

# ZONING

## Table 185-21 Dimensional Requirements

District/Permitted Uses			Minimum						Maximum					Minimum
			Site Area <sup>1</sup> (square feet)	Lot Area/Du (square feet)	Lot Width	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Bldg. Height (feet/stories)	Density <sup>2</sup> (du/acre)	Bldg. Spacing <sup>3</sup> (feet)	Imp. Surface <sup>4</sup>	Bldg. Coverage <sup>5</sup>	Open Space <sup>6</sup>
R-1	A1	Single-family detached	7,000	7,000	70	35	10	20	24/2	6	-	30%	-	-
		Other permitted uses	20,000	-	100	50	25	35	24/2	-	50	70%	30%	-
R-2	A1	Single-family detached	7,000	7,000	70	35	10	20	24/2	6	-	30%	-	-
	A5	Performance subdivision	10 acres	See dimensional requirements under § 185-19A(5).				24/2	7.5	-	40%	-	25%	
	A9	Mobile home park	10 acres	See dimensional requirements under § 185-19A(9).				24/2	5.0	30	30%	-	20%	
		Other permitted uses	20,000	-	100	50	25	35	35/3	-	50	70%	30%	-
BC	A1	Single-family detached	5,000	5,000	50	20	8	30	35/3	-	-	35%	-	-
	A2	Single-family semidetached	7,200	See dimensional requirements under § 185-19A(5)(b).				35/3	-	-	50%	-	-	
	A3	Single-family attached	4,800	See dimensional requirements under § 185-19A(5)(c).				35/3	-	-	70%	-	-	
	A4	Two-family duplex	6,400	See dimensional requirements under § 185-19A(5)(d).				35/3	-	-	50%	-	-	
	A6	Conversion	As specified under § 185-19A(6)						35/3	-	-	50%	-	-
	A7	Rooming house	See § 185-19A(7).		75	15	15	15	35/3	-	-	50%	-	-
	A8	Dwelling in combination	See § 185-19A(8).		75	15	15	15	35/3	-	-	70%	-	-
	B1-B9	Inst., rec., educ.	13,500	-	75	15	15	15	35/3	-	-	70%	30%	-
	Other permitted uses	8,000	-	75	15	15	15	35/3	-	-	70%	30%	-	
SC		Any permitted use	20,000	-	100	35	15	15	35/3	-	50	70%	30%	-
HC	H3	Miniwarehouse	80,000	-	150	35	15	15	24/2	-	20	80%	65%	-
		Other permitted uses	16,000 <sup>7</sup>	-	100	35	15	15	35/3	-	50	70%	30%	-
LI	H1,	Industrial	80,000	-	150	35	15	15	35/3	-	50	70%	65%	-

TULLYTOWN CODE

District/Permitted Uses			Minimum						Maximum					Minimum
			Site Area <sup>1</sup> (square feet)	Lot Area/Du (square feet)	Lot Width	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Bldg. Height (feet/stories)	Density <sup>2</sup> (du/acre)	Bldg. Spacing <sup>3</sup> (feet)	Imp. Surface <sup>4</sup>	Bldg. Coverage <sup>5</sup>	Open Space <sup>6</sup>
	H2													
	H4- H6													
	H3	Miniwarehouses	80,000	-	150	35	15	15	24/2	-	20	80%	65%	-
	D15	Medical marijuana dispensary and medical marijuana grower/processor <sup>8</sup>												
		Other permitted uses	20,000	-	100	35	15	15	35/3	-	50	70%	30%	-
SWD	J1	Sanitary landfill	50 acres	-	-	100	100	100	-	-	-	-	-	-
	J2	Incinerator	5 acres	-	-	100	100	100	-	-	50%	30%	-	-
		Other permitted uses	20,000 SF	-	-	100	100	100	35/3	-	50	50%	30%	-
SWS	J3	Transfer station	3 acres	-	-	1,000	100	100	35/3	-	-	70	30%	-
	J4	Recycling facility	3 acres	-	-	1,000	100	100	35/3	-	-	70	30%	-
		Other permitted uses	20,000 SF	-	100	1,000	15	15	35/3	-	50	70	30%	-

**NOTES:**

<sup>1</sup> Site area = All land within the site as determined from an actual site survey.

<sup>2</sup> See § 185-6.

<sup>3</sup> See § 185-27A.

<sup>4</sup> See § 185-28.

<sup>5</sup> See § 185-28.

<sup>6</sup> See § 185-29A.

<sup>7</sup> Billboards/outdoor advertising sign permitted on a site of 4,500 sq. ft. or more in accordance with § 185-59B(2)(e), provided that the yard requirements for the HC District are met.

<sup>8</sup> See dimensional requirements under §185-19D(15).