

ZONING

270 Attachment 3

**Borough of Mount Joy**

**Table of Lot and Setback Requirements**

Zoning District: Type of Use	Minimum Lot Area (square feet)	Minimum Lot Width Measured at Minimum Building Setback Line (feet)	Minimum Front Yard Setback (feet)	Minimum Rear Yard Setback (feet)**	Minimum Side Yard Setback** (each) (feet)	Maximum Percent Building Coverage	Maximum Percent Impervious Coverage
<b>C District:</b>							
Allowed use	43,560 (1 acre)	100	30 (10 feet of which may include an unenclosed front porch)	40	10	10%	15%
Within the C District, no new or expanded building and no new or expanded off-street parking area or commercial or industrial storage area shall be located: a) Within 75 feet from the centerline of the Little Chiques Creek b) On any area that has a natural slope of 15% or greater Any street or driveway crossing of the Little Chiques Creek shall be approximately perpendicular to the waterway, to the maximum extent feasible.							
<b>LDR District:</b>							
a) Single-family detached dwelling*	10,000	60	30 (10 feet of which may include an unenclosed front porch)	25	10	30%	35%
b) Other allowed use	30,000	90		35			
All dwellings shall have a minimum principal building width and length of 18 feet (not including unenclosed structures).							

MOUNT JOY CODE

Zoning District: Type of Use	Minimum Lot Area (square feet)	Minimum Lot Width Measured at Minimum Building Setback Line (feet)	Minimum Front Yard Setback (feet)	Minimum Rear Yard Setback (feet)**	Minimum Side Yard Setback** (each) (feet)	Maximum Percent Building Coverage	Maximum Percent Impervious Coverage
<b>MDR District:</b>							
a) Single-family detached dwelling*	5,000	40	10 (10 feet of which may include an enclosed front porch)	25	5, except 0 at the shared lot line of lawfully attached dwellings	50%	60% For a townhouse development, the maximum impervious coverage may be based on an average for the development
b) Semi-detached dwelling unit*	4,000 per dwelling unit	30					
c) Townhouse*	Minimum average (Note E) of 4,000 per dwelling unit	22 per dwelling unit					
d) Retirement communities: The regulations of § 270-62 shall apply instead of the regulations in this table							
e) Cluster development: The regulations of § 270-62 shall apply instead of the regulations of this table							
f) Other allowed use	8,000	70					
<b>MHDR District:</b>							
a) Single-family detached dwelling*	4,000	35	10 (10 feet of which may include an unenclosed porch)	25	5, except 0 at the shared lot line of lawfully attached dwellings	50%	70% For a townhouse development, the maximum impervious coverage may be based on an average for the development
b) Semi-detached dwelling unit*	3,000 per dwelling unit	30 per dwelling unit					
c) Townhouse*	2,500 per dwelling unit	22 per dwelling unit					
d) Apartments	Minimum average (Note E) of 2,000 per dwelling unit (Note C)	60					
e) Retirement communities: The regulations of § 270-62 shall apply instead of the regulations in this table.							
f) Other allowed principal use	5,000	40					

## ZONING

Zoning District: Type of Use	Minimum Lot Area (square feet)	Minimum Lot Width Measured at Minimum Building Setback Line (feet)	Minimum Front Yard Setback (feet)	Minimum Rear Yard Setback (feet)**	Minimum Side Yard Setback** (each) (feet)	Maximum Percent Building Coverage	Maximum Percent Impervious Coverage
g) Manufactured home parks shall meet the requirements for such use as stated in § 270-62, instead of the requirements of this table.							
<b>CBD District:</b>							
Any allowed use	1,200	22	0	0 (Note D), except 3 feet from any existing parallel door or window of a building on an abutting lot	0 (Note D)	90%	100%
Any lot that is created with a lot area exceeding one acre shall need conditional use approval.							
<b>NC District:</b>							
No commercial use shall be open to the public between the hours of 10:00 p.m. and 6:00 a.m. See § 270-51, which regulates any existing or proposed lot over two acres	2,500	25	0	5 (Note D)	5 (Note D)	90%	100%
<b>CI District:</b> The regulations of § 270-48 shall apply.							
<b>GC, LI or GI Districts:</b>							
Within the GC District, see § 270-51, which regulates any existing or proposed lot of over two acres	15,000	80	15 (Note A)	15 (Note A)	15 (Note A)	60%	90%

## MOUNT JOY CODE

### NOTES:

Corner lot setbacks: See § 270-113B.

\* = Each dwelling unit is required to be on its own fee simple or condominium lot.

\*\* = The following exceptions shall apply:

A five-foot-wide minimum side and rear yard setback shall apply for a permitted detached structure that is accessory to a dwelling, except:

In no case shall a vehicle garage be set back less than eight feet from the cartway of an alley.

Structures shall not obstruct minimum sight clearance at intersections.

See § 270-113 pertaining to corner lots.

No setback is required for a structure that is accessory to a dwelling from a lot line along which two dwellings are attached (such as a lot line shared by semi-detached dwellings in the side-by-side configuration).

A residential porch or wood deck that is open along sides not attached to the principal building may extend into a required setback. However, a raised wood deck shall be set back a minimum of 10 feet along the rear and five feet along the side. Space under an unenclosed porch may be used for household storage.

See § 270-63 for swimming pools.

See § 270-115 regarding extension of nonconforming setbacks.

See § 270-113 regarding permitted reductions in setbacks to reflect average setbacks of adjacent buildings.

- (Note A) = Except a forty-foot-wide minimum setback for any new or expanded portion of an industrial building or truck loading dock from the lot line of a principal residential use.
- (Note C) = The lot area per dwelling unit may be reduced to 1,500 square feet if a lot includes six or more dwelling units and all the units are permanently restricted by deeds and leases to persons age 62 or older, the physically handicapped and their spouses.
- (Note D) = Except 10 feet for a principal nonresidential use from a directly abutting primarily residential lot in a residential district. The minimum setback shall be reduced to two feet from a side or rear lot line for a single one-story detached accessory storage shed or vehicle garage that has a floor area of less than 300 square feet and is used for routine storage and which does not obstruct safe sight distance along a street or alley.
- (Note E) = These provisions are intended to allow flexibility in the placement of individual dwelling units, regardless of whether the homes are condominiums or fee simple, and regardless of whether public streets, private streets or parking courts are used. The minimum average lot area per dwelling unit establishes the maximum number of units permitted on a tract of land. The minimum average lot area per dwelling unit shall be calculated after deleting existing street right-of-way of existing streets and alleys, but shall include right-of-way of proposed streets and alleys and areas of parking courts, common open space and stormwater detention basins.