

ZONING

155 Attachment 3

Conewago Township

Area and Design Requirements: (R-2) Zone

Use	Lot Area (square feet)	Lot Width at Frontage and Building Setback Line (feet)	Maximum Lot Coverage (percent)	Minimum Yard Setbacks				Maximum Permitted Height ³ (feet)
				Front ¹ (feet)	One Side (feet)	Both Sides (feet)	Rear ² (feet)	
Single-family detached dwelling	4,500	25	60%	10	5	10	35	35
Duplex dwelling unit	3,240	18	70%	10	2	N/A	35	35
Other principal uses	4,500	25	60%	10	5	10	35	35
Residential accessory structures	Included in above			Not permitted in front yard	2	4	4 ²	20

NOTES:

- ¹ When an unimproved lot is situated between two improved lots with front yard dimensions less than those required for the zone, the front yard required for a principal dwelling may be reduced to a depth equal to the average of the two adjoining lots.
- ² Rear yard garages shall be set back no less than 20 feet from an adjoining alley cartway.
- ³ All uses must comply with § 155-24, Airport Safety Zone, of this chapter.