

ZONING

240 Attachment 1

Township of Cecil

Development Standards by District

Zoning District and Use	Minimum Lot Size	Minimum Lot Width (feet)	Front Setback (feet)	Side Setback (feet)	Rear Setback (feet)	Maximum Lot Coverage	Maximum Imp. Sur. Coverage	Maximum Height (feet/stories)
R-1 (Low-Density Residential)								
Single-family dwelling, with sewer	21,780 square feet	100	35	10	40	35%	NA	35 or 2 1/2
Single-family dwelling, without sewer	43,560 square feet	100	35	10	40	35%	NA	35 or 2 1/2
R-2 (Medium-Density Residential)								
Single-family dwelling, with sewer	10,000 square feet	75	35	10	30	35%	NA	35 or 3
Single-family dwelling, without sewer	21,780 square feet	90	35	10	30	35%	NA	35 or 3
Two-family dwelling, with sewer	6,000 square feet/du	90	35	10	30	35%	NA	35 or 3
Two-family dwelling, without sewer	21,780 square feet	90	35	10	30	35%	NA	35 or 3
Multifamily dwelling, with sewer	5,000 square feet/du	100	35	10	30	35%	NA	35 or 3
Multifamily dwelling, without sewer	21,780 square feet	100	35	10	30	35%	NA	35 or 3

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R-3 (Village Residential)								
Single-family dwelling, with sewer	7,500 square feet	75	25 ^{1,2}	5	20	Avg. of adj. 3 buildings or 40% for undeveloped areas	NA	35
Single-family dwelling, without sewer	17,000 square feet	75	25 ^{1,2}	5	20		NA	35 or 2 1/2
Two-family dwelling, with sewer	5,500 square feet/du	75	25 ^{1,2}	5	20		NA	35 or 2 1/2
Two-family dwelling, without sewer	17,000 square feet/du	75	25 ^{1,2}	5	20		NA	35 or 2 1/2
R-4 (Mobile Home Park)	See § 240-26, Mobile Home Park Residential District.							
C-1 (General Commercial)								
With public sewer	20,000 square feet	100	45	100 Adj. res.	100 Adj. res.	NA	70%	65 or 5
Without public sewer	40,000 square feet	100	45	25 Adj. other	25 Adj. other	NA	70%	65 or 5
C-2 (Convenience Commercial)								
With public sewer	10,000 square feet	90	30	30 Adj. res.	30	NA	70%	40 or 3
Without public sewer	21,780 square feet	90	30	10 Adj. other	30	NA	70%	40 or 3

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C-3 (Village Commercial)³								
With public sewer	5,500 square feet	50	25	10	30	NA	70%	40 or 3
Without public sewer	21,780 square feet	50	25	10	30	NA	70%	40 or 3
I-1 Light Industrial								
Lot-by-lot development:								
With public sewer	65,340 square feet	150	45	150 Adj. res.	150 Adj. res.	NA	70%	52
Without public sewer	40,000 square feet	150	45	25 Adj. others	40 Adj. others	NA	70%	52
Planned industrial development: ⁴								
With public sewer	20,000 square feet	150	45	150 Adj. res.	150 Adj. res.	Minimum 50 building separation	70%	52
Without public sewer	40,000 square feet	150	45	25 Adj. others	40 Adj. others		70%	52
I-2 (Heavy Industrial)⁵	2 acres	250	50	200 Adj. res.	200 Adj. res.	NA	70%	60
Residential areas				75 Adj. others	75 Adj. others			
BPD (Business Park Planned Development): Minimum 15-acre site area								
With public sewer	32,670 square feet	150	45	100 Adj. res.	100 Adj. res.	NA	65%	Lesser of 4 stories or 52 feet
Without public sewer	43,560 square feet	150	45	25 Adj. others	40 Adj. others	NA		
SD (Special Development): Minimum 500-acre site area								

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Residential Land Use Category: Minimum 30-acre site area (residential uses other than conditional uses shall comply with the bulk and area requirements of an R-2 Medium Density District).								
Planned Commercial Land Use Category: Minimum 5-acre site area								
With public sewer	2 acre	100	45	100 Adj. res.	100 Adj. res.	70%	NA	65/5
Without public sewer	3 acres	100	45	25 Adj. others	40 Adj. others	70%	NA	65/5
Planned Industrial Land Use Category: Minimum 10-acre site area								
With public sewer	2 acre	150	45	100 Adj. res.	100 Adj. res.	70%	NA	65/5
Without public sewer	3 acres	150	45	25 Adj. others	40 Adj. others	70%	NA	65/5

NOTES:

¹ Undeveloped areas.

² Developed areas: The average setback of existing adjacent buildings.

³ Maximum building size: 13,500 square feet.

⁴ In an I-1 Planned Industrial Development, the developer may create multiple parcels of a minimum of 50 feet each at the front-yard setback, with the provision that a minimum of three parcels must be combined for each industrial site or lot created for sale or development. Multiple parcels at a minimum of three shall be combined together by deed declaration and description, with no further Township process being required to combine multiple parcels. A notation must be placed on the recorded plan describing the minimum number of parcels to be combined to comply with the intent of this provision to ensure a minimum of one-hundred-fifty-foot width at building front-yard setback per each lot sold or developed. Site plan application shall reflect the combination as proposed or recorded.

⁵ In an I-2 Planned Industrial Development, the developer may create multiple parcels of a minimum of 50 feet each at the front-yard setback, with the provision that a minimum of five parcels must be combined for each industrial site or lot created for sale or development. Multiple parcels at a minimum of five shall be combined together by deed declaration and description, with no further Township process being required to combine multiple parcels. A notation must be placed on the recorded plan describing the minimum number of parcels to be combined to comply with the intent of this provision to ensure a minimum of two-hundred-fifty-foot width at building front-yard setback per each lot sold or developed. Site plan application shall reflect the combination as proposed or recorded.