

ZONING

300 Attachment 1

Township of Charleston

Minimum Lot Area, Lot Width and Yard Requirements and Maximum Building Height and Lot Coverage Requirements [Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I)]

Use	Single-Family Detached Dwelling	Single-Family Semidetached or Two-Family Detached Dwelling	Two-Family Semidetached or Townhouse Dwelling	Garden Apartment Dwelling	Commercial Use	Industrial Use
Minimum lot area With on-lot sewer service and on-lot water service	2 acres per dwelling unit	Not permitted	Not permitted	Not permitted	2 acres or sufficient to meet all yard requirements, whichever is greater	Not permitted
With off-lot sewer service and off-lot water service	2 acres per dwelling unit	Permitted with review of plan	Permitted with review of plan	Permitted with review of plan	2 acres	5 acres or sufficient land to meet all yard requirements, whichever is greater
Minimum lot width With on-lot sewer and on-lot water	200 feet	Not permitted	Not permitted	Not permitted	200 feet	Not permitted
With off-lot sewer and on-lot water	200 feet	200 feet	Not permitted	Not permitted	200 feet	Not permitted
With off-lot sewer and off-lot water	200 feet	Permitted with review	Permitted with review		200 feet	300 feet
Minimum front yard						
Fronting an arterial road	60 feet	60 feet	60 feet	60 feet	100 feet	150 feet
Fronting a collector road	50 feet	50 feet	50 feet	50 feet	100 feet	150 feet
Fronting a local road	40 feet	40 feet	40 feet	40 feet	80 feet	150 feet
Minimum side yard With on-lot sewer and on-lot water	50 feet	Not permitted	Not permitted	Not permitted	20 feet from other commercial uses 50 feet from all other uses	Not permitted
With off-lot sewer and on-lot water	20 feet	25	Not permitted	Not permitted	20 feet from other commercial uses 50 feet from all other uses	Not permitted
With off-lot sewer and off-lot water	20 feet	25	Permitted with review	Permitted with review	20 feet from other commercial uses-50 feet from all other uses	75 feet
Minimum rear yard With on-lot sewer and on-lot water	Principal building: 60 feet Accessory building: 20 feet	Not permitted	Not permitted	Not permitted	20 feet from other commercial uses-50 feet from all other uses	Not permitted
With off-lot sewer and on-lot water	Principal building: 40 feet	Principal building: 40 feet	Not permitted	Not permitted	20 feet from other commercial uses	Not permitted

CHARLESTON CODE

Use	Single-Family Detached Dwelling	Single-Family Semidetached or Two-Family Detached Dwelling	Two-Family Semidetached or Townhouse Dwelling	Garden Apartment Dwelling	Commercial Use	Industrial Use
	Accessory building: 20 feet	Accessory building: 20 feet				
With off-lot sewer and off-lot water sewer	Principal building: 30 feet Accessory building: 20 feet	Principal building: 30 feet Accessory building: 20 feet	Principal building: 30 feet Accessory building: 20 feet	Principal building: 30 feet Accessory building: 20 feet	20 feet from other commercial uses; 50 feet from all other uses	75 feet
Maximum building height	35 feet	35 feet	35 feet	40 feet	35 feet	40 feet
Maximum lot coverage	—	—	—	—	40%	50%