

ZONING

275 Attachment 2

Borough of New Wilmington

Table B*

Lot, Yard and Height Requirements

[Amended 2-5-1996 by Ord. No. 420; 2-2-1998 by Ord. No. 429; 1-3-2000 by Ord. No. 443; 4-3-2000 by Ord. No. 444; 10-4-2004 by Ord. No. 476; 5-7-2012 by Ord. No. 507]

Zoning District	Minimum Lot Area (square feet or acres)	Minimum Lot Width (feet)	Minimum Front Yard (feet) ³	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Maximum Structure Height (stories/feet)	Maximum Coverage of Lot
A-Residence							
With public sewer and water	10,000	75	30	10	30	2.5/(35)	30%
On-lot sewage	25,000	100	30	10	30	2.5/(35)	30%
B and B-1 Residence ⁴							
One-family (with public sewer and water)	7,500	65	30	10	30	3/(45)	40%
On-lot sewage ⁵	1 acre	150	30	10	50	3/(45)	20%
Two-family ⁶	10,000	75	30	15	30	3/(45)	40%
Multifamily (only in areas with public sewer and water) ⁶	10,000, plus 5,000 for each family over 2	75	30	15	30	3/(45)	40%
Hospitals and rest homes	2 acres	200	50	50	50	3/(45)	25%
C- Commercial							
Commercial ^{1,2}	10,000	60	20	10	20	3/(45)	75%
D- Industrial							
Industrial ²	40,000	150	30	10	30	3/(45)	40%
I-Institutional ⁷	1 acre	120	30	30	30	45	35%

NOTES:

* Other sections of this chapter may specify yard areas or spaces or buffer yards in excess of those set forth by Table B. Where specified, these values will apply; where not specified, Table B shall apply.

¹ All residential uses must meet the yard, lot, height and lot coverage requirements of the B-Residence District, except residences as a secondary use. See § 275-11B(9) for regulations concerning same.

² See § 275-14F for buffer yard requirements.

³ See § 275-14G.

⁴ B-1 Residence fits the same conditions.

⁵ Only with approval by the Borough Sewage Enforcement Officer and by the Pennsylvania Department of Environmental Protection.

⁶ Conversions from single-family use to two-family or multifamily use must meet these requirements.

⁷ Any new structure in the I-Institutional District that directly abuts the rear or side yard of a R District shall provide the yard space, as required by Table B, except when the structure exceeds 30 feet in height then the yard space shall be equal to the height of the structure.