	<b>M</b>
Permitted dwelling uses: (a)						
Single-family detached	Yes	Yes	Yes	Yes	Yes	No
Two-family detached; single-family semidetached	No	No	Yes	No	No	No
Multiple-family and row	No	No	Yes	No	No	No
Multiple, by conversion of existing dwelling	(b)	(b)	(b)	(b)	(b)	No
Commercial uses	No	No	No	Yes	Yes	Yes(h)
Manufacturing uses	No	No	No	No	No	Yes
Area regulations:						
Lot area, minimum square feet per family	12,000(e)	7,500 (e)	2,000 (i)	(d)	(d)	1 acre
Lot width, minimum — detached building	80' (e)	60' (e)	50'(i)	(d)	50'	150'
Semidetached building	—	-20'	(d)	—	—	
Building area, maximum lot coverage	30%	35%	65%	80%	65%	60%
Front yard, minimum depth	30' (c)	30' (c)	20' (c)	10' (c)	35'(c)	50'(c)
Side yards, minimum width:						
Detached buildings				(g)	(g)	(g)
Aggregate	30'	20'	16' (i)	(d)	30'	60'
Single	12'	8'	6' (i)	(d)	15'	30'
Semidetached buildings	—	—	10'	(d)	—	—
Rear yard, minimum depth	30'	25'	20'	20'	25'	40'

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Height regulations: maximum height (f)	35'	35'	35'	2 stories 35	40'	
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- (a) In addition to dwelling uses, normal community or neighborhood nondwelling uses are permitted, such as: schools, churches, governmental uses.
- (b) On exception by the Board of Adjustment, subject to special regulations.
- (c) May be reduced under certain circumstances.
- (d) Not required for commercial structures.
- (e) Larger lot sizes are required where sewer and/or public water facilities are not available.
- (f) May be increased under certain circumstances.
- (g) Apply to nondwelling uses; dwellings in C-1 and C-2 Districts comply with R-1 District regulations.
- (h) Subject to restriction.
- (i) Requirement more severe for certain types of buildings.

**NOTE:** This chart is merely a summary of zoning regulations. For official, detailed requirements, reference should be made to Chapter 27, Zoning, of the Code and the Zoning Map themselves.