

ZONING

198 Attachment 2

Borough of Jefferson

Table of Dimensional Criteria and Requirements

	Residential Town (RT)				Residential Outlying (RO)				Village Center (VC)				Industrial (I)
	Single-Family Detached	SF Semi-Detached and Two-Family Dwelling	Single-Family Attached	All Other Uses	Single-Family Detached	SF Semi-Detached Dwelling	Single-Family Attached	All Other Uses	Single-Family Detached	SF Semi-Detached and Two-Family Dwelling	Single-Family Attached	All Other Uses	
Minimum lot size:													
Public water and/or public sewer	12,000 s.f.	10,000 s.f. per unit	5,000 s.f. per unit	20,000 s.f.	15,000 s.f.	12,000 s.f. per unit	N/A	20,000 s.f.	12,000 s.f.	10,000 s.f. per unit	5,000 s.f. per unit	20,000 s.f.	20,000 s.f.
No public water or public sewer	35,000 s.f.	25,000 s.f. per unit	N/A	30,000 s.f.	35,000 s.f.	25,000 s.f. per unit	N/A	30,000 s.f.	35,000 s.f.	35,000 s.f.	25,000 s.f. per unit	N/A	30,000 s.f.
Maximum lot size									1 acre				
Minimum lot width:													
Public water and/or public sewer	60 ft.	50 ft. per unit	25 ft. per unit	100 ft.	100 ft.	80 ft.	N/A	100 ft.	60 ft.	50 ft. per unit	25 ft. per unit	100 ft.	100 ft.
No public water or public sewer	175 ft.	125 ft. per unit	N/A	125 ft.	175 ft.	125 ft.	N/A	125 ft.	175 ft.	125 ft. per unit	N/A	125 ft.	150 ft.

JEFFERSON CODE

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Minimum setbacks:													
Front	20 ft. (1)				35 ft. (2)				20 ft.				30 ft. (2)
Side	5 ft. (2)				15 ft. (3)				15 ft. (3)				20 ft.
Rear	20 ft.				35 ft.				20 ft.				30 ft.
Building height:													
Principal building	2 1/2 stories or 35 ft. (3)				2 1/2 stories or 35 ft. (1)				3 stories or 35 ft.				3 stories or 35 ft.
Accessory building	2 stories or 15 ft.				2 stories or 15 ft.								
Impervious surface coverage	65%, lots with 50 ft. of frontage or less may have up to 70%				45%				85%				85%

NOTES:

- (1) Increase to 50 feet fronting on a collector or arterial road.
- (2) Semidetached and attached dwellings shall be considered as one building for this purpose.
- (3) May be increased to 3 1/2 stories, but not over 45 feet if each yard is increased in width one foot for each additional foot of height over 35 feet.