

# ZONING

## *138 Attachment 1*

### Township of Carroll

**Table 138-51A**  
**Area Regulations for Areas Without Public**  
**or Community Sewer Systems**  
**[Amended 10-16-2002 by Ord. No. 44; 5-3-2016 by Ord. No. 72]**

<b>Dwelling Type</b>	<b>Development Area (square feet)</b>	<b>Lot Area for Each Permitted Dwelling Unit or Other Permitted Use (square feet)</b>	<b>Minimum Individual Lot Width (feet)</b>	<b>Maximum Building Coverage</b>	<b>Open Space Exclusive of Vehicular Access and Parking Space</b>	<b>Front Yard</b>	<b>One Side</b>	<b>Total Side</b>	<b>Rear Yard</b>
Single-family detached	65,340 (1.5 acres)	65,340 (1.5 acres)	150	30%	60%	30	20	40	30
Single-family semidetached	130,680 (3 acres)	65,340 (1.5 acres)	125	30%	60%	30	20	20	30
Two-family detached	87,120 (2 acres)	65,340 (1.5 acres)	100	30%	60%	30	20	40	30
Principal nonresidential building or structure		87,120 (2 acres)	125	30%	50%	30	20	40	30

**NOTES:**

- <sup>1</sup> Public sewer is a wastewater collection and treatment system operated by the municipal authority.
- <sup>2</sup> Community sewer is a wastewater collection and treatment system owned and operated privately.
- <sup>3</sup> The minimum lot width for lots located on a cul-de-sac turnaround shall be in accordance with the width requirements in Table 138-51A and shall be measured at the right-of-way line.