

ZONING

240 Attachment 6

Township of West Donegal

Design Requirements of R-2 District [Amended 12-21-2015 by Ord. No. 221-2015]

Use	Minimum Lot Area	Maximum Net Density (DU/AC)	Minimum Required Lot Width at the Building Setback Line (feet)	Maximum Permitted Impervious Lot Coverage (%)	Required Minimum Yard Setbacks (feet)				Maximum Permitted Building Height (feet)
					Front	One Side	Both Sides	Rear	
Single-family detached dwellings without public water or sewer	1 acre	1	200	25%	50 from the street center line, subject to § 240-87	10	20	35	35
Single-family detached dwellings with public sewer	20,000 square feet	1	100	30%		10	20	35	35
Single-family detached dwellings with public sewer and water	10,000 square feet	4	100	30%		10	20	35	35
Single-family semidetached dwellings with public sewer and water	7,500 square feet per unit	5	50 per unit	40%		10	N/A	35	35
Unattached accessory buildings	N/A	N/A	N/A	Same as principal use	15 beyond that required for principal uses	10	20	6	20