

ZONING

340 Attachment 6

Township of Salisbury

Design Standards
Cluster Development (R-2 Zone)¹

Use	Utilized Public Utilities ²	Minimum Lot Area (square feet)	Maximum Gross Density (du/ac)	Minimum Lot Width ³ (feet)	Maximum Lot Coverage (percent)	Minimum Yards			
						Front (feet)	One Side ⁴ (feet)	Both Sides ⁴ (feet)	Rear (feet)
Single-family detached	None	43,560 ²	1	280	20%	40	140	165	50
Single-family detached	Public water	32,670 ²	1.36	250	25%	40	120	145	40
Single-family detached	Public sewer	18,000	2.42	125	30%	40	20	40	40
Single-family detached	Both public water and public sewer	9,000	4.84	80	35%	40	15	30	35
Single-family semidetached	Both public water and public sewer	5,400 per unit	8	50 per unit	35%	30	25	N/A	30
Two-family dwelling	Both public water and public sewer	5,400 per unit	8	100	35%	30	15	30	30
Townhouses ^{5,6}	Both public water and public sewer	2,000 per unit	8	20 per unit	60%	30	15	N/A	30
						(End Units)			
Multiple-family ⁶	Both public water and public sewer	87,120	8	200	60%	50	30	(60)	30

NOTES:

¹ A minimum of 20% of the gross tract area shall be maintained as Common Open Space and shall be in accordance with §§ 340-45 and 340-64.

² All uses relying upon on-lot sewers shall comply with § 340-39 of this chapter.

³ Minimum lot width shall be measured at the building setback lines.

⁴ For zero lot line development, see the design standards in § 340-15J.

⁵ In no case shall any townhouse grouping contain more than five units. For each townhouse grouping containing more than three units, the minimum variation of setback shall be two feet between each unit. All townhouse buildings shall be set back a minimum of 15 feet from any parking facilities contained on commonly held lands.

SALISBURY CODE

- ⁶ Where multiple-family-dwelling buildings and/or townhouse groupings are proposed, the following shall apply:
- A. All townhouses buildings shall be set back at least 30 feet from any perimeter boundary of the development site.
 - B. A minimum yard space of 20 feet shall be required between end walls of buildings.