

# ZONING

## 220 Attachment 5

### Township of East Cocalico

#### Village Overlay Zone Design Requirements

Permitted Dwelling Type	Maximum Permitted Density (units/gross acre)	Maximum Lot Coverage <sup>2</sup>	Front Built-to Line <sup>1</sup>	Required Setbacks		
				One Side	Both Sides	Rear
Single-family detached	8 <sup>3</sup>	70%	10-15 ft.	6 ft.	12 ft.	20 ft.
Duplex	8	70%	10-15 ft.	6 ft. per unit	N/A	20 ft.
Townhouse <sup>4,5</sup>	8	70%	10-15 ft.	10 ft. end units	N/A	20 ft.
Accessory structures	N/A	Same as above	Not permitted in front yard	5 ft.	10 ft.	5 ft.
Multiple-family	8 <sup>5</sup>	70%	10-15 ft.	10 ft. end units	20 ft.	20 ft.

**NOTES:**

- <sup>1</sup> No less than 70% of a building's front facade (including the front facade of any covered or uncovered porches) must be located on the front built-to line; except, however, no less than 50% of any townhouse or multiple-family dwelling building must be located on the front built-to line. Front built-to lines shall be measured between the edges of the street right-of-way and the closest facade of the building including porches. No part of any building shall extend closer to a street than the minimum front built-to line.
- <sup>2</sup> Maximum lot coverage requirements shall not apply to porches located within the front yard.
- <sup>3</sup> In addition to the principal dwelling, one conversion apartment is permitted. Such accessory building apartments shall be calculated as part of the maximum permitted density depicted for single-family detached dwellings in this table.
- <sup>4</sup> No townhouse building shall contain more than six units. For each townhouse building containing more than four units, no more than 2/3 of such units shall have the same front yard setback; the minimum variation of setback shall be two feet. In addition, no more than two contiguous units shall have identical roof lines that generally parallel the ground along the same horizontal plane.
- <sup>5</sup> All townhouse and multiple-family dwelling buildings shall be set back a minimum of 10 feet from any interior access drives, or parking facilities contained on commonly held lands.

