

ZONING

27 Attachment 5

Township of Salisbury

**Table of Requirements for the R3, R4 and R5 Districts for Uses Other Than Townhouses, Garden/Low-Rise Apartments or Manufactured/Mobile Home Parks
(For those uses, see § 27-402)**

Type of Requirement (See definitions in Part 2)	R3	R4 and R5*
Minimum lot area (sq. ft., unless otherwise stated), per dwelling unit for residential purposes:		
a) Single-family detached dwelling without public sewer and without public water	1 acre	1 acre
b) SFD with public sewer but without public water	20,000	20,000
c) SFD with both public sewer and public water	9,600	6,000
d) Twin with both public water and public sewer	6,000	4,500
e) Duplex or triplex	Not permitted	4,500
f) Other permitted principal uses	20,000	20,000
Minimum lot width at the minimum front yard building setback line (ft.)		
Lot required to be 20,000 square feet or larger	90	90
Lot permitted to be less than 20,000 square feet, other than twin, duplex, or triplex	70	50
Twin, per dwelling unit	50	40
Duplex or triplex, per building	Not permitted	80
Minimum lot width at the street right-of-way line (ft. — after development)	25	25
Minimum width and length of a dwelling (ft.)	20	14
Minimum building setback for principal structure or nonresidential accessory structure* (ft.):		
Front yard	25	25
Second front yard	25	25
Side yard, except for single-family semidetached dwellings	Minimum of 8 for each, with a minimum of 24 for both side yards added together	Minimum of 6 for each, with a minimum of 18 for both side yards added together*

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Side yard, twin dwellings	12 for the 1 required side yard	12 for the 1 required side yard
Rear yard	40	35(*)
Minimum building setback for principal structure (ft.):		
For any yard adjacent to a public street	25	25
From a dwelling on a lot granted preliminary approval after the adoption of this chapter to the existing right-of-way of an expressway	60	60
For any permitted nonresidential principal structure to a “residential lot line” (see Part 2)	50	25
Minimum building setback for residential accessory structures (ft.) (See also § 27-403 for pools and for residential accessory structures)		
Within required front yard setback of a principal building - not permitted	Not permitted	Not permitted
Second front yard	13	13
Side yard (except 0 feet at a lot line along which 2 twin dwellings are attached)	6**	6**
Rear yard	6**	6**
For any side or rear yard abutting a public street	10	10
Maximum height (ft.) (See exceptions in § 27-802)		
Principal building	35	35
Accessory building	22	22
Maximum number of stories above grade plane		
Principal building	2 1/2	2 1/2
Accessory building (plus an additional nonhabitable floor that shall be limited to storage and shall not have indoor plumbing)	1	1
Maximum building coverage	30%	35%
Minimum “paved area” or stoned area setback for a buildings on a lot including a hospital or similar facility or care and treatment facilities for youth or a nursing home from a “residential lot line” (sq. ft.)	100	100
Maximum impervious coverage	50%	60%

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Type of Requirement (See definitions in Part 2)	R3	R4 and R5*
Minimum setback for driveways from a lot line of an existing abutting single-family detached dwelling (ft.)	6	6

NOTES:

- (1) See Part 10 of this chapter for a hospital and related uses.
- (2) See also the open space option in § 27-309, which may allow smaller lots.
- (3) For all districts, see § 27-308, Subsection 2F, for exceptions, such as for decks.
- * A building addition shall be allowed to an existing single-family detached dwelling without meeting the 18-foot combined side yard, provided it: a) meets the six-foot side yard on each side, and b) has a minimum rear yard of 20 feet. This reduction shall only be allowed for dwellings that existed prior to the enactment of this chapter.
- ** Except three feet for a structure with less than 200 square feet of floor area.