

ZONING

124 Attachment 2

**Borough of East Petersburg**

**Table of Area, Yard and Building Requirements**  
**[Amended 4-7-2015 by Ord. No. 273; 10-2-2018 by Ord. No. 302]**

<b>Zoning District: Type of Use</b>	<b>Minimum Lot Area (square feet) (Note E)</b>	<b>Minimum Lot Width Measured at Minimum Building Setback Line (feet)</b>	<b>Minimum Front Yard Setback* (feet) (Note D)</b>	<b>Minimum Rear Yard Setback (feet)</b>	<b>Minimum Side Yard Setback (each)* (feet)</b>	<b>Maximum Percent Building Coverage (Note F)</b>	<b>Maximum Percent Lot Coverage (Note F)</b>
<b>1. R-1 Low-Density Residential District:</b> a) Single-family detached dwelling:  b) Age-restricted residential development shall meet § 124-402.  c) Other allowed principal use  All new principal buildings shall have a minimum building width of 18 feet, not including unenclosed structures, unless a more restrictive requirement applies.	a) 10,000          b) 15,000	a) 80          b) 90	All uses: 25	All uses: 25	a) 10 each, except 8 each for lots that were created prior to January 1, 2000          b) 15 each	25% for all uses	30% for all uses

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<p><b>2. R-2 Medium-Density Residential District:</b>                      a) Single-family detached dwelling                      b) Semidetached dwelling unit</p> <p>c) Other allowed principal use</p> <p>All dwellings shall have a minimum principal building width and length of 18 feet (not including unenclosed structures).</p> <p>Note B shall apply, at the end of this table.</p>	<p>a) 5,000                      b) and c)                      Minimum average lot area of 4,000 per dwelling unit for the tract (Note C)</p> <p>c) 10,000</p>	<p>a) 50 (Note B)                      b) 40 per dwelling unit (Note B)</p> <p>c) 60</p>	<p>All uses: 20</p>	<p>All uses: 25</p>	<p>a) 8 (Note G)                      b) 8 (Note G), except 0 at the shared lot line of lawfully attached dwellings                      c) 15</p>	<p>All uses: 50%</p>	<p>All uses: 60%</p>

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<p><b>3. R-3 High-Density Residential District:</b></p> <p>a) Single-family detached dwelling: b) Semi detached dwelling unit</p> <p>c) Townhouse, provided that in no case shall the average density exceed 10 dwelling units per acre</p> <p>d) Duplex or other apartment dwellings, provided that any lot that includes 4 or more apartment dwelling units shall require a minimum lot area of 15,000 square feet, provided that in no case shall the average density exceed 10 dwelling units per acre</p> <p>e) Manufactured home parks shall meet § 124-402.</p> <p>f) Other allowed principal use All dwellings shall have a minimum principal building width and length of 18 feet (not including unenclosed structured).</p>	<p>a) 2,500 b) and c) Minimum average lot area of 2,000 per dwelling unit for the tract (Note C)</p> <p>d) Minimum average lot area of 2,000 per dwelling unit for the tract (Note C, Note H)</p> <p>f) 10,000</p>	<p>a) 25 (Note B) b) 23 per dwelling unit (Note B) c) 20 per interior dwelling unit, and 25 for unit on a corner lot (Note B)</p> <p>d) 60 (Note B)</p> <p>f) 60</p>	<p>All uses: 10</p>	<p>All uses: 25</p>	<p>a) 8 (Note G) b) 8 (Note G) c) 15 (Note G), except 0 at the shared lot line of lawfully attached dwellings d) 15</p> <p>f) 15</p>	<p>All uses: 60%</p>	<p>All uses: 70%</p>

