

ZONING

286 Attachment 2

Borough of Muncy

Appendix B Table of General Dimensional Requirements*

Zone	Minimum Lot Area	Minimum Lot Width ¹ (feet)	Minimum Yard Setbacks			Maximum Height ⁴
			Front ² (feet)	Side (each) (feet)	Rear ³ (feet)	
R1	10,000 square feet (SF)	80/100 ⁵	30	10	35/20 ⁶	3 stories ⁷ / 20 feet
R2	7,500 square feet (SF)	75/90 ⁵	25	8	25/20 ⁶	3 stories ⁷ / 25 feet
R3	7,500 square feet (SF)	75/90 ⁵	25	8	25/20 ⁶	3 stories ⁷ / 25 feet
R4	1 1/2 acres (SF)	No minimum	30	As approved by Borough PC		3 stories ⁷ / 25 feet
CBD	3,750 square feet	No minimum	Average depth of adjacent properties	None 15-foot buffer	None abutting R District ⁹	4 stories ⁸ / 25 feet
C	7,500 square feet	No minimum	20	10 40-foot buffer	30 abutting R District ⁹	4 stories ⁸ / 25 feet
I	No minimum	No minimum	20	20 40-foot buffer	30 abutting R District ⁹	80 feet/ 40 feet

NOTES:

* NOTE: This table is intended to illustrate various dimensional requirements by zone; it is not meant to be all-inclusive. For a complete listing of all dimensional requirements for each zoning district, see the lot, yard, and open space requirements in Article III, District Regulations, and the supplementary lot regulations in Article IV for standards for specific uses.

(SF) – Single-Family Residential

¹ Measured at minimum building setback line.

² Measured from edge of adjoining street or alley cartway.

³ Measured from rear lot line or edge of alley cartway, as applicable.

⁴ Principal structures/accessory structures.

⁵ Interior lot/corner lot.

⁶ Principal structures/accessory structures 500 square feet or greater in size, abutting an alley.

⁷ Not to exceed 35 feet.

⁸ Not to exceed 45 feet.

⁹ See also buffer yard requirements in § 286-54 of this chapter.