

ZONING

225 Attachment 2

Borough of Bradford Woods

**Table 1
Table of District Regulations
(see § 225-10)**

[Amended 8-13-2007 by Ord. No. 411; 8-8-2011 by Ord. No. 433; 4-11-2022 by Ord. No. 467; 6-9-2025 by Ord. No. 474]

Regulation	R-1 Single-Family	R-2 Residential	B-1 Rural Business
Permitted Uses	One-family dwelling Parks Public schools (K-12) Churches Accessory uses	One-family dwelling Parks Public schools (K-12) Churches Accessory uses	Antique shop Child-care center Churches Farm market Parks Recreation Rural office Rural store Single-family dwelling Public schools (K-12)
Conditional Uses	Public buildings Private swim clubs Small community residential facility	Public buildings Public swim clubs Planned residential development (PRD) Small community residential facility	Public buildings Restaurants Accessory uses Bed-and-breakfast Small community residential facility
Special Exceptions	Permitted use structure exceeding 35 feet All other uses for which no provision is made	Permitted use structure exceeding 35 feet All other uses for which no provision is made	Permitted use structure exceeding 35 feet All other uses for which no provision is made
Minimum Lot Area (square feet)	43,560	43,560	43,560
Minimum Lot Area per Family (square feet)	43,560	43,560	43,560
Mean Width (feet)	150	150	150
Minimum Length of Front Lot Line Along Edge of Public/Private Right-of-Way (feet)	100	100 PRD: 300	100
Minimum Front Yard ² (feet)	Principal Structure: 40 Accessory Structure: Not permitted	50 PRD: 75	50
Minimum Rear Yard for Principal Structure (feet)	40 ¹	50 PRD: 75	50 ¹

BRADFORD WOODS CODE

Regulation	R-1 Single-Family	R-2 Residential	B-1 Rural Business
Minimum Rear Yard for Accessory Structures (feet) ¹	Garage, Detached: 40 Carport: 40 Outbuilding: 40 Swimming Pool: 40 Telecommunication equipment building: 40 All other accessory structures: 15	50 PRD: 75	50 ¹
Minimum Side Yard for Principal Structure and Accessory Structures (feet) ¹	20	20 PRD: 75	30 ¹
Minimum Sum of Side Yards (feet)	50	50	75
Maximum Height (feet)	35	35	35
Maximum Building Coverage			10%
Maximum Removal of Natural Vegetation	35%	35%	60%
Maximum Removal of Natural Vegetation From Slopes			
8 – 15%	35%	35%	35%
15 – 25%	30%	30%	30%
Over 25%	20%	20%	20%
Nondisturbance Zone of Natural Drainage Course (feet)	50	50	50

NOTES:

¹ See Table 2.

² Corner lots shall require minimum front yard setbacks along all abutting streets.