

ZONING

380 Attachment 3

Borough of Palmyra

Table 380-16G: Area and Design Requirements Within the (MFR) Zone

Use	Maximum Permitted Density (DU/net acres)	Minimum Required Lot Area	Minimum Required Lot Width		Required Minimum Yard Setbacks				Maximum Permitted Impervious Lot Coverage (percent)	Maximum Permitted Height ⁴ (feet)
			At Building Setback (feet)	At Lot Frontage (feet)	Front (feet)	One Side (feet)	Both Sides (feet)	Rear (feet)		
The following uses all require the use of both public sewer and public water										
Single-family detached dwellings ¹	4	10,000 square feet	100	80	25	10	20	15	35%	35
Duplex dwellings	6	3,500 square feet/unit	35/unit	25/unit	25	10	NA	15	60%	35
Townhouses ^{2,3}	6	2,400 square feet/unit	24/unit	18/unit	25	15 end units		20	70%	35
Multiple-family dwellings ^{2,3}	6	1 acre	200	150	35	20	40	35	60%	35
Residential accessory structures	NA	Included in above	N/A	N/A	Not permitted except in § 380-28K and M	5	10	5	Same as principal use	20
Other principal uses	NA	10,000 square feet	100	80	30	15	30	25	30%	35

PALMYRA CODE

NOTES:

¹ Single-family detached dwellings may employ a zero-lot-line design when the following conditions have been satisfied:

- a. Minimum lot width shall be 45 feet and 35 feet at the building setback and the lot frontage, respectively.
- b. One side wall of the structure may be located no less than one inch from one of the side lot lines when adjoining another zero-lot-line dwelling lot. The opposite side yard shall be at least 10 feet wide.
- c. A perpetual six-foot wall-maintenance easement shall be provided on the lot adjacent to the zero-lot line, which shall be kept clear of structures and vegetation. This easement shall be shown on the plat and incorporated into each deed transferring title to the property. The wall shall be maintained in its original color and treatment, unless otherwise agreed to in writing by the two affected lot owners.
- d. Roof overhangs may penetrate the easement on the adjacent lot a maximum of 24 inches, but the roof shall be so designed that water runoff from the dwelling place on the lot line is limited to the easement area.
- e. The wall of a dwelling located along the zero-lot-line shall have no openings (e.g., windows, doors, air-conditioning units, vents, etc.), unless such openings are located at least eight feet above grade, and have translucent panels.

² No townhouse building shall contain more than six units. For each townhouse building containing more than four units, no more than 66% of such units shall have the same front yard setback; the minimum variation of setback shall be two feet. In addition, no more than two contiguous units shall have identical roof lines that generally parallel the ground along the same horizontal plane. All townhouse buildings shall be set back a minimum of 15 feet from any interior access drives, or parking facilities contained on commonly held lands. All townhouse buildings shall be set back at least 30 feet from any perimeter boundary of the development site. In those instances where several townhouse buildings are located on the same lot, the following Footnote 3 shall apply.

³ In those instances where several multiple-family dwelling buildings and/or townhouse buildings are located on the same lot, the following separation distances will be provided between each building:

- a. Front to front, rear to rear, or front to rear, parallel buildings shall have at least 50 feet between faces of the building. If the front or rear faces are obliquely aligned, the above distances may be decreased by as much as 10 feet at one end if increased by similar or greater distance at the other end.
- b. A minimum yard space of 30 feet is required between end walls of buildings. If the buildings are at right angles to each other, the distance between the corners of the end walls of the building may be reduced to a minimum of 20 feet.
- c. A minimum yard space of 30 feet is required between end walls and front or rear faces of buildings.
- d. All multiple-family dwelling buildings shall be set back a minimum of 15 feet from any interior access drives or parking facilities contained on commonly held lands.

⁴ All uses must comply with the Airport Safety Zone contained in § 380-23 of this chapter.

