

# ZONING

## Moosic Borough

**Table No. 4  
Area, Bulk, Setback, and Density Standards**

Standards	CN <sup>1</sup>	R-1	R-2 <sup>3</sup>	C-1	C-2	M-1	PDZ <sup>2</sup> RES <sup>3</sup>	PDZ CML	PDZ MFG
Minimum lot size	2 acre	10,000	6,000		10,000	20,000	10,000	0.5 acre	1 acre
1-family	2 acre/DU	10,000/DU	6,000/DU				10,000/DU		
2-family			3,000/DU				5,000/DU		
Garden apartments <sup>3</sup>									
Townhouses <sup>3</sup>									
Other multifamily <sup>3</sup>									
Yards <sup>5</sup>									
Front	30	25	25		25	10	25	25	25
Rear	50	25	25	10	25	40	25	40	40
Side 1	15	10	8		10	20	10	10	15
Side 2	40	25	20		25	40	25	25	35
Minimum frontage	125	70	60		80 <sup>6</sup>	100	70	100	125
Maximum impervious coverage	10%	35%	35%	80%	80%	50%	35%	70%	50%
Minimum depth	200	125	100		100	200	125	150	200
Maximum building height									
Stories	2.5	2.5	2.5 <sup>4</sup>	2.5	2.5	2	2.5	2.5	2
Feet	35	35	35 <sup>4</sup>	35	35	40	35	35	40

NOTES:

<sup>1</sup> Refer to Table No. 3 for cluster standards.

<sup>2</sup> Standards for 1-family detached dwellings. Standards for other permitted dwellings shall be in accordance with the standards for the R-2 Zone, except as otherwise provided herein.

<sup>3</sup> Refer to Table No. 2 for standards.

<sup>4</sup> Maximum building height for other multifamily dwellings shall be four stories or 45 feet.

<sup>5</sup> Exclusive of buffer zone requirements.

<sup>6</sup> The minimum distance between egress driveways shall be 200 feet.