

ZONING

295 Attachment 2

Township of Swatara

Table of Area, Yard and Building Requirements

The following area, yard and building requirements shall apply for the specified zoning district, unless a more restrictive requirement for a specific use is required by Article IV, §§ 295-40 through 295-96, or another section of this chapter. All measurements shall be in feet unless otherwise stated. See definitions of terms (such as "lot width") in § 295-22.

Zoning District: Type of Use	Minimum Lot Area (square feet) (Note E)	Minimum Lot Width Measured at Minimum Building Setback Line (feet)	Minimum Front Yard Setback (feet) (Note D) (Note F)	Minimum Rear Yard Setback** (feet) (Note F)	Minimum Side Yard Setback** (each) (feet) (Note F)	Maximum Percent Building Coverage	Maximum Percent Impervious Coverage
C Conservation District	87,120 (2 acres), unless a larger lot area is required by § 295-32	250	30	30	20	10%	15%
A Agricultural District: See the option for open space development in § 295-35, which may allow smaller minimum lot sizes, smaller lot widths, greater varieties in housing types and density bonuses. See the option for a retirement village in § 295-37. For livestock and poultry uses, see § 295-67.	43,560 (1 acre), except 39,000 if a lot is served by public water service, and 20,000 if a lot is served by both public water and public sewer services or by public water service and has a capped sewage system in an area planned for public sewage service within 5 years	140, except 90 if a 20,000-square-foot minimum lot area applies	25	30	10, except 35 for a principal nonresidential use	25%	30%

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R-S Single-Family Residential District:							
a) Single-family detached dwelling:	a1) 43,560 (1 acre)	a1) 150	a) through b): 25	a) through b): 25	a) One side yard shall be a minimum of 5 feet, and the minimum total of 2 side yards combined shall be 15 feet	a) through b): 35	a) through b): 50
a1) Without Township-approved public water service and without Township-approved public sewage service	a2) 39,000	a2) 150		See provisions for reduced yards in § 295-125.			
a2) With Township-approved public water or Township-approved public sewage service	a3) 10,000	a3) 60					
a3) With both Township-approved public water and Township-approved public sewage services							
b) Other allowed principal use See the option for open space development in § 295-35, which may allow smaller minimum lot sizes, smaller lot widths, greater varieties in housing types and density bonuses. See also the age-restricted residential development option in § 295-33 and the retirement village option in § 295-37. All dwellings shall have a minimum principal building width and length of 20 feet (not including unenclosed structures).	b) 43,560 (1 acre)	b) 150			b) 25 each		

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R-ML Medium-Density Limited Residential District:							
a) Single-family detached dwelling:	a1) 43,560	a1) 150	a) through c): 25	a) through c): 25	a1) and a2): One side yard with a minimum width of 5 feet, provided the total of both side yards is a minimum of 15 feet	a) through c): 50%	a) through c): 60%
a1) Without both Township-approved public water service and Township-approved public sewage services	a2) 6,000	a2) 50					
a2) With both Township-approved public water and Township-approved public sewage services							
b) The following housing types, each of which shall require Township-approved public water and Township-approved public sewage services:	b1) 5,000	b1) 35 per dwelling unit			b) 10, except 0 at the shared lot line of lawfully attached dwellings		
b1) Twin dwelling unit	b2) and b3): Minimum average lot area of 2,800 per dwelling unit (Note C)	b2) 20, except where the corner lot setback requires a larger width (Note B)					
b2) Townhouse		b3) 80					
b3) Two-family detached or apartment dwelling							
c) Other allowed principal use	c) 25,000	c) 100			c) 15		

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R-M Medium-Density Residential District:							
a) Single-family detached dwelling:	a1) 43,560	a1) 150	All uses: 25	All uses: 25	a1) 5	All uses: 60%	All uses: 70%
a1) Without both Township-approved public water service and Township-approved public sewage services	a2) 5,000	a2) 40			a2) 5		
a2) With both Township-approved public water and Township-approved public sewage services							
b) The following housing types, each of which shall require Township-approved public water and Township-approved public sewage services:	b1) 4,000	b1) 35 per dwelling unit			b1) 5		
b1) Twin dwelling unit	b2) and b3): Minimum average lot area of 2,800 per dwelling unit (Note C)	b2) 20, except where the corner lot setback requires a larger width (Note B)			b2) 10, except 0 at the shared lot line of lawfully attached dwellings		
b2) Townhouse		b3) 50			b3): 15		
b3) Two-family detached or other apartment dwellings							
c) Other allowed use	c) 25,000	c) 100			c) 15		

