

ZONING
410 Attachment 5

City of Lock Haven

**CBD Central Business District
Dimensional Requirements (§ 410-40)
[Amended 7-11-2016 by Ord. No. 955]**

Permitted Uses	Lot/Land			Buildings				
	Minimum Area	Minimum Width	Maximum Coverage	Minimum Front Setback	Minimum Side Setback	Minimum Rear Setback	Maximum Height	Maximum Building Footprint
Nonresidential								
All other uses	No minimum		100%	___ ¹	___ ²	___ ³	___ ⁴	___ ⁵
Accessory								
See principal use above to which it is accessory and Articles XIX and XX of this chapter.								

NOTES:

- ¹ Any new construction must match the front yard setback of one of the existing adjacent structures; this dimension may be adjusted by up to 25%. If no adjacent building exists, new construction may build with a zero-foot setback; however, in no instance can the new structure be set back more than 10 feet from the front property line.
- ² Zero feet at common wall with nonresidential use/building, otherwise, five feet for non-common wall. Ten feet if abutting a residential use and/or zoning district.
- ³ Ten feet when abutting a residential use and/or zoning district.
- ⁴ 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%.
 - (3) However, no new building shall be less than 30 feet (which must be designed to appear to be a minimum of two stories) and no new building or addition/expansion to an existing building shall be greater than 65 feet in height.

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- ⁵ The maximum building footprint of any new building constructed or addition/expansion of an existing building 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 or new addition/expansion on a parcel of land that is within 100 lineal feet of existing buildings on both sides, the maximum building footprint shall be the average of the existing building footprints of the adjacent structures on the two sides. This footprint may be adjusted by not more than 25%.
 - (2) When a building is to be erected or new addition/expansion on a parcel of land that is within 100 lineal feet of an existing building on one side only, the maximum building footprint shall be that of the existing adjacent building. This footprint may be adjusted by not more than 25%.