

ZONING

220 Attachment 4

Township of East Cocalico

Traditional Residential Zone Design Standards

Permitted Use	Minimum Lot Area	Minimum Lot Width	Minimum Setbacks			Maximum Permitted Lot Coverage	Maximum Permitted Height
			Front	Each Side	Rear		
Single-family detached units	7,500 sq. ft.	25 ft.	Except as noted in Footnote 1, no less than 50% of a principal building's front façade shall be located within 10 ft. of the front lot line	2 ft.	25 ft.	45%	35 ft.
Duplexes	4,500 sq. ft. per unit	15 ft. per unit		2 ft. on one side	25 ft.	50%	35 ft.
Multiple-family dwellings	5,000 sq. ft. per unit	60 ft.		2 ft.	25 ft.	50%	35 ft.
Other principal uses	5,000 sq. ft.	30 ft. per unit		2 ft.	25 ft.	45%	35 ft.
Residential accessory uses	Same as above	Same as above.		Not permitted in front yard	2 ft.	2 ft.	Same as above

NOTES:

- ¹ When the subject property is situated between two improved lots, at least one of which is developed with a front yard setback of more than the allowed 10 feet, the permitted front yard setback for the subject property may be increased to a depth of not more than the average front yard setback of the adjoining two lots.