

ZONING

325 Attachment 5

Township of Springettsbury

Area and Bulk Requirements for Permitted Uses
R-20 District

R-20 District Permitted Uses	Front Yard Setback Minimum (feet)	Rear Yard Setback Minimum (feet)	Side Yard Setback Minimum (feet)	Maximum Building Height ¹ (feet)	Minimum Lot Size	Maximum Percentage Lot Coverage	Minimum Street Frontage (feet)
Permitted Principal Uses							
(1) Detached single-family dwelling	35	35	15	35	20,000 square feet	25%	80
(2) Detached single-family dwelling under an open space preservation option	20	30	10	35	10,000 square feet	30%	50
(3) Semi-attached single-family dwelling under an open space option	20	30	15	35	5,000 square feet	40%	30
(4) Group home	35	35	15	35	20,000 square feet	25%	80
(5) House of worship	35	75	25	35	1 acre	35%	100
(6) Public or private school	35	75	25	45	3 acres	35%	100
(7) Library	35	75	25	35	1 acre	35%	100
(8) Public parks and playgrounds	35	75	25	35	1 acre	20%	50
Uses by Special Exception							
(1) Public and semipublic country clubs and swimming pools	20	30	15	35	5 acres	20%	100
(2) Cemetery	20	30	15	35	5 acres	20%	100
(3) Group quarters	35	35	15	35	20,000 square feet	25%	80

¹ See § 325-23D(1) for exceptions to height limitations.