

ZONING

209 Attachment 7

Township of Falls

**Table 5**  
**Requirements for FM, LI, HI, PIP, MPM and SL Districts**

<b>Requirement</b>	<b>FM</b>	<b>LI</b>	<b>HI</b>	<b>PIP</b>	<b>MPM</b>	<b>SL</b>
<b>All Buildings</b>						
Minimum tract area (acres)	10	0.5	0.5	20	50	20
Minimum lot area for each principal building (acres)	2	0.5	0.5	5	5	0.5
Minimum lot frontage (feet)	100	60	100	60	100	100
Minimum lot width (feet)	100	60	100	60	100	100
Minimum lot depth (feet)	200	150	200	150	200	200
Minimum front yard (feet) <sup>2</sup>	100	100	100	50	100	100
Minimum side yard (each, feet) <sup>2</sup>	100	20	30	20	20	30
Minimum rear yard (feet) <sup>2</sup>	100	20	30	20	20	20
Maximum building coverage	40%	40% <sup>3</sup>	40% <sup>3</sup>	40% <sup>3</sup>	40% <sup>3</sup>	40% <sup>3</sup>
Maximum impervious surface	50%	50%	50%	50%	50% <sup>4</sup>	50% <sup>4</sup>

**NOTES:**

1. Minimum lot area for each principal building shown above is for tracts held in single and separate ownership at the time of the adoption of this chapter which are less than the required minimum tract area, but which are contiguous to planned industrial district zoning in Falls Township.
2. Minimum front, side and rear yard requirements shown above require an additional fifty-foot buffer area where said yard abuts a residence or residential district.
3. Maximum building coverage figures are intended to include the area occupied by buildings, utility structures, fixed equipment not under cover, storage tanks, sheds and accessory structures.
4. For parcels less than one acre, 50%; for parcels from one to three acres, 60%; for parcels from three to eight acres, 70%; for parcels over eight acres, 80%.