

ZONING

220 Attachment 2

Township of East Cocalico

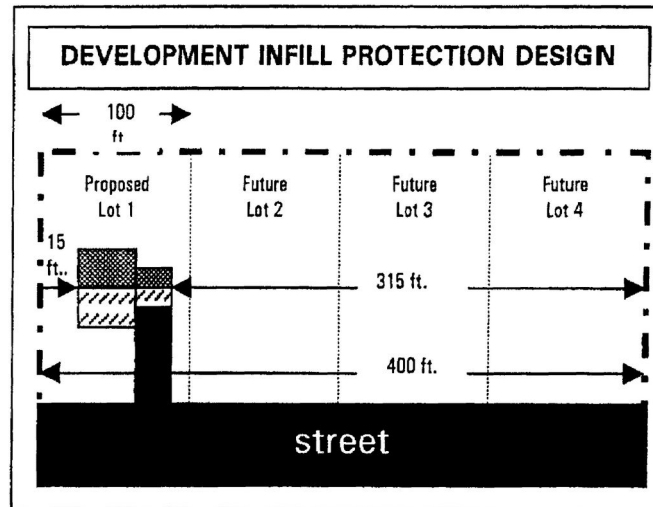
Suburban Residential Zone Area and Design Requirements

Utilized Public Utilities	Minimum Lot Area	Minimum Lot Width ² at Building Setback Line & (Frontage)	Maximum Lot Coverage	Minimum Yard Setbacks				Maximum Permitted Height
				Front ³	Sides		Rear	
					One	(Both)		
None	43,560 sq. ft. ¹	400 ft. ² (360 ft.)	20%	35 ft.	315 ft.	(330 ft.) ²	35 ft.	35 ft.
Public water	32,000 sq. ft. ¹	300 ft. (270 ft.)	25%	35 ft.	215 ft.	(230 ft.) ¹	35 ft.	35 ft.
Public sewer	20,000 sq. ft.	200 ft. (180 ft.)	30%	35 ft.	115 ft.	(130 ft.)	35 ft.	35 ft.
Both public water and public sewer	10,000 sq. ft.	100 ft. (90 ft.)	40%	35 ft.	15 ft.	(30 ft.)	35 ft.	35 ft.

NOTES:

¹ All uses relying upon on-lot sewers must comply with § 220-47 of this chapter.

² For a graphic illustration, refer to the following diagram:



³ The required front yard setbacks vary for properties that conform to the Township's Corridor Assessment Policy. See § 220-60 of this chapter for additional information.