

ZONING

440 Attachment 2

Township of North Whitehall

**Cluster Development Lot Dimensions
§ 440-95**

KEY:

Min. = Minimum

Max. = Maximum

CD = Cluster development

Zoning District	Non-Cluster Min. Lot Area ⁴ (square feet)	Non-Cluster Min. Lot Width (feet)	Permitted Min. Lot Area in a CD ⁴ (square feet)	Permitted Min. Lot Width in a CD ² (feet)	Minimum Common Open Space on the Tract ³
CR without public water service ⁵	87,120	250	43,560 ¹	150	40%
CR with public water service ⁵	87,120	250	40,000 ¹	150	40%
AR, AR-L, AR-I, SR or VR with neither central sewage nor public water	50,000	120 to 150	43,560 ¹	150	10%
AR, AR-L or AR-I with Township-approved central sewage but not public water	40,000	150	25,000 ¹	120	30%
AR, AR-L or AR-I with public water and Township-approved central sewage	40,000	120 to 150	Option 1: 15,000 ¹ Option 2: 20,000 ¹ . For both options, the minimum yards may be reduced by 30% from what would otherwise apply	Option 1: 100 Option 2: 120	Option 1: 50% Option 2: 40%
SR or VR with Township-approved central sewage but not public water	30,000	100	20,000 ¹	90	25%
SR with public water and Township-approved central sewage					
Single-family detached	a) 10,000	a) 80	a) 8,000	a) 70	20%
Semidetached (twin), per dwelling unit	b) 7,000	b) 50	b) 5,000	b) 40	
VR with public water and central sewage					
Single-family detached	a) 8,000	a) 80	a) 6,000	a) 50	20%
Semidetached (twin), per dwelling unit	b) 5,000	b) 40	b) 4,000	b) 30	

NORTH WHITEHALL CODE

NOTES:

- 1 Shall be restricted to single-family detached dwellings.
- 2 The percentage reductions of lot width on curves and culs-de-sac stated in § 440-36 shall still apply.
- 3 Shall be calculated based upon the “total area of the tract” (see definition in § 440-94B).
- 4 Except where the steep slope regulations of § 440-48 apply.
- 5 See also provisions in § 440-37B that allow a limited number of one-acre lots through use of conservation easements.

Non-Cluster requirements are summarized in the above table for information purposes only.