

ZONING

220 Attachment 3

Borough of Columbia

**Table of Dimensional Requirements**  
**[Amended 11-10-2014 by Ord. No. 852; 6-13-2016 by Ord. No. 871]**

| Zoning District: Type of Use   | Minimum Lot Area <sup>6</sup> (square feet) | Minimum Lot Width Measured at Minimum Building Setback Line <sup>10</sup> (feet) | Minimum Front Yard Setback (feet)                           | Minimum Rear Yard Setback <sup>2</sup> (feet) | Minimum Side Yard Setback, <sup>2</sup> Each (feet) | Maximum Coverage              |
|--|---|--|---|---|---|-------------------------------|
| <p><b>P or C Districts:</b><br/>                     Allowed use<br/>                     See also § 220-26D for a lot proposed to be created after the adoption of this chapter that will involve slopes over 15%.</p>  | 43,560 (1 acre)                             | 100  | 30 (10 feet of which may include an unenclosed front porch) | 40  | 10  | 10% maximum building coverage |
| <p><b>RR District:</b><br/>                     a) Single family detached dwelling<sup>1</sup><br/>                     b) Other allowed use<br/>                     See also § 220-26D for a lot proposed to be created after the adoption of this chapter that will involve slopes over 15%.<br/>                     All dwellings shall have a minimum principal building width and length of 18 feet (not including unenclosed structures).<br/>                     Any new dwelling unit shall be set back a minimum of 100 feet from the right-of-way of Route 30, and a substantial planting strip shall be established between Route 30 and the dwelling.</p> | a) 15,000<br>b) 43,560                      | a) 80<br>b) 100  | 30 (10 feet of which may include an unenclosed front porch) | 40  | a) 10<br>b) 15                                      | 25% maximum building coverage |

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|--|--|---|---|---|---|-------------------------------|
| <p><b>LDR District:</b></p> <p>a) Single-family detached dwelling<sup>1</sup></p> <p>b) Other allowed use</p> <p>All dwellings shall have a minimum principal building width and length of 18 feet (not including unenclosed structures).</p>  | <p>a) 9,000</p> <p>b) 30,000</p>   | <p>a) 70</p> <p>b) 80</p>   | 25 (10 feet of which may include an unenclosed front porch)         | 30  | 8   | 30% maximum building coverage |
| <p><b>MDR and MDRB Districts:</b></p> <p>a) Single-family detached dwelling<sup>1</sup></p> <p>b) Twin dwelling unit<sup>1</sup></p> <p>c) Rowhouse or townhouse<sup>1</sup></p> <p>d) Other allowed use</p> <p>See also flexible residential development option in § 220-27, which allows reduced lot sizes and setbacks.</p> | <p>a) 5,000</p> <p>b) 4,000 per dwelling unit</p> <p>c) Minimum average of 3,000 per dwelling unit</p> <p>d) 5,000</p> | <p>a) 35</p> <p>b) 30 per dwelling unit</p> <p>c) 20 per dwelling unit<sup>4</sup></p> <p>d) 35</p> | 5 (which may include an unenclosed front porch); See also § 220-26F | 25  | 4, except 0 at the shared lot line of lawfully attached dwellings | 60% maximum building coverage |
| <p><b>HDR District:</b></p> <p>a) Single-family detached dwelling<sup>1</sup></p> <p>b) Twin dwelling unit<sup>1</sup></p> <p>c) Rowhouse or townhouse<sup>1</sup></p> <p>d) Other allowed principal use</p> <p>See also flexible residential development option in § 220-27, which allows reduced lot sizes and setbacks.</p> | <p>a) 3,000</p> <p>b) 2,500 per dwelling unit</p> <p>c) Minimum average of 2,500 per dwelling unit</p> <p>d) 6,000</p> | <p>a) 35</p> <p>b) 30 per dwelling unit</p> <p>c) 18 per dwelling unit<sup>4</sup></p> <p>d) 40</p> | 5 (which may include an unenclosed front porch); See also § 220-26F | 25  | 5, except 0 at the shared lot line of lawfully attached dwellings | 60% maximum building coverage |

