

ZONING

400 Attachment 4

Borough of Spring Grove

Schedule of Area, Yard and Building Requirements

Zoning District: Type of Use	Minimum Lot Area (square feet)	Minimum Lot Width Measured at Minimum Building Setback Line (feet)	Minimum Front Setback (feet)	Minimum Rear Setback (feet) (Note A)	Minimum Side Setback (each) (feet) (Note A)	Maximum Percent Building Coverage	Maximum Percent Impervious Coverage
<p>LDR District: a) Single-family detached dwelling * b) Other allowed use</p> <p>See the cluster/traditional neighborhood development option in § 400-18 that allows higher densities and various housing types</p> <p>All dwellings shall have a minimum principal building width and length of 18 feet (not including unenclosed structures), unless otherwise stated</p>	a) 9,000 b) 30,000	a) 70 (Note F) b) 90 (Note F)	25	30	10	30%	45%
<p>TR District: a) Single-family detached dwelling* b) Twin dwelling unit * c) Townhouse * no minimum lot area shall apply for each townhouse only a minimum average lot area, as explained in Note E d) Apartments, provided 30% of the total tract area is preserved in common open space e) Other allowed principal use f) Manufactured home parks shall meet the requirements for such use as stated in § 400-22, instead of the requirements of this section</p> <p>See the cluster/traditional neighborhood development option in § 400-18 that allows higher densities</p>	a) 5,000 b) 4,000 per dwelling unit c) minimum average (Note E) of 4,000 per dwelling unit d) minimum average of 4,000 square feet per dwelling unit (Notes C and E); and minimum lot area of 20,000 square feet e) 8,000	a) 40 b) 30 per dwelling unit c) 18 per dwelling unit (Note B) d) 60 e) 60	25 (10 feet of which may include an unenclosed front porch)	30	8, except 0 at the shared lot line of lawfully attached dwellings, and except 20 for a new building including 4 or more apartments	40%	65%
<p>V District: a) Dwelling units - in conformance with the requirements of the district and not the V District, except 30% open space not required in V District and TH do not have to be on own fee-simple or condo lot b) Any other allowed use</p> <p>See also additional requirements in § 400-19 See provisions in § 400-21 for commercial use or club proposed to be open between midnight and 6:00 a.m.</p>	b) 4,000	b) 25	a) and b): 10 (10 feet of which may include an unenclosed front porch)	b) 20	b) 5, except 0 where two primarily non-residential buildings are attached in conformance with the Building Code	60%	90%
<p>I District: Any allowed use</p>	20,000	80	20 (except 40 if abutting or across a street or alley from a residential district) or primarily residential use)	20 (except 40 if abutting or across a street or alley from a residential district or primarily residential use)	10 (except 40 if abutting or across a street or alley from a residential district or primarily residential use)	70%	85%

SPRING GROVE CODE

Zoning District: Type of Use	Minimum Lot Area (square feet)	Minimum Lot Width Measured at Minimum Building Setback Line (feet)	Minimum Front Setback (feet)	Minimum Rear Setback (feet) (Note A)	Minimum Side Setback (each) (feet) (Note A)	Maximum Percent Building Coverage	Maximum Percent Impervious Coverage
GC District: a) Dwelling units - in conformance with the requirements of the district and not the GC District, except TH do not have to be on fee-simple or condo lot b) Any other allowed use	b) 6,000	b) 60; however, if a new lot is created with its own driveway providing for left-hand turns onto an arterial street, the minimum lot width for that lot shall be 200 feet	b) 20 (10 feet of which may include an unenclosed front porch)	b) 20 (Note D)	b) 10 (Note D)	b) 60%	b) 85%

NOTES:

- See § 400-50B for corner lot setbacks.
- See § 400-22 for swimming pools.
- See § 400-48 regarding extension of nonconforming setbacks.
- See § 400-50 regarding permitted reductions in setbacks to reflect average setbacks of adjacent buildings.

* = Each dwelling unit is required to be on its own separate lot or a condominium arrangement.

(Note A) = The following exceptions to side and rear yards shall apply:

- A three-foot wide minimum side and rear yard setback shall apply for a permitted detached structure that is accessory to a dwelling, except:
 - In no case shall a vehicle garage be setback less than five feet from the cartway of an alley.
 - Structures shall not obstruct minimum sight clearance at intersections.
 - A residential porch or wood deck that is open along sides and front not attached to the principal building may extend into a required setback. However, a raised wood deck shall be setback a minimum of 15 feet along a rear lot line and five feet along a side lot line. A setback is not required where two buildings are attached to each other along a lot line. Space under an unenclosed porch may be used for household storage.

(Note B) = Except if two or more off-street parking spaces per dwelling or garage doors for two or more vehicles are located within 20 feet of a public street, then the lot width per dwelling along such street shall be a minimum of 24 feet.

(Note C) = The average lot area per dwelling unit may be reduced to 1,500 square feet if a lot includes six or more dwelling units and all the units are permanently restricted by deeds and leases to persons age 55 and older, the physically handicapped and their spouses.

(Note D) = Except 40 feet for a new or expanded principal business building from a lot line that is contiguous to a primarily residential lot in a residential district.

(Note E) = These provisions are intended to allow flexibility in the placement of individual dwelling units, regardless of whether the homes are condominium or on separate lots, and regardless of whether public streets, private streets or parking courts are used. The minimum lot area per dwelling unit establishes the maximum number of units permitted on a tract of land. The minimum lot area per dwelling unit shall be calculated based upon the total lot area after deleting existing street right-of-way of existing streets and alleys. The following areas are not required to be deleted when calculating the average lot area: right-of-way of proposed streets and alleys and areas of parking courts, common open space and stormwater detention basins. See also § 400-30.

(Note F) = Except 150 feet for a new lot that will have its own driveway access directly onto an arterial street that allows left-hand turns onto the arterial street.