

ZONING
155 Attachment 6

Township of Tobyhanna
Minimum Lot and Yard Requirements
RR Rural Residential District
[Amended 11-1-2008 by Ord. No. 473; 12-8-2008 by Ord. No. 476]

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	87,120	150	250	5.0%	50	40	40	750	38	—	
Municipal uses	—	150	250	15.0%	50	40	50	—	38	As deemed necessary by Supervisors	
Churches and similar places of worship	3 acres	250	350	7.5%	75	75	100	—	50	—	
Hunting clubs and camps	50 acres	1,000	1,000	1.0%	300	150	150	750	38	See § 155-12B(5)	
Fishing clubs and camps	5 acres	250	350	1.0%	150	75	75	750	38	See § 155-12B(5)	
Farms	2 acres	150	250	2.5%	50	40	50	750	38	See § 155-12B(6)	
Multifamily dwellings	3 acres	250	350	5.0%	75	75	100	625 per dwelling unit	38	See §§ 155-12B(7) and 155-11L	
Lumbering	—	—	—	—	—	—	—	—	—	See § 155-12B(8)	
Permitted accessory uses	—	—	—	5.0%	50	25	25	—	15 to 38	—	
Cemeteries	87,120	150	250	—	10	10	10	—	38	—	
Special exception:											
Model houses	87,120	150	250	5.0%	50	40	40	750	38	See § 155-80	
Development sales offices	—	—	—	Variable depending on ultimate use					—	—	See § 155-81
Commercial camps	30 acres	600	1,000	5.0%	300	150	150	—	38	See § 155-82	
Commercial resorts	20 acres	500	750	10.0%	150	100	100	—	38	See § 155-83	
Private clubs; lodges; golf courses; convention and banquet halls	3 acres	250	350	7.5%	100	100	100	—	38	See § 155-84	
Nursing and convalescent homes	9 acres	250	400	15.0%	75	75	100	—	38	See § 155-85	
Boarding- and rooming houses; bed-and-breakfast inns	87,120	150	250	5.0%	50	40	40	1,000	29	See § 155-86	
Hospitals	4 acres	250	400	15.0%	75	75	100	—	38	See § 155-87	
Public utilities; schools; commercial riding stables and kennels	87,120	150	250	5.0%	50	40	50	—	38	As deemed necessary by the Zoning Hearing Board	
Commercial surface mining	87,120	—	—	—	—	—	—	—	38	See § 155-90	
Day-care center	87,120	150	250	5.0%	50	40	40	750	38	See § 155-94	
Conditional:											

TOBYHANNA CODE

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
Preserves	43,560	100	150	15.0%	50	15	50	750	38	See § 155-103
Development amenities	—	—	—	—	60	30	30	—	29	See § 155-101
Commercial transient campgrounds	15 acres	500	750	15.0%	100	100	100	—	38	See § 155-99
Bus shelters, cellular telephone and cable television	—	—	—	—	—	—	—	—	—	See §§ 155-12E and 155-104