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| Zoning District: Type of Use   | Minimum Lot Area <sup>6</sup><br>(square feet)  | Minimum Lot Width Measured at Minimum Building Setback Line <sup>10</sup><br>(feet) | Minimum Front Yard Setback<br>(feet) | Minimum Rear Yard Setback <sup>2</sup><br>(feet) | Minimum Side Yard Setback, <sup>2</sup><br>Each<br>(feet) | Maximum Coverage  |
|--|---|---|--------------------------------------|--|---|---|
| <p><b>HDRM District:</b><br/>All requirements shall be the same as the HDR District, except for the following:</p> <ul style="list-style-type: none"> <li>a) Apartments</li> <li>b) Manufactured home parks shall meet the requirements for such use as stated in § 220-30, instead of the requirements of this section</li> </ul> <p>See also flexible residential development option in § 220-27, which allows reduced lot sizes and setbacks.</p> | a) Minimum average of 2,000 square feet per dwelling unit <sup>5</sup>                  | a) 60   | a) 20                                | a) 30  | a) 20   | 60% maximum building coverage                                     |
| <p><b>DC District:</b><br/>Any allowed use</p>   | 1,500   | 15  | 0; see also § 220-26F                | 0  | 0   | 90% maximum building coverage <sup>11</sup>                       |
| <p><b>NC and RC Districts</b></p>  | 1,500   | 25  | 0                                    | 10 <sup>3</sup>                                  | 10 <sup>3</sup>   | 80% maximum building coverage;<br>90% maximum impervious coverage |
| <p><b>LB or CR Districts</b></p>   | 5-acre minimum tract size, which may be subdivided into 20,000 square foot minimum lots | 80  | 30                                   | 25 <sup>3</sup>                                  | 25 <sup>3</sup>   | 40% maximum building coverage;<br>85% maximum impervious coverage |

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|--|--|---|--------------------------------------|--|---|--|
| <b>INSR District:</b><br>a) Residential uses, other than retirement center: the regulations of the MDR District shall apply<br>b) Retirement center: see § 220-30<br>c) Other allowed uses | c) 3,000                                       | c) 25   | c) 10                                | c) 10 <sup>3</sup>                               | c) 10 <sup>3</sup>  | c) 80% maximum building coverage;<br>90% maximum impervious coverage |
| <b>HC, LI or GI Districts</b>  | 15,000   | 80  | 15 <sup>3</sup>                      | 15 <sup>3</sup>                                  | 10 <sup>3</sup>   | 60% maximum building coverage;<br>90% maximum impervious coverage    |

**NOTES:**

- <sup>1</sup> Each dwelling unit is required to be on its own fee-simple or condominium lot.
- <sup>2</sup> Except two feet for a permitted detached structure that is accessory to a dwelling. In no case shall a vehicle garage entrance onto a street be located less than 20 feet from a public sidewalk along a street, nor less than five feet from the cartway of an alley.
  - No setback is required for a structure that is accessory to a dwelling from a lot line along which two dwellings are attached (such as a lot line shared by twin dwellings).
  - A residential porch or wood deck that is open along sides not attached to a building may extend into a required setback.
  - See § 220-31 for swimming pools.
- <sup>3</sup> Except 40 feet minimum setback for any new or expanded portion of an industrial building or truck loading dock from the lot line of a principal residential use.
- <sup>4</sup> Except if two or more off-street parking spaces per dwelling are located at least partially within 25 feet of a public street or garage doors for two or more vehicles facing onto a public street, then the lot width per dwelling along such street shall be a minimum of 24 feet.
- <sup>5</sup> Shall be an average lot area per dwelling unit. The lot area per dwelling unit may be reduced to 1,500 square feet if a lot includes six or more dwelling units and all the units are permanently restricted by deeds and leases to persons age 55 and over, or age 62 and older, the physically handicapped and their spouses.
- <sup>6</sup> See § 220-26C for buildings without public water and sewage services.
- <sup>7</sup> Corner lot setbacks: See § 220-59B.
- <sup>8</sup> Minimum average lot area per dwelling unit shall be calculated after deleting street right-of-way, but may include common open space and stormwater detention basins.
- <sup>9</sup> Space under an unenclosed porch may be used for storage.
- <sup>10</sup> Flag lot width is measured at the end of a flagpole where the lot width expands. Flag lot shall only be applicable to MDR Districts and single-family detached dwellings.
- <sup>11</sup> Except 100% for the expansion of existing commercial uses.