

ZONING
410 Attachment 4

City of Lock Haven

**R-H High-Density Residential District
Dimensional Requirements (§ 410-35)**

Permitted Uses	Lot/Land			Buildings				
	Minimum Area (square feet)	Minimum Width (feet)	Maximum Coverage	Minimum Front Setback (feet)	Minimum Side Setback (feet)	Minimum Rear Setback (feet)	Maximum Height (feet)	Maximum Building Footprint (square feet)
Residential								
Multifamily dwelling	16,000	100	50%	— ¹	25	25	— ²	15,000
Single-family semi-detached dwelling	5,000 (per dwelling unit)	50 (per dwelling unit)	40% (per dwelling unit)	— ¹	0 at common wall, 10 for non-common wall side	20	— ²	No maximum
Two-family dwelling	8,000 (4,000 per dwelling unit)	80 (40 per dwelling unit)	40%	— ¹	0 at common wall, 20 total for both side yards, with not less than 8 for one side	20	— ²	No maximum
Single-family detached	6,000	60	30%	— ¹	25 total for both side yards, with not less than 8 for one side	20	— ²	No maximum
Nonresidential								
Parks, playgrounds, and playfields	No minimum		40%	15 feet	15	15	35	No maximum
Other permitted uses	10,000	80	50%	— ¹	35 total for both side yards, with not less than 15 for one side	40	— ²	15,000
Accessory								
See principal use above to which it is accessory and Articles XIX and XX of this chapter.								

NOTES:

¹ Front setbacks shall comply with the following provisions:

LOCK HAVEN CODE

- (a) Where 40% or more of the frontage on one side of a street between two intersecting streets is developed with buildings, the following provisions shall apply:
 - (1) Where a building is to be erected on a parcel of land that is within 100 lineal feet of existing buildings on both sides, the required front setback shall be a line drawn between the two closest front cornices of the adjacent structures on the two sides. This distance may be adjusted by not more than 25%.
 - (2) When a building is to be erected on a parcel of land that is within 100 lineal feet of an existing building on one side only, the required front setback shall be a line drawn between the front cornice of the adjacent structure on the one side and a point on the on a parcel of land where the building is to be erected, measured 25 feet from the street right-of-way line, halfway between side property lines. This distance may be adjusted by not more than 25%.
- (b) Otherwise, the building shall have a required front setback of 25 feet. This distance may be adjusted by not more than 25%.
- (c) No new building shall extend into any street right-of-way.

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Building height shall comply with the following provisions:

- (a) Where 40% or more of the frontage on one side of a street between two intersecting streets is developed with buildings, the following provisions shall apply:
 - (1) Where a building is to be erected on a parcel of land that is within 100 lineal feet of existing buildings on both sides, the required building height shall be the average of the existing heights of the adjacent structures on the two sides. This height may be adjusted by not more than 25%.
 - (2) When a building is to be erected on a parcel of land that is within 100 lineal feet of an existing building on one side only, the required building height shall be that of the existing adjacent building. This height may be adjusted by not more than 25%.
- (b) Otherwise, there shall be no required building height.
- (c) However, no building shall have a height exceeding 35 feet.