

ZONING

380 Attachment 4

Borough of Palmyra

Table 380-18E: Area and Design Requirements Within the (MU) Zone

Use	Minimum Lot Area (square feet)	Minimum Lot Width at Building Setback Line (feet)	Maximum Lot Coverage (percent)	Minimum Yard Setbacks				Maximum Permitted Height ⁴ (feet)
				Front ¹ (feet)	One Side (feet)	Both Sides (feet)	Rear (feet)	
Detached	7,200	40	70%	5	5	10	35	35
Other principal uses	7,200	40	70%	5	5	10	35	35
Duplex	3,800	20	70%	5	5	NA	35	35
Two-family dwellings	7,200	40	70%	5	5	10	35	35
Nonresidential off-street parking and loading ³	Included in above			(Footnote 3)	5	10	5	NA
Residential accessory structures	Included in above			Not permitted in front yard	2	4	2	20

NOTES:

- ¹ When an unimproved lot is situated between two improved lots with front yard dimensions less than those required for the zone, the front yard required for a principal dwelling may be reduced to a depth equal to the average of the two adjoining lots.
- ² Rear yard garages shall be setback no less than five feet from adjoining alleys.
- ³ Nonresidential off-street parking and loading spaces shall not be located within the front yard, except that when a property is located between two adjoining properties that both have nonresidential off-street parking within the front yard, then off-street parking shall be permitted within the front yard.
- ⁴ All uses must comply with the Airport Safety Zone contained in § 380-23 of this chapter.