

ZONING

155 Attachment 3

**Township of Tobyhanna
Minimum Lot and Yard Requirements
OS Open Space/Resource Conservation District
[Amended 10-12-2004 by Ord. No. 453; 11-10-2008 by Ord. No. 473; 5-2-2022 by Ord. No. 568]**

Use	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Maximum Lot Coverage	Minimum Front Setback (feet)	Minimum Side Setback (feet)	Minimum Rear Setback (feet)	Minimum Habitable Floor Area (square feet)	Maximum Building Height (feet)	Miscellaneous Requirements
Permitted:										
Single-family detached dwellings	10 acres	400	500	1.0%	80	60	80	750	38	See § 155-15B
Municipal uses	—	400	700	3.0%	80	60	80	750	38	As deemed necessary by Supervisors
Hunting clubs and camps	50 acres	1,000	1,000	1.0%	300	150	150	750	38	See § 155-12B(5) and 155-15B(2)
Fishing clubs and camps	5 acres	250	350	1.0%	150	75	75	750	38	See § 155-12B(5) and 155-15B(2)
Farms	2 acres	150	250	2.5%	50	40	50	750	38	See § 155-12B(6)
Cemeteries	10 acres	250	250	—	80	60	80	—	38	—
Country inn	100 acres	500	500	10.0%	60	60	60	400	38	See §§ 155-5B and 155-15B(4)
Special exception:										
Day-care center	10 acres	400	700	1.0%	80	60	80	750	38	See § 155-94
Lumbering	—	—	—	—	—	—	—	—	—	See § 155-12B(8)
Conditional:										
Preserves	43,560	100	150	15.0%	50	15	50	750	38	See § 155-103
Churches and similar places of worship	3 acres	250	350	7.5%	75	75	100	—	50	—