

ZONING

124 Attachment 1

Borough of Matamoras Schedule of Development Standards

[Amended 11-1-2005 by Ord. No. 282; 2-6-2007 by Ord. No. 287; 9-7-2010 by Ord. No. 314; 3-12-2024 by Ord. No. 2024-003; 8-13-2024 by Ord. No. 2024-008]

District/Use	Minimum Lot Area	Lot Width (feet)	Required Yards ⁵ (feet)			Maximum Building Coverage (%)	Maximum Building Height ²	
			Front	Side (each)	Rear		Feet	Stories
R	1 acre	200	5	5	5	10	30	2.5
R-1	5,000 square feet	50	10	4	5	50	30	2.5
R-2	5,000 square feet	50	10	4	5	50	30	2.5
C-1	5,000 square feet	50	10	4 ⁴	5 ⁴	50	30	2.5
C-2	5,000 square feet	50	10 ⁶	4	5	70	30 ⁶	2.5
I ³	20,000 square feet	200	30	30	30	50	40	2.5
F	See § 124-19 and Ch. 63, Floodplain Development, as amended. ¹							
Detached accessory buildings or structures and all television satellite reception dishes, all districts			See footnotes 7 & 8	2	2			

NOTES:

- ¹ Floodplain standards apply on an overlay basis to all zoning districts wherever floodplain zones overlap other regular zone districts.
- ² Maximum building height shall not exceed the maximum height standard in feet and shall not exceed the maximum height standard in stories.
- ³ R-2 standards shall apply to residential uses in the I District.
- ⁴ Refer to § 124-20A when commercial or manufacturing use is proposed contiguous to any existing residential use or any R-1 or R-2 District.

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⁵ Refer to § 124-15B(1) for setback exemption for fences and walls.

⁶ The front setback may be reduced to five feet with conditional use approval, if the maximum building height does not exceed 20 feet in the C-2 District.

⁷ Refer to § 124-15 for setback requirements for accessory structures and buildings.

⁸ Refer to § 124-17C(5) for setback requirements regarding signs.