

ZONING

380 Attachment 9

Borough of Palmyra

Table 380-117P: Shopping Center Design Requirements

Use	Minimum Required Lot Area (acres)	Minimum Required Lot Width (feet)	Required Minimum Yard Setbacks				Minimum Required Setback from Residential Zone (feet)	Maximum Permitted Impervious Lot Coverage (percent)	Maximum Permitted Building Height (feet)
			Front, as Measured from Street R.O.W. (feet)	One Side (feet)	Both Sides (feet)	Rear (feet)			
Shopping center, as defined herein, with up to 75,000 square feet of gross floor area	2	250 at the building setback line	35 for buildings and structures (except permitted signs); 20 feet for off-street parking; no off-street loading nor dumpsters are permitted within the front yard	25 for buildings and structures (except permitted signs); 15 for off-street parking and loading spaces and dumpsters	50 for buildings and structures (except permitted signs); 30 for off-street parking and loading spaces and dumpsters	25 for all buildings, structures, off-street parking and loading spaces and dumpsters	50 for buildings, structures, off-street parking and loading spaces and dumpsters ¹	75%	35
Shopping center, as defined herein, with between 75,000 and 150,000 square feet of gross floor area	5	400 at the building setback line	50 for buildings, off-street parking and structures (except permitted signs); no off-street loading nor dumpsters are permitted within the front yard	35 for buildings and structures (except permitted signs), off-street parking and loading spaces and dumpsters	70 for buildings and structures (except permitted signs), off-street parking and loading spaces and dumpsters	50 for buildings and structures (except permitted signs), off-street parking and loading spaces and dumpsters	75 for buildings and structures (except permitted signs), off-street parking and loading spaces and dumpsters ¹	70%	See § 380-20F

PALMYRA CODE

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			Front, as Measured from Street R.O.W. (feet)	One Side (feet)	Both Sides (feet)	Rear (feet)			
Shopping center, as defined herein, with over 150,000 square feet of gross floor area	7	500 at the building setback line	100 for buildings off-street parking and structures (except permitted signs); no off-street loading, nor dumpsters are permitted within the front yard	50 for buildings and structures (except permitted signs), off-street parking and loading spaces and dumpsters	100 for buildings and structures (except permitted signs); off-street parking and loading spaces and dumpsters	50 for buildings and structures (except permitted signs), off-street parking and loading spaces and dumpsters	100 for buildings and structures (except permitted signs), off-street parking and loading spaces and dumpsters ¹	65%	See § 380-20F

NOTES

¹ 500 feet for uses (e.g., buildings, structures, access drives, off-street parking and loading, outdoor storage, dumpsters, etc.) that operate between the hours of 10:00 p.m. and 6:00 a.m.