

ZONING

220 Attachment 3

Township of East Cocalico

High Density Residential Zone Design Standards

Use	Required Public Utilities	Minimum Lot Area	Maximum Permitted Density (units per net acre)	Minimum Lot Width at Building Setback Line & (Frontage)	Maximum Lot Coverage	Minimum Yard Setbacks				Maximum Permitted Height
						Front ⁵	Sides		Rear	
							One	(Both)		
SFD	Sewer & Water	10,000 sq. ft.	4.35	100 ft. (90 ft.)	40%	30 ft.	10 ft.	(20 ft.)	20 ft.	35 ft.
Duplex		5,000 sq. ft./unit	5	50 ft. (40 ft.) per unit	45%	30 ft.	10 ft.	(20 ft.) ¹	20 ft.	35 ft.
Townhouse ²		2,400 sq. ft./unit	5	24 ft. (20 ft.) per unit	55%	30 ft.	20 ft.	(end units)	20 ft.	35 ft.
Multifamily ³		87,120 sq. ft.	5	200 ft. (200 ft.)	55%	50 ft.	30 ft.	(60 ft.)	50 ft.	35 ft.
Other uses ⁴		10,000 sq. ft.	N/A	80 ft. (60 ft.)	35%	35 ft.	15 ft.	(30 ft.)	35 ft.	35 ft.
Accessory uses	N/A	N/A	N/A	N/A	Same as above	Not Permitted	5 ft.	(10 ft.)	5 ft.	20 ft.

NOTES:

- ¹ Duplexes arranged in a side-by-side configuration shall only have one required side yard per unit.
- ² No townhouse grouping shall contain more than six units. For each townhouse grouping containing more than four units, no more than 60% of such units shall have the same front yard setback; the minimum variation of setback shall be two feet. All townhouse buildings shall be set back a minimum of 15 feet from any parking facilities contained on commonly held lands. All townhouse buildings shall be set back at least 30 feet from any perimeter boundary of the development site. In those instances where several townhouse groupings are contained upon the same lot, the standards listed in the following Footnote 3 shall apply.
- ³ In those instances where several townhouse groupings and/or multiple-family dwelling buildings are located on the same lot, the following separation distances will be provided between each building:
 - a. Front-to-front, rear-to-rear, or front-to-rear, parallel buildings shall have at least 70 feet between faces of the building. If the front or rear faces are obliquely (not parallel nor perpendicular) aligned, the above distances may be decreased by as much as 10 feet at one end, if increased by similar or greater distance at the other end.
 - b. A minimum yard space of 30 feet is required between end walls of buildings. If the buildings are at right angles to each other, the distance between the corners of the end walls of the building may be reduced to a minimum of 20 feet.
 - c. A minimum yard space of 30 feet is required between end walls and front or rear faces of buildings.
- ⁴ All common open spaces are subject to the requirements listed in § 220-49 of this chapter.
- ⁵ 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.