

ZONING

209 Attachment 2

Township of Falls

Table 1A
Minimum Lot Requirements for HR District¹
[Amended 6-18-2019 by Ord. No. 2019-02]

Requirement	Single-Family Detached	Single-Family Detached Lot Line	Single-Family Semidetached	Two-Family Dwelling	Townhouses and Other Single-Family Attached Dwellings
Principal Building					
Lot area (square feet)	8,000	8,000	4,000	8,000	1,800
Lot frontage (feet)	50	50	25	50	15
Lot width (feet)	80	70	40	80	18
Lot depth (feet)	100	100	100	100	90 ⁴
Front yard (feet)	25	25	25	25	20 ²
Side yard (each) (feet)	10	20 ³	10 ³	10	20 ³
Rear yard (feet)	35	30	35	35	30 ⁴
Accessory Building/Structure/Use					
Distance to side line (feet)	5	5	5	5	5
Distance to rear line (feet)	5	5	5	5	5
Distance between buildings on lot (feet)	20	20	20	20	20
Maximum building coverage	30%	30%	30%	30%	30%
Maximum impervious surface ⁵	45%	45%	50%	50%	60%

NOTES:

1. Garden apartment and high-rise apartment building: lot dimensions must comply with Table 2.
2. Townhouses with garages must have a twenty-five-foot front yard.
3. Side yard requirements for townhouses only apply to end units.
4. Lot depth requirements are not applicable to attached dwellings.
5. Impervious surface up to 50% is allowed for institutional uses permitted in residential districts.