

## ZONING

### 450 Attachment 2

#### Township of Lower Towamensing

#### Dimensional Requirements by District

[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I)]

	Minimum Lot Area*	Minimum Lot Width (feet)	Minimum Front Yard Setback (feet)	Minimum Rear Yard Setback (feet)	Minimum Side Yard Setback (each)	Maximum Lot Coverage	Maximum Building Height (feet)	Minimum Open Space
R-R District**								
Nonresidential	3 acres	300	50	50	50 feet	25%	50	25%
Residential PD	20 acres	PD	PD	PD	30%	PD	50	20%
R-C District	2 acres	200	40	40	40 feet	10%	35	15%
R-1 District	1 acre	100	40	40	20 feet	25%	35	15%
R-2 District								
Mobile home park	5,000 square feet per lot	40 per lot	30 per lot	20 per lot	10 feet per lot	35% overall park	35	15%
Other permitted use	1 acre	100	40	40	20 feet	25%	35	15%
V-C District								
Nonresidential	1 acre	100	20	25	6 feet	35%	35	10%
Residential	1 acre	100	20	25	6 feet	35%	35	20%
I District	3 acres	200	50	50	50 feet	35%	40	20%

**NOTES:**

\* Minimum lot size assumes on-lot sewage treatment facilities. If sanitary sewer service is provided, the minimum lot size may be reduced up to 50%. No such reduction applies to mobile home parks in the R-2 zoning district.

\*\* Minimum lot size (square feet) per dwelling unit for fee simple lots in a non-PD residential development with sanitary sewer service:

LOWER TOWAMENSING CODE

<b>Type of Dwelling Unit</b>	<b>Minimum Square Footage Per Dwelling Unit</b>
Single-family dwelling	12,500
Two-family dwelling (a)	6,000
Townhouses (a)	3,500 (end unit 4,000)
Multifamily	3,500
(a) Side yard setbacks shall not apply to common wall lot lines.	
All other uses or uses with on-lot sewage	One acre