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A-OG Apartment Office General District:							
a) Single-family detached dwelling:	a1) 43,560	a1) 150	a), b) and c): 25	a), b) and c): 25	a1) 15	All uses: 60%	All uses: 70%
a1) Without both Township-approved public water service and Township-approved public sewage services	a2) 4,000	a2) 40			a2) 5		
a2) With both Township-approved public water and Township-approved public sewage services							
b) The following housing types, each of which shall require Township-approved public water and Township-approved public sewage services:	b1) 3,000	b1) 35 per dwelling unit			b1 and b2): 10, except 0 at the shared lot line of lawfully attached dwellings		
b1) Twin dwelling unit	b2) and b3): Minimum average lot area of 2,500 per dwelling unit (Note C)	b2) 20, except where the corner lot setback requires a larger width (Note B)			b3) 15, except 50 feet from an R-S District boundary		
b2) Townhouse							
b3) Two-family detached or other apartment dwellings							
c) Other allowed use	c) 25,000	c) 100			c) 15		

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C-L Limited Commercial, C-G General Commercial and C-H Highway Commercial Districts: Allowed use In the C-H District, a manufactured home park shall also meet the regulations for that use in § 295-73.	20,000	80, except 200 for a new lot approved after the adoption of this chapter that will have its own vehicle access directly onto an arterial street	25, except 50 feet where off-street parking will exist between the principal building and an arterial street	25 (Note A)	10 (Note A)	60%	80% (Note G)
M-L Light Industrial and M-G General Industrial Districts: Other allowed use	43,560 (1 acre)	150	25	25 (Note A)	10 (Note A)	60%	80% (Note G)

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NOTES:

Corner lot setbacks: see § 295-123B.

** = The following exceptions shall apply:

- A. For accessory structures and uses, see § 295-29C below.
- B. Structures shall not obstruct minimum sight clearance at intersections.
- C. See § 295-123B pertaining to corner lots.
- D. See § 295-125 regarding extension of nonconforming setbacks.
- E. See § 295-123 regarding permitted reductions in setbacks to reflect average setbacks of adjacent buildings.

- (Note A) = Except 40 feet side and 50 feet rear for a principal business use from a directly abutting principal residential lot in a residential district. A side or rear yard shall be increased to 100 feet for any new or expanded portion of an industrial building or tractor-trailer truck loading dock from the lot line of a primarily residential use in a residential district.
- (Note B) = Except if two or more side-by-side off-street parking spaces are located in the front yard of a townhouse or if garage door(s) for two or more vehicles face onto the street in the front of the townhouse, then the minimum building width per dwelling along such street shall be a minimum of 24 feet. A maximum of 60% of the land area between the front of each townhouse and the right-of-way line shall be used for the total areas of vehicle parking and driveways.
- (Note C) = These provisions are intended to allow flexibility in the placement of individual dwelling units, regardless of whether the homes are condominium or fee-simple, and regardless of whether public streets, private streets, or parking courts are used.
 - A. The minimum average lot area per dwelling unit establishes the maximum number of units permitted on a tract of land.
 - B. The minimum average lot area per dwelling unit shall be calculated after deleting existing street right-of-way of existing streets and alleys, but shall include right-of-way of proposed streets and alleys and areas of parking courts, common open space, and stormwater detention basins.
 - C. A golf course (not including areas covered by buildings and paving) may count towards the common open space, provided that it includes more than 50 acres of lot area and is preserved by a permanent conservation easement at the time of development approval.
 - D. See also the applicable standards in §§ 295-40 through 295-95, which may require common open space.
- (Note D) = Setbacks shall be measured from the future/ultimate right-of-way. An unenclosed front porch or deck may intrude up to 10 feet into the minimum front yard. This porch or deck may be covered by a roof.
- (Note E) = See natural feature regulations, including §§ 295-30 and 295-32.
- (Note F) = The minimum front yard shall be increased to 80 feet, and the minimum side and rear yard shall be increased to 60 feet from the center line of Derry Street, Eisenhower Boulevard, Chambers Hill Road, 40th Street, Paxton Street, Penhar Road and Route 441, except such front yard shall be 100 feet along Eisenhower Boulevard.
- (Note G) = The Township may allow the 80% impervious coverage to be met as a maximum average throughout a subdivision or land development if it results in a greater amount of buffer area adjacent to existing dwellings or a residential district.