

ZONING

87 Attachment 3

Township of Hempfield

Table 3
Bulk and Area Standards for Principal Buildings or Structures¹
[Amended 1-20-2016 by Ord. No. 2016-02; 7-27-2020 by Ord. No. 2020-03]

KEY:
 SF-D = Single-family detached.
 SF-A = Single-family attached.
 CSD = Conservation subdivision design.
 du = dwelling unit.

Zoning District/Use	Minimum Lot Area (square feet unless stated otherwise)	Maximum Gross Density (units/acre)	Minimum Lot Width at Street Line (feet)	Minimum Lot Width at Building Line (feet)	Minimum Front Yard Setback (feet)	Minimum Side Yard Setback (feet)	Minimum Rear Yard Setback (feet)	Maximum Coverage	Maximum Building Height (feet)
AGRICULTURAL									
Conventional SF-D (utilities)	30,000	1	50	120	30	25	35	25%	35 ²
Conventional SF-D (no utilities)	1.5 acres	.67	50	175	30	35	50	10%	35 ²
CSD cluster SF-D	10,000	³	50	100	30	20	30	30%	35
CSD country properties SF-D	2 acres	³	50	200	30	35	50	10%	35
RURAL RESIDENTIAL									
Conventional SF-D (utilities)	30,000	1	50	120	30	25	35	25%	35 ²
Conventional SF-D (no utilities)	1 acre	1	50	150	30	35	50	20%	35 ²
CSD cluster SF-D	10,000	³	50	90	30	20	30	35%	35
CSD SF-A	6,000	³	50	60	30	0 at party wall; 25 at opposite side	30	25 feet	35
CSD cluster duplex	6,000 per du	³	50	120	30	25	30	25%	35
CSD country properties SF-D	2 acres	³	50	200	30	35	50	10%	35
SUBURBAN RESIDENTIAL									
SF-D	10,000	4	50	70	30	10	15	30%	35
SF-A	8,000	4	50	50	30	0 at party wall; 20 at opposite side ⁴	15 ⁴	40%	35
Duplex	8,000 per du	4	50	100	30	20 ⁴	15 ⁴	40%	35
Triplex/quadplex	8,000 per du	4	50	120	30	30 ⁴	30 ⁴	40%	35

HEMPFIELD CODE

Zoning District/Use	Minimum Lot Area (square feet unless stated otherwise)	Maximum Gross Density (units/acre)	Minimum Lot Width at Street Line (feet)	Minimum Lot Width at Building Line (feet)	Minimum Front Yard Setback (feet)	Minimum Side Yard Setback (feet)	Minimum Rear Yard Setback (feet)	Maximum Coverage	Maximum Building Height (feet)
CORRIDOR RESIDENTIAL									
SF-A	6,000	6	50	40	30	0 at party wall; 15 at opposite side ⁴	30 ⁴	40%	35
Duplex	6,000 per du	6	50	80	30	15 ⁴	30 ⁴	40%	35
Triplex/quadplex	8,000 per du	4	50	120	30	20 ⁴	30 ⁴	40%	35
Townhouse building	5,000 per du	8	50	150	75	30 ⁴	50 ⁴	45%	45
Apartment building	4,000 per du	10	50	200	75	30 ⁴	50 ⁴	50%	45
VILLAGE RESIDENTIAL									
SF-D	8,000	N/A	80	80	Average of adjoining lots ¹⁰	10	15	50%	35
SF-A	4,000	N/A	40	40	Average of adjoining lots ¹⁰	0 at party wall; 10 on opposite side	15	50%	35
Duplex	8,000	N/A	80	80	Average of adjoining lots ¹⁰	10	15	50%	35
TC-R OVERLAY¹									
Neighborhood Commercial ²	10,000	N/A	N/A	60	25	10	15	40	35
Local Commercial ³	25,000	N/A	N/A	120	50	15	20	50	45
Regional Commercial ³	2 acres ⁶	N/A	N/A	250 ⁷	50 ⁸	15 ⁹	50	60	60
Light Industry ⁵	2 acres	N/A	N/A	250	50	50	50	50	45
Heavy Industry ⁵	200,000	N/A	N/A	500	100	100	50	50	60
Institutional ⁵	N/A	N/A	N/A	N/A	50	75	75	60	45

NOTES:

- ¹ Bulk and area standards for the TC-R Overlay are set forth in Appendix A.
- ² Excluding accessory farm structures.
- ³ Density in conservation subdivisions is determined according to the formula set forth in Article XIX.
- ⁴ For any land development containing two or more multifamily buildings of one or more types on a single lot, side and rear yard setbacks shall not apply and shall be replaced by a minimum building spacing of 30 feet between adjacent building side walls and 50 feet between a rear wall and any point on an adjacent building wall.
- ⁵ Nonresidential structures or uses located in any zoning district shall not be constructed or conducted closer to any abutting side or rear lot line of any existing residential use or residentially zoned lot than the distance specified in the following table. Lots separated by a public street shall not be considered as abutting.
- ⁶ Five acres for multifamily dwellings, minor planned shopping centers and large retail/groceries; 10 acres for major planned shopping centers.
- ⁷ Four hundred for multifamily dwellings (excluding apartments), minor planned shopping centers and large retail/groceries; 550 for major planned shopping centers.
- ⁸ Seventy-five for multifamily dwellings (excluding apartments), minor or major planned shopping centers and large retail/groceries.
- ⁹ Fifty for multifamily dwellings, minor or major planned shopping centers, and large retail/groceries.
- ¹⁰ In the event there is not a structure on either adjoining lot, the minimum setback shall be 30 feet. In the event there is only one structure on an adjoining lot, the setback shall be equal to or greater than the setback of the structure on the adjoining lot.

ZONING

Specific Uses	Minimum Distance from Side or Rear Lot Line (feet)
Off-street parking spaces and access drives for nonresidential uses	30
Schools, fully enclosed gymnasiums and auditoriums and public or semipublic structures	50
Commercial uses, including privately owned recreation and entertainment facilities	50
Publicly owned and operated recreation facilities	75
Light industry uses	75
Heavy industry uses	100
Open athletic structures with spectator seating, such as a stadium	200