

ZONING

240 Attachment 2

Township of Penn Forest

**Table of Dimensional Requirements in Each District and Site Capacity
[Amended 9-2-2025 by Ord. No. 2025-1; 3-2-2026 by Ord. No. 1-2026]**

Zoning District: Type of Use	Min. Lot Area (square feet) (Note E). See also density limits for new lots in § 240- 33D	Min. Lot Width Measured at Min. Building Setback Line (feet)	Front Yard Setback (ft.) (Note D)	Min. Rear Yard Setback (feet)**	Min. Side Yard Setback** (each) (ft.) (See § 240-63B for corner lots)	Maximum Percent Building Coverage	Maximum Percent Impervious Coverage
R-1 Rural Residential District: a) Single-family detached dwelling on tracts with less than 10 acres of net buildable site area All single family detached dwellings shall have a minimum principal building width and length of 16 feet (not including unenclosed structures). b) For single-family detached dwelling on tracts with 10 acres of net buildable site area or more, the standards in § 240-39 shall apply c) Other allowed principal use, except as may be specified in Article V	a) 87,120 (2 acres)	a) 200	a) Min. 50	a) 20	a) 15	a) 10%	a) 20%
	b) See § 240-39						
	c) 87,120 (2 acres)	c) 200	c) Min. 50	c) 20, except 40 for a principal nonresidential use	c) 15, except 35 for a principal nonresidential use	c) 10%	c) 10%
R-2 Low Density Residential District: a) Single-family detached dwelling on tracts with less than 10 acres of net buildable site area: All single family detached dwellings shall have a minimum principal building width and length of 16 feet (not including unenclosed structures). b) For single-family detached dwelling on tracts with 10 acres of net buildable site area or more, the standards in § 240-39 shall apply c) Other allowed principal use, except as may be specified in Article V	a) 87,120 (2 acres)	a) 100	a) Min. 50	a) 20	a) 15 each	a) 15	a) 25
	b) See § 240-39						
	c) 87,120 (2 acres)	c) 200	c) Min. 50	c) 40	c) 30 each	c) 15	c) 35
R-3 Medium Density Residential District: a) Single-family detached dwellings: a1) Without both Township-approved central water service and Township-approved central sewage services a2) With both Township-approved central	a1) 43,560 (1 acre) a2) 15,000 b1) 12,000 b2) and b3): Minimum average	a1) 100 a2) 80 b1) 50 per dwelling unit b2) 20 except where the corner	a), b) and d): Min. 50	a), b) and d) 20	a1) 15 each a2) 15 each b): 15, except 0 at the shared lot line of lawfully attached dwellings.	a) through d): 30%	a) through d): 40%

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Zoning District: Type of Use	Min. Lot Area (square feet) (Note E). See also density limits for new lots in § 240- 33D	Min. Lot Width Measured at Min. Building Setback Line (feet)	Front Yard Setback (ft.) (Note D)	Min. Rear Yard Setback (feet)**	Min. Side Yard Setback** (each) (ft.) (See § 240-63B for corner lots)	Maximum Percent Building Coverage	Maximum Percent Impervious Coverage
water and Township-approved central sewage services. b) The following housing types, each of which shall require Township-approved central water and Township-approved central sewage services: b1) Twin dwelling unit b2) Townhouse b3) Two-family detached or apartment dwelling c) Manufactured home park; shall meet the regulations in § 240-42. d) Other allowed principal use, except as may be specified in Article V	lot area of 12,000 per dwelling unit (Note C). d) 43,560	lot setback requires a larger width (Note B) b3) 100 d) 100			d) 15		
C-1 Highway Commercial, and C-2 Neighborhood Commercial Districts: allowed use Any housing types that are allowed by § 240-32 shall meet the regulations of the R-3 District, instead of the regulations of a commercial district, except that one dwelling unit may be developed as an accessory to a commercial use under the regulations of the C-1 or C-2 District. Apartments on the 2 nd and/or 3 rd floor of a commercial use, as permitted by § 240-40, shall be no less than 500 square feet of gross floor area.	87,120 (2 acres)	200	Max. 15	20 (Note A)	20 (Note A)	40%	65%
I Industrial District: allowed use.	87,120 (2 acres)	150	Max. 25	50 (Note A)	20 (Note A)	40%	65%
Data Center Overlay District a) Data center b) Data center accessory uses	a) and b) See § 240-40.2						

Notes for the above table:

- **= The following exceptions shall apply:
- For accessory structures and uses, see § 240-33C.
 - Structures shall not obstruct minimum sight clearance at intersections.
 - See § 240-63B(1) pertaining to corner lots.
 - See § 240-65 regarding extension of nonconforming setbacks.
 - See § 240-63 regarding permitted reductions in setbacks to reflect average setbacks of adjacent buildings.

(Note A) = Except 40 feet side and 100 feet rear for a principal business use from a directly abutting principal residential lot in a residential district. A side or rear yard shall be increased to 120 feet for any new or expanded portion of an industrial building or tractor-trailer truck loading dock from the lot line of a primarily residential use in a residential district.

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- (Note B) = Except if 2 or more side-by-side off-street parking spaces are located in the front yard of a townhouse or if garage door(s) for two or more vehicles face onto the street in the front of the townhouse, then the minimum building width per dwelling along such street shall be a minimum of 24 feet. A maximum of 60% of the land area between the front of each townhouse and the right-of-way line shall be used for the total areas of vehicle parking and driveways.
- (Note C) = These provisions are intended to allow flexibility in the placement of individual dwelling units, regardless of whether the homes are condominium or fee-simple, and regardless of whether public streets, private streets, or parking courts are used.
- The minimum average lot area per dwelling unit establishes the maximum number of units permitted on a tract of land.
 - The minimum average lot area per dwelling unit shall be calculated after deleting existing street right-of-way of existing streets and alleys but shall include right-of-way of proposed streets and alleys and areas of parking courts, common open space, and stormwater detention basins.
 - See also the applicable standards in § 240-42, which may require common open space.
- (Note D) = Setbacks shall be measured from the future/ultimate right-of-way as specified in § 240-20B(1) of the Subdivision and Land Development Ordinance. An unenclosed front porch or deck may intrude up to 10 feet into the minimum front yard. This porch or deck may be covered by a roof.
- (Note E) = See natural feature regulations, including §§ 240-34 and 240-36.

Abbreviations: sq. ft. = square feet; min. = minimum; max. = maximum; ft. = feet