

ZONING

340 Attachment 3

Township of Salisbury

Design Standards Rural Enterprise Zone

[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. D)]

Lot area, lot width, and coverage requirements

Minimum lot area: one acre.¹

Maximum lot area: four acres.

Minimum lot width: 200 feet.²

Maximum lot coverage: 60%.

Minimum setback requirements.

Front yard setback. All buildings and structures (except permitted signs) shall be set back at least 15 feet from the street right-of-way; off-street parking lots shall be set back a minimum of 15 feet from the street right-of-way.

Side yard setback. All buildings and structures (except permitted signs) shall be set back at least 15 feet from the side lot lines. Off-street parking lots, loading areas and outdoor storage areas shall be set back at least 15 feet from the side lot lines, unless joint parking facilities are shared by adjoining uses. In such instances, one of the side yard setbacks can be waived solely for parking and/or loading facilities.

Rear yard setback. All buildings, structures, off-street lots, loading areas and outdoor storage areas shall be set back at least 15 feet from the rear lot line.

Residential buffer strip. All buildings, structures, off-street parking lots and outdoor storage areas shall be located a minimum of 50 feet from any residential dwelling which is not on the same lot as the proposed use.

NOTES:

¹ All uses relying upon on-lot sewer must comply with § 340-39 of this chapter.

² Minimum lot width shall be measured at the building setback line.