

ZONING

475 Attachment 2

Borough of Summit Hill

Table II
Bulk and Coverage Controls
[Amended 2-11-2008 by Ord. No. 2-2008]

	Minimum Lot Dimensions (2) (square feet) Area for Lots Having		Minimum Yard Dimensions				Each Side (feet)	Maximum Height of Buildings		Maximum Percent of Lot Coverage
	Public Water and Sewer	Neither Public Water Nor Public Sewer	Width (feet)	Depth (feet)	Front (feet)	Rear (feet)		(Stories)	(feet)	
R-1 Single Family	1 acre	1 acre	75	120	35	50	20	2 1/2	35	25
R-2 Single Family	6,000	N/A	40	120	20	35	8	2 1/2	35	50
Two Family	8,000	N/A	60	120	20	35	8	2 1/2	35	N/A
R-3 Single Family	6,000	N/A	30	120	4	5	2	2 1/2	35	50
Two Family	8,000	N/A	15 each	120	4	5	2	2 1/2	50	80
Multi-Family	12,000	N/A	15 each minimum 30	120	4	5	2	4	50	60
C-1 Commercial	None required	None required	None required		None required		(1)	3	40	100
C-2 Highway Commercial	20,000	N/A	100	200	20	30	15	2	20	50
M-1 Industrial	20,000	N/A	100	120	25	30	15	3	40	50
O-S Special Use	4 acres	4 acres	200	400	50	50	25	2 1/2	35	15

NOTES:

N/A Note applicable.

(1) None required, but at least 10 feet if provided.

(2) In an R-3 district, the side yard requirement for an accessory structure (garage) is waived if the structure is built on the property line. If a side yard set back is provided, it shall be a minimum of two feet.