

ZONING

380 Attachment 1

Borough of Palmyra

Table 380-14G: Area and Design Requirements Within the (LDR) Zone

Use	Minimum Required Lot Area	Minimum Required Lot Width		Required Minimum Yard Setbacks				Maximum Permitted Impervious Lot Coverage (percent)	Maximum Permitted Height ¹ (feet)
		At Building Setback (feet)	At Lot Frontage (feet)	Front (feet)	One Side (feet)	Both Sides (feet)	Rear (feet)		
Municipal and governmental uses	None	None	None	None	None	None	None	100%	Unlimited
Agriculture and horticulture uses ^{2,3}	10 acres	200		50	50	100	50	10%	150, provided each structure is set back a distance at least equal to its height from each lot line
Forestry uses	1 acre	150	120	50	50	100	50	20%	35
Single-family detached dwellings with public sewer and public water	12,000 square feet	80	60	35	10	20	30	35%	35
Other principal uses with public sewer and public water	20,000 square feet	100	80	35	15	30	30	35%	35
Residential accessory structures	Included in above	N/A	N/A	Not permitted in front yard, unless a minimum 100 setback is provided	5	10	5	Included in above	20

NOTES:

¹ All uses must comply with the Airport Safety Zone contained in § 380-23 of this chapter.

² Special setback requirements: Except as provided for as follows, no new slaughter area, area for the storage or processing of garbage, agricultural byproducts or composted materials, structures for the cultivation of mushrooms shall be permitted within 300 feet of any adjoining property. The Zoning Hearing Board may, as a special exception, however, reduce the above special setback requirements where it is shown that, because of prevailing winds, unusual obstructions, topography, or other conditions, a lesser distance would protect adjoining lands from odor, dust or other hazards. In no case, however, shall the Zoning Hearing Board reduce the special setback requirement to less than 100 feet. The burden shall be upon the applicant to prove that a lesser distance would not be detrimental to the health, safety and general welfare of the community.

³ The minimum lot size for agricultural and horticultural uses may be reduced by special exception subject to the requirements of § 380-139B of this chapter, provided that the Zoning Hearing Board determines that the proposed use is in accordance with the Pennsylvania Right-to Farm Law.