

ZONING

27 Attachment 2

Township of Stroud

Schedule 27-II

Zoning Schedule of Bulk and Coverage Controls for All Uses Unless Provided for Elsewhere
[Amended by Ord. 1-2014, 8/19/2014]

District	Requirement for Lots Having:															Maximum Height of Buildings (feet)	Maximum Ground Coverage	Maximum Floor Area Ratio	
	(1) Public Water and Public Sewer					(2) Public Water or Sewer					(3) Neither Public Water or Sewer								
	Minimum Lot		Minimum Yards			Minimum Lots		Minimum Yards			Minimum Lots		Minimum Yards						
	Area (square feet)	Width (feet)	Front ^(b) (feet)	Rear (feet)	Each Side (feet)	Area (square feet)	Width (feet)	Front ^(b) (feet)	Rear (feet)	Each Side (feet)	Area (square feet)	Width (feet)	Front ^(b) (feet)	Rear (feet)	Each Side (feet)				
O-1	Open Space and Preservation Single-Family	80,000	200	60	100	50	80,000	200	60	100	50	80,000	200	60	100	50	35	30%	40%
S-1	Special and Recreational Single-Family	60,000	150	50	75	25	60,000	150	50	75	30	60,000	150	50	75	30	35	30%	45%
R-1	Low Density Residential Single-Family	30,000	100	40	60	20	40,000	125	40	60	20	50,000	140	40	60	25	35	35%	55%
R-2	Low-Medium Density Residential Single-Family	20,000	90	35	50	15	30,000	100	35	50	15	40,000	125	35	50	20	35	40%	65%
R-3	Medium-Density Residential Single-family	15,000	80	30	45	10	20,000	90	30	45	15	30,000	100	30	45	15	35	40%	75%
	Two-family ^(c)	12,500	90	30	45	15	18,000	100	30	45	20	24,000	110	30	45	20	35	50%	
	Multi-family ^(c)	12,500	100	30	45	20	18,000	110	30	45	25	24,000	120	30	45	25	40	50%	
C-1	Neighborhood Mixed-Used	15,000	125	25	25 ^(d)	15 ^(d)	20,000	125	25	25 ^(d)	15 ^(d)	30,000	125	25 ^(d)	25 ^(d)	15 ^(d)	35	60%	80%
C-2	General and Limited Commercial	20,000	125	25	25 ^(e)	10 ^(e)	30,000	125	25	25 ^(e)	10 ^(e)	40,000	125	25 ^(e)	25 ^(e)	10 ^(e)	40	60%	85%
C-3	Resort Commercial	20,000	125	25	25 ^(e)	10 ^(e)	30,000	125	25	25 ^(e)	10 ^(e)	40,000	125	25 ^(e)	25 ^(e)	10 ^(e)	40	50%	55%
C-4	Office Commercial	20,000	125	25	25 ^(e)	10 ^(e)											40	60%	50%
M-1	Limited Industrial	40,000	125	40	60 ^(e)	20 ^(e)	40,000	125	40	60 ^(e)	25 ^(e)	40,000	125	45 ^(e)	60 ^(e)	30 ^(e)	40	60%	50%

NOTES:

- (a) See individual Use Class regulations for special and conditional zoning bulk and coverage controls.
- (b) This is the depth at which the minimum lot width shall be measured.
- (c) Minimum lot area for residential uses applies to the minimum lot area per dwelling unit.
- (d) The minimum side yard shall be increased to 20 feet for any use other than a single-family residence when that yard abuts an R, S or O District. A minimum ten-foot buffer strip shall be required along the property line in this yard. Off-street parking may be permitted in this yard, but not closer than 10 feet to the property line.

STROUD CODE

- (e) 1. The minimum yard shall be increased to 50 feet, including a minimum twenty-five-foot wide buffer strip with 120 plant units per 100 linear feet of buffer strip pursuant to § 27-602, Subsection 1C, Buffer Strip Landscaping Requirements, when that yard abuts an R, S or O District. When parking is located within a yard space that abuts an R, S or O District and/or existing residential use, there shall be a minimum of twenty-five-foot wide buffer strip along the property line pursuant to § 27-602, Subsection 1C, which shall include the following requirements:
 - a. The edge of the buffer strip nearest the parking lot shall be located within 10 feet of the perimeter of the parking lot to be screened, or at a distance greater than 10 feet of the perimeter of the parking lot if requested by the applicant and approved by the Board of Supervisors.
 - b. Two staggered rows of eight-foot tall evergreen trees at initial planting with trees in each row spaced at a maximum of 12 feet on center. The staggered rows of evergreens shall provide an immediate visual screen of the parking lot and evergreen tree spacing in each row shall ensure closure between trees at maturity.
 - c. In addition to the evergreen trees noted in .b, above, where it's not feasible or not advisable by the Township Engineer to install any remainder of the required number of plant units within the buffer strip pursuant to § 27-602, Subsection 1C, the balance of required plant units will be located elsewhere in the yard space of the attendant buffer strip to enhance screening.
 - d. In addition to, or in lieu of two staggered rows of evergreen trees noted in .b, above, a berm and/or opaque wall or fence of architecturally suitable style and finish satisfactory to the Board of Supervisors may be requested by the applicant and approved by the Board of Supervisors where they deem additional or alternative screening measures appropriate.
- 2. For all side or rear yards that are not adjacent to an R, S or O District and/or existing residential use, a minimum five-foot wide landscaped buffer strip is required along the property line pursuant to § 27-602, Subsection 1C.
- (f) Minimum yard setbacks set forth on a Township approved and recorded subdivision plan as of the date of enactment of this chapter shall supersede any residential setback requirements herein set forth.