

ZONING

27 Attachment 4

Township of Salisbury

Table of Requirements for the CR, R1 and R2 Districts

Type of Requirement (See definitions in Part 2)	CR	R1	R2
Minimum lot area (sq. ft., unless otherwise stated), per dwelling unit for residential purposes:			
a) Single-family detached dwelling without public sewer	2 acres	1 acre	1 acre
b) Single-family detached dwelling with public sewer	1 acre	30,000	20,000
c) Other permitted principal uses	2 acres	1 acre	1 acre
Minimum lot width at the minimum front yard building setback line (ft.); except on the curve of a cul-de-sac street, this minimum width may be reduced by 40%	200	150	90
Minimum lot width at the street right-of-way line (ft. — after development)	25	25	25
Minimum width and length of a dwelling (ft.)	20	20	20
Minimum building setback for principal structure (ft.)			
Front yard	50	50	25
Second front yard	50	50	25
Side yard - each of 2 sides	25	20	12
Rear yard	100	50	40
For any yard adjacent to a public street	50	50	25
For any permitted nonresidential principal structure to a lot line of a "residential lot line" (as defined in Part 2)	50	50	50
Minimum building setback for accessory structures (ft.) (See also § 27-403 for pools and for residential accessory structures)			
Within required minimum front yard building setback of a principal building	Not Permitted	Not Permitted	Not Permitted
Second front yard	25	25	15
Side yard	6	6	6
Rear yard	6	6	6
For any side or rear yard abutting a public street	20	10	10
Minimum setback for driveways from a lot line of an existing abutting single-family detached	6	6	6

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Type of Requirement (See definitions in Part 2)	CR	R1	R2
dwelling (ft.)			
Maximum height (ft.) (See exceptions in § 27-802)			
Principal building	45	40	35
Accessory building (except 35 feet on a lot with a lot area of more than 5 acres)	22	22	22
Maximum number of stories above grade plane			
Principal building	2 1/2	2 1/2	2 1/2
Accessory building (plus an additional uninhabitable floor that shall be restricted to storage and shall not have plumbing)	1	1	1
Maximum building coverage	10%	20%	25%
Maximum impervious coverage	15%	50%	50%