

# ZONING

## 270 Attachment 4

### Borough of Mount Joy

#### Design Standards for Cluster Developments

	Minimum Lot Area (square feet)	Maximum Permitted Height (feet)	Minimum Lot Width at Building Setback (Frontage) (feet)	Maximum Lot Coverage	Minimum Required Yards <sup>3</sup>			
					Front <sup>2</sup> (feet)	One Side (feet)	Both Sides (feet)	Rear (feet)
Single-family detached dwelling	6,000	35	50 (36)	60%	20	5	20	20
Single-family semidetached dwelling	3,500	35	40 (36 per unit)	60%	20	10	N/A	20
Townhouse <sup>1</sup>	1,800 per unit	35	20 (20 per unit)	75%	20	15 (End units)		20

**NOTES:**

<sup>1</sup> = No townhouse building shall contain more than eight units. For each townhouse building 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. In addition, no more than two contiguous units shall have identical rooflines that generally parallel the ground along the same horizontal plane. All townhouse buildings shall be set back a minimum of 15 feet from any interior access drives or 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. The proposed layout of townhouse lots shall require provisions for access to the rear yard area for the interior units via the use of pedestrian easements that connect such interior lots, possibly through other adjoining interior lots, with the end unit lots and an adjoining street right-of-way. In those instances where several townhouse buildings are located on the same lot, the following Footnote 3 shall apply.

<sup>2</sup> = If the property abuts an arterial road, the minimum front yard setback shall be 40 feet from the right-of-way line.

<sup>3</sup> = In those instances where several townhouse 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 50 feet between faces of the building. If the front or rear faces are obliquely aligned, the above distances may be decreased 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 and rear faces of buildings.
- d) All townhouse buildings shall be set back a minimum of 15 feet from any interior access drives or parking facilities contained on commonly held lands.