

ZONING

127 Attachment 1

Township of Bear Creek

Area, Bulk and Density Regulations

Zoning District	Minimum					Maximum	
	Lot Size (acres)	Width (feet)	Front Yard Setback (feet)	Rear Yard Setback (feet)	Side Yard Setback (feet per side)	Lot Coverage	Building Height ²
C-1	3	200	75	50	25	10%	40 feet
A-1	2	200	75	50	25	15%	40 feet
R-1	2	150	50	25	20	20%	35 feet or 2 1/2 stories
R-2	2	150	50	25	20	20%	35 feet or 2 1/2 stories
B-1	2	150	50	25	20	20%	35 feet or 2 1/2 stories
B-2	2	150	50	25	20	20%	35 feet or 2 1/2 stories
I-1	4	200	75	75	50	30%	55 feet

NOTES:

1. The minimum requirements may be increased for certain uses as provided for under Article VII, Conditional Uses, Article VIII, Supplemental Standards or as otherwise set forth in this chapter.
2. The height limitations of this chapter shall not apply to church spires, belfries, cupolas, domes, chimneys, flagpoles, water towers, skylights; or to any accessory mechanical appurtenances usually located above the roof level. Height regulations for Wind Energy Facilities and Small Wind Energy Conversion Systems are governed under Article VII of this chapter.