

ZONING

340 Attachment 4

Township of Salisbury

Design Standards
Conventional Lots (R-2 Zone)

Use	Utilized Public Utilities	Minimum Lot Area (square feet)	Maximum Gross Density (du/ac)	Minimum Lot Width ² (feet)	Maximum Lot Coverage (percent)	Minimum Yards			
						Front ² (feet)	One Side ³ (feet)	Both Sides ³ (feet)	Rear (feet)
Single-family detached	None	43,560 ¹	1	280	20%	40	140	165	50
Single-family detached	Public water	32,670 ¹	1.36	250	25%	40	120	145	40
Single-family detached	Public sewer	20,000	2.18	125	30%	40	20	40	40
Single-family detached	Both public water and public sewer	10,000	4.35	80	35%	40	15	30	35
Single-family semidetached	Both public water and public sewer	7,260 per unit	6	50 per unit	35%	30	25	N/A	30
Two-family dwellings	Both public water and public sewer	7,260 per unit	6	100	35%	40	25	50	30
Other uses	Both public water and public sewer	43,560	N/A	200	30%	40	30	(60)	50

NOTES:

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

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

³ For zero lot line development, see the design standards in § 340-15J.