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<p><b>4. HC Highway Commercial District:</b> allowed uses</p> <p><b>5. NC Neighborhood Commercial District:</b> a) Allowed residential uses: The requirements of the R-2 District shall apply instead of the requirements of the NC District. b) Other allowed uses</p> <p>See also the Historic Overlay District provisions in § 124-310.</p>	<p>15,000</p> <p>b) 5,000</p>	<p>100</p> <p>b) 45, except 30 if a principal building is attached along a lot line to another principal building</p>	<p>20, except 35 if any parking is provided between the front lot line and the principal building</p> <p>b) 0. No vehicle parking spaces shall be located between the front lot line along Main Street or State Road and the front of a principal building.</p>	<p>20 (Note A)</p> <p>b) 15 (Note A)</p>	<p>15 (Note A)</p> <p>b) 3 (Note A)</p>	<p>60%</p> <p>b) 80%</p>	<p>90%</p> <p>b) 90%</p>

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<b>6. LI Light Industrial District:</b>							
allowed use	20,000	100	20	25 (Note A)	20 (Note A)	60%	80%
<b>7. REC Recreation District:</b>							
allowed use	10,000	50	20	20	10	10%	20%

**NOTES:**

1. Corner lot setbacks: See § 124-803B.

\* The following exceptions shall apply:

- For accessory structures and uses, see § 124-307C below.
- Structures shall not obstruct minimum sight clearance at intersections.
- See § 124-803B pertaining to Corner Lots.
- See § 124-805 regarding extension of nonconforming setbacks.
- See § 124-803 regarding permitted reductions in setbacks to reflect average setbacks of adjacent buildings.

Note A Except 20 feet side and 30 feet rear for a principal business from an abutting lot in a residential district that is occupied by a principal dwelling. Such side or rear yard shall be increased to 70 feet for any building area or land area used for manufacturing or a tractor-trailer truck loading dock from such a lot.

Note B If an existing rear or side alley is available or could be feasibly extended, it shall be used for access to parking spaces for the lot instead of a front yard driveway. If two or more side-by-side off-street parking spaces are located in the front yard of a townhouse or if garage door(s) for two or more vehicles face onto the street in the front of the townhouse, then the minimum building width per dwelling along such street shall be a minimum of 24 feet. A maximum of 60% of the land area between the front of each townhouse or semidetached dwelling and the street right-of-way line shall be used for vehicle parking and driveways.

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Note C The average density is based upon gross acreage. The average density provisions are intended to allow flexibility in the placement of individual dwelling units, regardless of whether the homes are condominium or fee simple and regardless of whether public streets, private streets or parking courts are used. No minimum lot area applies for each individual dwelling unit, provided that the overall density requirements are met. Each twin and townhouse dwelling unit shall still be able to meet the minimum front yard, side yard, rear yard and lot width as if each dwelling was on its own fee simple lot.

The minimum average lot area per dwelling unit establishes the maximum number of units permitted on a tract of land. The total lot area of the tract prior to development is used. The area occupied by existing street right-of-way of existing streets and alleys is then deleted. The following areas are not required to be deleted from the lot area: right-of-way of proposed streets and alleys and areas of parking courts, common open space and stormwater detention basins. The resulting lot area is then divided by the average lot area per dwelling unit to result in the maximum number of dwelling units allowed on the tract.

See also the applicable standards in § 124-402, which may require common open space for townhouses and apartments.

Note D Setbacks shall be measured from the existing street right-of-way. An unenclosed front porch or deck may intrude up to 10 feet into the minimum front yard. This porch or deck may be covered by a roof. Steps and stoops may also intrude into this setback. See also the maximum building setback in § 124-307E.

Note E See natural feature regulations in § 124-308. See text at the beginning of § 124-307 if a lot will not be served by both public water service and public sewage service.

Note F For townhouses and semidetached dwellings, the maximum building and impervious coverage requirements may be met as an average across a tract after development, as opposed to regulating each individual lot.

Note G However, in no case shall a new or expanded principal building be allowed to have a separation distance of less than six feet from the nearest enclosed principal building wall on another lot.

Note H The minimum average lot area per apartment dwelling shall be reduced to 1,500 square feet if a lot will include six or more dwelling units, and each dwelling unit will be restricted to occupancy by at least one person age 62 or older or a person with physical disabilities, and there is no occupancy by any person under age 18 years old.