

ZONING

155 Attachment 4

Conewago Township

Area and Design Requirements: (R-3) Zone

Use	Maximum Permitted Density (DU/net ac.)	Minimum Required Lot Area	Minimum Required Lot Width		Required Minimum Yard Setbacks				Maximum Permitted Impervious Lot Coverage (percent)	Maximum Permitted Building Height (feet)
			At Building Setback (feet)	At Lot Frontage (feet)	Front (feet)	One Side (feet)	Both Sides (feet)	Rear (feet)		
Single-family detached dwellings ^{3,4}	4	8,000 square feet	80	60	25	10	20	15	40%	35
Duplex dwellings ³	4	3,500 square feet	35/unit	25/unit	25	10	N/A	15	60%	35
Townhouses ^{1,2,3}	4	2,400 square feet	24/unit	18/unit	25	15/end units		20	70%	35
Multiple-family dwellings ^{2,3}	4	2 acres	200	200	35	30	60	35	60%	35
Other principal uses	N/A	10,000 square feet	90	75	35	10	20	30	45%	35
Residential accessory structures	N/A	Included in above	N/A	N/A	Not permitted	5	10	5	Included in above	20

NOTES:

- ¹ No townhouse grouping shall contain more than six units. For each townhouse grouping containing more than four units, no more than 60% of such units shall have the same front yard setback; the minimum variation of setback shall be two feet. All townhouse buildings shall be set back a minimum of 15 feet from any parking facilities contained on commonly held lands. All townhouse buildings shall be set back at least 30 feet from any perimeter boundary of the development site. In those instances where several townhouse groupings are contained upon the same lot, the standards listed in the following Footnote 3 shall apply.
- ² In those instances where several townhouse groupings and/or multiple-family dwelling buildings are located on the same lot, the following separation distances will be provided between each building:
 - a. Front-to-front, rear-to-rear, or front-to-rear, parallel buildings shall have at least 70 feet between faces of the building. If the front or rear faces are obliquely (not parallel nor perpendicular) aligned, the above distances may be decreased by as much as 10 feet at one end, if increased by similar or greater distance at the other end.
 - b. A minimum yard space of 30 feet is required between end walls of buildings. If the buildings are at right angles to each other, the distance

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between the corners of the end walls of the building may be reduced to a minimum of 20 feet.

c. A minimum yard space of 30 feet is required between end walls and front or rear faces of buildings.

³ All common open spaces are subject to the requirements listed in § 155-39 of this chapter.

⁴ Within the (R-3) Zone, single-family detached dwellings may employ a zero-lot-line design when the following conditions have been satisfied:

a. Minimum lot width shall be 45 feet and 35 feet at the building setback and the lot frontage, respectively.

b. One side wall of the structure may be located no less than one inch from one of the side lot lines when adjoining another zero-lot-line dwelling lot. The opposite side yard shall be at least 10 feet wide.

c. A perpetual six-foot wall-maintenance easement shall be provided on the lot adjacent to the zero lot line, which shall be kept clear of structures and vegetation. This easement shall be shown on the plat and incorporated into each deed transferring title to the property. The wall shall be maintained in its original color and treatment, unless otherwise agreed to in writing by the two affected lot owners.

d. Roof overhangs may penetrate the easement on the adjacent lot a maximum of 24 inches, but the roof shall be so designed that water runoff from the dwelling place on the lot line is limited to the easement area.

e. The wall of a dwelling located along the zero lot line shall have no openings (e.g., windows, doors, air-conditioning units, vents, etc.), unless such openings are located at least eight feet above grade and have translucent panels.

