

ZONING

240 Attachment 7

Township of West Donegal

Design Requirements of R-3 District [Amended 12-21-2015 by Ord. No. 221-2015]

Use	Minimum Lot Area (square feet)	Maximum Net Density (DU/AC)	Minimum Required Lot Width at the Building Setback Line (feet)	Maximum Impervious Lot Coverage (%)	Required Minimum Yard Setbacks (feet)				Maximum Permitted Building Height (feet)
					Front	One Side	Both Sides	Rear	
Single-family detached dwellings	10,000	4	70	40%	50 from the street center line, subject to § 240-87	10	20	35	35
Single-family semidetached dwellings	5,000 per unit	5	40 per unit	50%		10	N/A	35	35
Two-family dwellings	10,000	5	80	40%		10	20	35	35
Townhouses	2,000 per unit	6	20 per unit	60%		15 (end units)	N/A	35	35
Apartment houses	20,000	6	100	60%		15	30	50	35
Other principal uses	20,000	N/A	100	40%		15	30	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