

ZONING

180 Attachment 2

Borough of Taylor

Schedule I-R Residential and Special District Building Regulations [Amended 10-8-2014 by Ord. No. 5-2014]

Regulated Standards ¹	R-1	R-1A	R-3 ¹²	S-1 ⁸	S-2	S-3 ⁹
Minimum lot size (square feet)	7,000	10,000	10,000		43,560	43,560
Minimum lot area per dwelling unit (square feet)	7,000	10,000	10,000		43,560	43,560
Minimum lot frontage	70	100	100		150	150
Minimum lot depth	100	100	100		250	250
Minimum yards: front	25	30	25		25	25
Rear	25	30	20		50	50
Side (one) ²	7	10	15		50	20
Side (both)	14	20	30		40	40
Maximum impervious coverage	50%	50%	50%		10%	10%
Maximum building height: stories	2.5	2.5	3.5		2.5	2.5
Feet	35	35	50		35	35

R-2	1-Family	2-Family	Semiattache d 1-Family	3-4 Family	5-Family	Garden Apt. Townhouse
Minimum lot size (square feet) ³	5,000	5,000	3,000	6,000	8,000	— ⁵
Minimum lot area per dwelling unit (square feet) ^{4,10}	5,000	2,500	3,000	2,000	1,500	3,000
Minimum lot frontage	50	50	30	60	80	— ¹¹
Minimum lot depth	100	100	100	100	100	100
Minimum yards: front	20	20	20	20	30	25
Rear	25	25	25	25	30	40
Side (one) ^{6,2}	5	5	5	5	25	20 ⁷
Side (both) ^{6,2}	10	10	10	10	50	40 ⁷
Maximum impervious coverage	40%	40%	60%	60%	60%	35%
Maximum building height: stories	2.5	2.5	2.5	3.0	6.0	2.5
Feet	35	35	35	35	70	35

NOTES:

- ¹ Except as otherwise regulated for accessory uses, for special exceptions, including large-scale developments, and for housing for the elderly.
- ² On corner lots, the side yard should be not less than 25 feet.
- ³ No mobile home park shall be erected on parcel of less than five acres.
- ⁴ The minimum lot area per dwelling in a mobile home park shall be 5,000 square feet.
- ⁵ Reference § 180-28A(2)(a).
- ⁶ Where two or more multifamily structures are on the same zone lot, no building wall shall be located closer to another building than a distance equal to the height of the taller building of the two, but in no case less than 50 feet.
- ⁷ End units only, and they shall be not less than 20 feet each.
- ⁸ No buildings may be erected in S-1 zones.
- ⁹ Conditional uses shall conform with the building regulations for M-2 uses as set forth in Schedule III-M hereof; provided, however, that the minimum lot size for Sanitary Landfills shall be not less than 50 acres.
- ¹⁰ Housing for the elderly shall be not less than 1,000 square feet per dwelling unit.
- ¹¹ Three hundred feet for garden apartments and 15 feet for townhouses.
- ¹² For residential use(s) in the R-3 District, the regulations on Schedule I-R for the entire table pertaining to all residential uses in the R-2 District shall also have application to all residential uses in the R-3 District. Residential uses referred to herein relate to 1-family; 2-family; semiattached 1-family; 3-4 family; 5-family or more; garden apartment, town house, and the criteria related to same and shown on the table.