

ZONING

155 Attachment 4

**Township of Tobyhanna
Minimum Lot and Yard Requirements
R-1 Low-Density Residential District
[Amended 12-8-2008 by Ord. No. 476; 5-8-2017 by Ord. No. 532]**

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	43,560	125	175	10.0%	40	25	40	750	38	—
Municipal uses	—	125	175	15.0%	40	25	50	—	38	As deemed necessary by Supervisors
Multifamily dwellings	1.75 acres	200	300	7.5%	60	50	75	625 per dwelling unit	38	See § 155-13B(1)
Cemeteries	43,560	125	175	—	10	10	10	—	38	—
All other permitted uses in the RR District	—	—	—	Same as RR District				—	—	See § 155-12C for permitted accessory uses
Special exception:										
Day-care center	43,560	125	175	10.0%	40	25	40	750	38	See § 155-94
Public utilities; commercial riding stables and kennels	87,120	125	175	10.0%	40	25	50	—	38	As deemed necessary by the Zoning Hearing Board
All special exceptions listed in the RR District	—	—	—	Same as the RR District				—	—	—
Conditional:										
Mobile home parks	10 acres	400	—	—	50	30	50	—	38	See § 155-100
All conditional uses listed in the RR District	—	—	—	Same as RR District				—	—	—