

ZONING

300 Attachment 1

Township of Butler

Table of Bulk, Dimensional and General Requirements

Zoning District	Use	Minimum Lot Requirements		Minimum Yard Requirements			Maximum Lot Coverage	Maximum Height (feet)
		Lot Area	Lot Width (feet)	Front (feet)	Each Side (feet)	Rear (feet)		
A-1	Farm	10 acres	300	25 ¹	10	40	30%	50
	Single-family							
	Without public water or sewers	2 acres	200	40 ¹	40	50	10%	50
	With public water and sewers	1 acre	100	40 ¹	20	40	25%	50
	All other uses (unless modified by the express standards and criteria for a conditional use or use by special exception specified in § 300-23)	1 acre	100	50 ¹	20	40	30%	50
R-1	Single-family							
	Without public water or sewers	2 acres	100	40 ¹	10	25	25%	40
	With public water and sewers	15,000 square feet	100	40 ¹	10	25	25%	40
	All other uses (unless modified by the express standards and criteria for a conditional use or use by special exception specified in § 300-23)	1 acre	100	50 ¹	20	40	30%	40
R-2	Single-family							
	Without public water or sewers	2 acres	100	40 ¹	10	25	25%	40
	With public water and sewers	12,000 square feet	90	40 ¹	10	25	25%	40
	Two-family with public water and public sewers	12,000 square feet	90	25 ¹	15	25	25%	40
	Two-family or multifamily without public water and public sewers	30,000 square feet; maximum 1 dwelling per 10,000 square feet of lot area	100	25 ¹	20	25	25%	40
	Multifamily with public water and public sewers	20,000 square feet; maximum 1 dwelling unit per 4,000 square feet of lot area	100	25 ¹	20	25	25%	40
	All other uses (unless modified by the express standards and criteria for a conditional use or use by special exception specified in § 300-23)	1 acre	100	50 ¹	20	40	30%	40

BUTLER TOWNSHIP CODE

Zoning District	Use	Minimum Lot Requirements		Minimum Yard Requirements			Maximum Lot Coverage	Maximum Height (feet)
		Lot Area	Lot Width (feet)	Front (feet)	Each Side (feet)	Rear (feet)		
C-1	Multifamily	20,000 square feet; maximum 1 dwelling unit per 4,000 square feet of lot area	100	25	20	25	30%	40
	All other principal uses (unless modified by the express standards and criteria for a conditional use or use by special exception specified in § 300-23)	20,000 square feet	100	35	10	20	1 square foot of gross floor area per 1 square foot of lot area	50
C-2	Multifamily	20,000 square feet; maximum 1 dwelling unit per 4,000 square feet of lot area	100	25	20	25	30%	40
	All other principal uses (unless modified by the express standards and criteria for a conditional use or use by special exception specified in § 300-23)	10,000 square feet	85	35 ²	10 ²	20 ²	1 square foot of gross floor area per 3 square feet of lot area	40
M	All uses (unless modified by the express standards and criteria for a conditional use or use by special exception specified in § 300-23)	40,000 square feet	100	35 ³	10 ³	20 ³	75%	50 (may be increased, provided all yards are increased by 1 foot for each foot of height in excess of 50 feet)

NOTES:

¹ In the case where setbacks on the lots on either side of the lot proposed to be developed are less than the minimum required 25 feet, the minimum setback for the lot proposed for development shall be the average of the setbacks on the adjacent lots.

² 25 feet from the R Zone.

³ 50 feet from the R Zone.