

ZONING

325 Attachment 6

Township of Springettsbury

Area and Bulk Requirements for Permitted Uses

R-R District

[Amended 4-22-2010 by Ord. No. 2010-04]

R-R District Permitted Uses	Front Yard Setback Minimum (feet)	Rear Yard Setback Minimum (feet)	Side Yard Setback Minimum (feet)	Maximum Building Height <sup>1</sup> (feet)	Minimum Lot Size	Maximum Percentage Lot Coverage	Minimum Street Frontage (feet)
<b>Permitted Principal Uses</b>							
(1) Detached single-family dwelling (for lots without public sewer)	35	35	25	35	2 acres	20%	200
(2) Group home (for lots without public sewer)	35	35	25	35	2 acres	20%	200
(3) Detached single-family dwelling (for lots with public sewer)	35	35	25	35	1 acre	20%	150
(4) Group home (for lots with public sewer)	35	35	25	35	1 acre	20%	150
(5) Detached single-family dwelling under an open space preservation option	35	35	25	35	20,000 square feet	25%	80
(6) Semi-attached single-family dwelling under an open space preservation option	35	35	25	35	7,500 square feet	30%	30
(7) Public parks and playgrounds	35	75	25	35	1 acre	20%	50
(8) Horticultural nursery and greenhouse for wholesale use	35	75	25	35	5 acres	20%	175
(9) Farms	35	75	25	35	5 acres	20%	175
<b>Uses by Special Exception</b>							
(1) House of worship	35	75	50	35	2 acres	20%	175
(2) Public or private school	50	75	50	35	5 acres	20%	175
(3) Library	35	75	25	35	2 acres	20%	175

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<b>R-R District Permitted Uses</b>	<b>Front Yard Setback Minimum (feet)</b>	<b>Rear Yard Setback Minimum (feet)</b>	<b>Side Yard Setback Minimum (feet)</b>	<b>Maximum Building Height<sup>1</sup> (feet)</b>	<b>Minimum Lot Size</b>	<b>Maximum Percentage Lot Coverage</b>	<b>Minimum Street Frontage (feet)</b>
(4) Public and private country clubs	35	75	25	35	5 acres	20%	175
(5) Kennels	35	200	200	35	5 acres	20%	175
(6) Riding academies and boarding stables	35	200	200	35	5 acres	20%	175
(7) Campgrounds	100	200	200	35	5 acres	20%	175
(8) Cemetery	35	75	25	35	5 acres	20%	175
(9) Bed-and-breakfast inns	35	35	25	35	2 acres	20%	125

<sup>1</sup> See § 325-27D(1) for exceptions to height limitations.