

ZONING

380 Attachment 1

Township of Newberry

Option 1: Neutral Density and Basic Conservation for Single-Family Detached Dwellings

Utilities	Minimum Lot Size ¹		Minimum Lot Width		Adjusted Tract Acreage Required for Open Space and Greenway	Minimum Yard Setbacks ²			Impervious Coverage
	(square feet)	(acres)	At Building Setback Line	At Street Right-of-Way Line		Front	Side ³	Rear ⁴	
Residential Holding (RH)									
Only public water and/or no utilities (no public water and no public sewer)	12,000	0.275	80	20	50	20	30	40	30%
Both utilities (public water and public sewer) or only public sewer	5,000	0.115	40	20	50	20	25	35	40%
Both utilities (public water and public sewer)	12,000	0.275	80	20	30 ⁵	20	25	35	40%
Suburban Residential (SR)									
Only public water and/or no utilities (no public water and no public sewer)	12,000	0.275	80	20	50	20	30	40	30%
Both utilities (public water and public sewer) or only public sewer	5,000	0.115	40	20	50	20	25	35	40%
Residential Growth (RG)									
Both utilities (public water and public sewer)	4,500	0.103	40	20	50	20	25	35	45%

NEWBERRY CODE

Utilities	Minimum Lot Size ¹		Minimum Lot Width		Adjusted Tract Acreage Required for Open Space and Greenway	Minimum Yard Setbacks ²			Impervious Coverage
	(square feet)	(acres)	At Building Setback Line	At Street Right-of-Way Line		Front	Side ³	Rear ⁴	
Agriculture (A)									
No utilities required	10,000	0.223	60	20	50	20	25	35	35%
Rural Resource (RR)									
No utilities required	20,000	0.459	80	20	50	20	30	40	25%
Rural Residential (R)									
Only public water and/or no utilities (no public water and no public sewer)	12,000	0.275	80	20	50	20	30	40	30%
Both utilities (public water and public sewer) or only public sewer	5,000	0.115	40	20	50	20	25	35	40%

¹ Up to 20% of the total number of lots within a subdivision may have the minimum required lot area reduced by 33%.

² Builders or developers are urged to consider variations in the position and orientation of dwellings, but shall observe the minimum required setbacks herein.

³ For purposes of this provision, the minimum side yard setbacks are intended to be the minimum required distance between principal buildings on adjacent properties, but in no case shall any principal structure be located closer than five feet to any side property line.

⁴ Twenty feet where adjoining open space and greenway.

⁵ Part of the open space shall include land to be dedicated to the Township as park and recreation land. The amount to be dedicated shall be double the amount required by § 344-41 of Chapter 344, Subdivision and Land Development.