

ZONING

325 Attachment 2

Township of Springettsbury

Area and Bulk Requirements for Permitted Uses
R-1 District

R-1 District Permitted Uses	Front Yard Setback Minimum ¹ (feet)	Rear Yard Setback Minimum ¹ (feet)	Side Yard Setback Minimum ¹ (feet)	Maximum Building Height ² (feet)	Minimum Lot Size	Maximum Percentage Lot Coverage
Permitted Principal Uses						
(1) Detached single-family dwelling	20	25	10	35	7,500 square feet	40%
(2) Semi-attached single-family dwelling	15	25	15	35	3,500 square feet	40%
(3) Attached single-family dwelling	15	25	20 (end of row)	35	2,500 square feet	40%
(4) Group home	20	25	10	35	7,500 square feet	40%
(5) Two-family dwelling	20	25	15	35	7,500 square feet	50%
(6) Multifamily dwelling	20	30	15	45	Density factor of 30 per acre	50%
(7) House of worship	20	75	35	45	1 acre	50%
(8) Public or private school	20	75	35	45	3 acres	50%
(9) Library	20	75	35	45	1 acre	50%
(10) Public parks and playgrounds	30	30	10	45	1 acre	25%
Uses by Special Exception						
(1) Boardinghouses	20	30	15	35	15,000 square feet	50%
(2) Group quarters	20	30	15	35	15,500 square feet	50%
(3) Skilled nursing facility	20	30	15	35	3 acres	50%
(4) Assisted living facility	20	30	15	35	3 acres	50%
(5) Dwelling unit conversion	20	30	15	35	7,500 square feet	50%
(6) Mobile home parks					10 acres	

¹ See § 325-14C for exceptions to setback minimums.

² See § 325-14D for exceptions to height limitations.