

# ZONING

## 220 Attachment 11

### Township of East Cocalico

#### Lot Design Requirements for Mixed Residential Developments

Use	Minimum Lot Area (sq. ft.)	Maximum Permitted Building Height	Minimum Lot Width	Maximum Lot Coverage	Minimum Yard Setbacks			
					Front Yard	One Side	(Both Sides)	Rear Yard
Single-family detached dwellings	9,000	35 ft.	75 ft.	25%	25 ft.	10 ft.	30 ft.	25 ft.
Duplexes	7,500	35 ft.	50 ft.	40%	25 ft.	15 ft.	(NA)	25 ft.
Townhouses	2,000	35 ft.	20 ft.	40%	25 ft.	25 ft. (end units)		20 ft.
Multiple-family	80,000	35 ft.	250 ft.	25%	25 ft.	30 ft.	60 ft.	25 ft.
Management/sales office & maintenance building	9,000	35 ft.	75 ft.	25%	25 ft.	10 ft.	30 ft.	25 ft.
Residential accessory uses	NA	20 ft.	Same as above	Same as above	Not permitted in front yard	2 ft.	4 ft.	2 ft.