

ZONING

470 Attachment 2

**Township of Pocono**

**R-1 District  
Lot, Yard and Height Requirements**

R-1	Lot Requirements		Maximum Impervious Coverage (percent)	Yard Setback Requirements				
	Minimum Lot Area (2)	Minimum Lot Width (3) (feet)		Front Yard Depth (4) (feet)	Side Yard Depth (feet)	Rear Yard Depth (feet)	Well (feet)	Septic (feet)
a. Single-family detached dwelling with on-lot septic and on-lot water	Two acres per dwelling unit	200	20%	50	25	40	15	10
b. Single-family detached dwelling with community sewer and on-lot water	Two acres per dwelling unit	200	20%	50	25	40	15	NA
c. Single-family detached dwelling with public water and public sewer	Two acres per dwelling unit	200	20%	50	25	40	NA	NA
d. Other permitted uses (1)	Two acres	200	80%	50	25	40	15*	10*

NOTES:

- (1) This schedule shall also apply to uses allowed by special exception or conditional use unless more restrictive requirements are specified in this Chapter 470, Zoning, for the use under consideration.
  - (2) This applies to minimum lot area per dwelling unit or per individual principal use.
  - (3) Lots located on designated cul-de-sacs or curved rights-of-way street lines may have reduced lot frontages, but not less than 125 feet of lot frontage.
  - (4) Measured from right-of-way.
- \* Where applicable.