

ZONING

470 Attachment 3

Township of Pocono

R-2 District
Lot, Yard and Height Requirements

R-2	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, two-family, multifamily dwelling with on-lot septic and on-lot water	Two acres per dwelling unit	200	35%	50	25	40	15	10
b. Single-family, two-family, multifamily dwelling with community sewer and on-lot water	One acre per dwelling unit	100	35%	50	15	40	15	NA
c. Single-family, two-family, multifamily dwelling with public water and public sewer	One acre per dwelling unit	100	35%	50	15	40	NA	NA
d. Mobile home (5) dwelling lot with community sewer and community water	One mobile home per 7,200 square foot lot	60	50%	25	15	20	NA	NA
e. Other permitted uses (1)	One acre	100	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) Semidetached dwellings shall have a lot width of 160 feet or 80 feet for each semidetached dwelling where each dwelling is on a minimum 1.0 acre lot; 200 feet for each semidetached dwelling where each dwelling is on a 2.0 acre or larger lot. Lots located on designated cul-de-sacs or curved rights-of-way street lines may have reduced frontage on 1.0 acre lots and not less than 125 feet of lot frontage on lots of 2.0 acres or larger.
- (4) Measured from right-of-way.

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- (5) Mobile home parks shall have a total land area of not less than 10 acres. Corner lots shall have a minimum width of 75 feet. No mobile home dwelling lot line may be located closer than 100 feet to any exterior property line of the mobile home park. Each mobile home dwelling lot shall provide two off-street parking spaces. All mobile home parks shall comply with Article V, Mobile Home Park Standards and Required Improvements, of Chapter 390, Subdivision and Land Development, of the Code of the Township of Pocono.
- * Where applicable.