

ZONING

255 Attachment 4

**Borough of Bonneauville**

**Table of Dimensional Requirements  
[Amended 5-17-2016]**

<b>Zoning District: Type of Use</b>	<b>Minimum Lot Area (square feet)<sup>E</sup></b>	<b>Minimum Lot Width Measured at Minimum Building Setback Line (feet)</b>	<b>Minimum Front Yard Setback (feet)<sup>D</sup></b>	<b>Minimum Rear Yard Setback (feet)<sup>**</sup></b>	<b>Minimum Side Yard Setback<sup>**</sup> (each) (feet)</b>	<b>Maximum Percent Building Coverage</b>	<b>Maximum Percent Impervious Coverage</b>
<b>SFR Single-Family Residential District:</b>							
a) Single-family detached dwelling:			a) 25	a) 30	a) 10 each	a) 30	a) 40
a1) Without both Borough-approved central water service and Borough-approved central sewage service	a1) 43,560 (1 acre)	a1) 150					
a2) With both Borough-approved central water and Borough-approved central sewage services	a2) 10,000	a2) 75					
b) Other allowed principal use  <i>See also the age-restricted residential development option in § 255-36. All dwellings shall have a minimum principal building width and length of 20 feet (not including unenclosed structures)</i>	b) 43,560 (1 acre)	b) 150	b) 25	b) 30	b) 25 each	b) 30	b) 40

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<b>MDR Mixed Dwelling Residential District:</b>							
a) Single-family detached dwellings:							
a1) Without both Borough-approved central water and Borough-approved central sewage services	a1) 43,560	a1) 150	a) 25	a) 25	a1) 15	a) 50%	a) 60%
a2) With both Borough-approved central water and Borough-approved central sewage services	a2) 7,500	a2) 60			a2) 5 each		
b) The following housing types, each of which shall require Borough-approved central water and Borough-approved central sewage services:	b1), b2) and b3): Minimum average lot area of 7,500 per dwelling unit <sup>C</sup>	b1) 35 per dwelling unit b2) 20 per interior dwelling unit, and 40 for each end unit <sup>B</sup> b3) 100	b) 25	b) 25	b): 10, except 0 at the shared lot line of lawfully attached dwellings.	b) 50%	b) 60%
b1) Twin dwelling unit							
b2) Townhouse							
b3) Duplex or other apartment dwellings, which shall be detached from other buildings							
c) Other allowed principal use	c) 25,000	c) 100	c) 25	c) 25	c) 15	c) 50%	c) 60%

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<b>HDR High Density Residential District:</b>							
a) Single-family detached dwellings: a1) Without both Borough-approved central water service and Borough-approved central sewage services a2) With both Borough-approved central water and Borough-approved central sewage services	a1) 43,560  a2) 6,000	a1) 150 a2) 50	a) 25	a) 30	a1) 15 a2) 5	All uses: 60%	All uses: 70%
b) The following housing types, each of which shall require Borough-approved central water and Borough-approved central sewage services: b1) Twin dwelling unit b2) Townhouse b3) Duplex or other apartment dwellings, which shall be detached from other buildings	b1), b2) and b3): Minimum average lot area of 6,000 per dwelling unit <sup>C</sup>	b1) 35 per dwelling unit b2): 20 per interior dwelling unit, and 40 for each end unit <sup>B</sup> b3) 40	b) 25	b) 30	b1 and b2): 10, except 0 at the shared lot line of lawfully attached dwellings b3): 15		
c) Manufactured home parks shall meet the requirements for such use as stated in § 255-38, instead of the requirements of this section.							
d) Other allowed use	d) 25,000	d) 100	d): 25	d) 30	d) 15		

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<b>V Village District:</b>							
a) Allowed residential uses – the requirements of the MDR district shall apply instead of the requirements of the V district b) Other allowed uses	b) 43,560, except 20,000 for a lot that will be served by central water and central sewage services	b) 100	b) 25, except 40 if any parking is provided between the front lot line and the principal building	b) 20 <sup>A</sup>	b) 7 <sup>A</sup>	b) 40%	b) 75%
<b>C Commercial District:</b>							
Allowed use Except for allowed residential uses, the requirements of the SFR district shall apply, instead of the regulations of the C District.	43,560, except 20,000 for a lot that will be served by central water and central sewage services	150, except 250 for a new lot approved after the adoption of this chapter that will have its own vehicle access directly onto an arterial street	30, except 50 feet where off-street parking will exist between the principal building and an arterial street	20 <sup>A</sup>	20 <sup>A</sup>	40%	75%

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### NOTES:

Corner lot setbacks: See § 255-66B.

\*\*= The following exceptions shall apply:

- For accessory structures and uses, see § 255-33C.
- Structures shall not obstruct minimum sight clearance at intersections.
- See § 255-66B pertaining to corner lots.
- See § 255-68 regarding extension of nonconforming setbacks.
- See § 255-66 regarding permitted reductions in setbacks to reflect average setbacks of adjacent buildings.

A Except 40 feet side and 50 feet rear for a principal business that is open to customers between 9:00 p.m. and 6:00 a.m. from a lot in a residential district that is not occupied by a principal business. Such side or rear yard shall be increased to 100 feet for any building area or land area used for manufacturing or a tractor-trailer truck loading dock from such a lot.

B Except if two or more side-by-side off-street parking spaces are located in the front yard of a townhouse or if garage door(s) for two or more vehicles face onto the street in the front of the townhouse, then the minimum building width per dwelling along such street shall be a minimum of 24 feet. A maximum of 50% of the land area between the front of each townhouse and the right-of-way line shall be used for vehicle parking and driveways.

C These provisions are intended to allow flexibility in the placement of individual dwelling units, regardless of whether the homes are condominium or fee-simple, and regardless of whether public streets, private streets or parking courts are used.

- The minimum average lot area per dwelling unit establishes the maximum number of units permitted on a tract of land.
- The minimum average lot area per dwelling unit shall be calculated after deleting existing street right-of-way of existing streets and alleys, but shall include: right-of-way of proposed streets and alleys and areas of parking courts, common open space and stormwater detention basins.
- A golf course (not including areas covered by buildings and paving) may count towards the common open space provided that it includes more than 50 acres of lot area and is preserved by a permanent conservation easement at the time of development approval.
- See also the applicable standards in § 255-38, which may require common open space.

D Setbacks shall be measured from the future/ultimate right-of-way. An unenclosed front porch or deck may intrude up to 10 feet into the minimum front yard. This porch or deck may be covered by a roof.

E See natural feature regulations, including §§ 255-34 and 255-36.