

ZONING

380 Attachment 3

Township of Newberry

Option 2: Enhanced Density with Greater Conservation

	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%
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%

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.