

# ZONING

## *155 Attachment 5*

**Township of Tobyhanna  
Minimum Lot and Yard Requirements  
R-2 Medium-Density Residential District  
[Amended 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
<b>Permitted:</b>										
Single-family detached dwellings	20,000	100	150	15.0%	40	15	40	750	38	—
Municipal uses	—	100	150	15.0%	40	15	50	—	38	As deemed necessary by Supervisors
Cemeteries	43,560	125	175	—	10	10	10	—	38	—
Multifamily dwellings	35,000	130	250	12.5%	50	35	60	625 per dwelling unit	38	See § 155-12B(7) and 155-14B(1)
All other permitted uses in the RR District	—	—	—	—	Same as RR District			—	—	See § 155-12C for permitted accessory uses
<b>Special exception:</b>										
Day-care center	20,000	100	150	15.0%	40	15	40	750	38	See § 155-94
Public utilities; commercial riding stables and kennels	87,120	100	150	15.0%	40	15	50	—	38	As deemed necessary by the Zoning Hearing Board
All special exceptions listed in the RR District	—	—	—	—	Same as the RR District			—	—	—
<b>Conditional:</b>										
All conditional uses listed in the R-1 District except transient campground	—	—	—	—	Same as R-1 District			—	—	—