

ZONING

320 Attachment 4

Township of Conestoga

**Table 21
Summary of Bulk and Lot Standards**

This table summarizes the standards contained in the individual articles of this chapter. In the event of an inconsistency between any standards in this table and any standard in the individual articles, the standard in the individual article shall prevail. Other standards may apply in addition to the regulations in this list. Consult the text for the full regulations.

District									
Regulation	Effective Agriculture - Farm Uses	Effective Agriculture - Non-Farm Uses	Rural Conservation Option 1	Rural Conservation Option 2	Rural Conservation Option 3	Low-Density Residential	Village Residential	Village Mixed-Use	Floodplain Conservation
	See Table 1	See Table 15	See Tables 2 to 5			Tables 7 to 8	Tables 11 to 12	Tables 12 to 13	Table 13
Minimum front yard:	Major collector - 80 feet from roadway center line Minor collector - 60 feet from roadway center line Local - 50 feet from roadway center line								
Minimum lot area (square feet) - lots served by:									
Individual sewer and water	25 acres	1 acres (and not more than 2 acres)	87,120 square feet	40,000 square feet	87,120 square feet	65,000 square feet	43,560 square feet	43,560 square feet	87,120 square feet
Public water and individual sewer facilities			87,120 square feet	40,000 square feet	87,120 square feet	43,560 square feet	43,560 square feet	43,560 square feet	87,120 square feet
Public sanitary sewer and private water			40,000 square feet	20,000 square feet	87,120 square feet	30,000 square feet	20,000 square feet	20,000 square feet	87,120 square feet
Public sanitary sewer and public water			20,000 square feet	10,000 square feet	87,120 square feet	20,000 square feet	20,000 square feet	20,000 square feet	87,120 square feet
Minimum lot depth (feet)- lots served by:									
Individual sewer and water	250 feet	200 feet	200 feet	200 feet	N/A	200 feet	150 feet	100 feet	200 feet
Public water and			200 feet	200 feet	N/A	150 feet	100 feet	100 feet	200 feet

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	See Table 1	See Table 15	See Tables 2 to 5			Tables 7 to 8	Tables 11 to 12	Tables 12 to 13	Table 13
individual sewer facilities									
Public sanitary sewer and private water			150 feet	100 feet	N/A	135 feet	100 feet	100 feet	200 feet
Public sanitary sewer and public water			100 feet	75 feet	N/A	120 feet	100 feet	100 feet	200 feet
Minimum lot width (feet) - lots served by:									
Individual sewer and water	250 feet	150 feet	150 feet	150 feet	150 feet	150 feet	75 feet	50 feet	200 feet
Public water and individual sewer facilities			150 feet	150 feet	150 feet	100 feet	75 feet	100 feet	200 feet
Public sanitary sewer and private water			75 feet	50 feet	150 feet	85 feet	50 feet	75 feet	200 feet
Public sanitary sewer and public water			75 feet	40 feet	150 feet	85 feet	50 feet	75 feet	200 feet
Minimum rear yard (feet) - lots served by:									
Individual sewer and water	60 feet (25 feet for accessory buildings)		45 feet	40 feet	100 feet	50 feet	30 feet	30 feet	75 feet
Public water and individual sewer facilities			45 feet	40 feet	100 feet	40 feet	20 feet	30 feet	75 feet
Public sanitary sewer and private water			30 feet	20 feet	100 feet	25 feet	20 feet	20 feet	75 feet
Public sanitary sewer and public water			25 feet	15 feet	100 feet	25 feet	20 feet	20 feet	75 feet
Minimum side yard depth (feet) - lots served by:	25 feet								
Individual sewer and water			25 feet	25 feet	25 feet	25 feet	15 feet	15 feet	25 feet

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	See Table 1	See Table 15	See Tables 2 to 5			Tables 7 to 8	Tables 11 to 12	Tables 12 to 13	Table 13
Public water and individual sewer facilities			25 feet	25 feet	25 feet	15 feet	15 feet	10 feet	25 feet
Public sanitary sewer and private water			20 feet	15 feet	25 feet	15 feet	15 feet	10 feet	25 feet
Public sanitary sewer and public water			15 feet	10 feet	25 feet	15 feet	10 feet	10 feet	25 feet
Maximum lot coverage (percent):	5%	10%	25% to 35%			20%	20% to 30%	20% to 50%	20% (outside floodplain)
Maximum height (feet):	35 feet (see exemptions in Table 1)	35	35 feet			35 feet	35 feet	40 feet	25 feet