

# ZONING

## 325 Attachment 1

### Borough of Towanda

#### Schedule of Zoning Regulations [Amended 12-14-2011 by Ord. No. 2011-5]

District	Minimum Lot				Maximum Lot	Minimum Yards				Maximum Building Height	
	Size (square feet)	Area Per Dwelling Unit	Frontage (feet)	Depth (feet)	Coverage	Front (feet)	Rear (feet)	Sides		Stories	Feet
								One (feet)	Both (feet)		
R-1 <sup>1</sup>	7,200	72,00	60	120	25%	30	30	8	16	2½	35
R-2 <sup>1</sup>	6,000	1-family: 6,000 2 family: 3,000	60	100	30%	25	25	8	16	2½	25
R-3 <sup>1</sup>	6,000 <sup>7</sup>	1-family: 6,000 2-family: 3,000 Garden apartments: 3,000 Multifamily: 2,000	60	100	35%	25	25	8	20	Multifamily: 4 Other: 2½	Multifamily: 50 Other: 35
C-2 <sup>3</sup>					75%					10 <sup>4</sup>	100 <sup>5</sup>
C-3 <sup>3</sup>					50%	25 <sup>4</sup>	25 <sup>4</sup>	Each, 20 <sup>4</sup>		10 <sup>5</sup>	100 <sup>6</sup>
M-1 <sup>4</sup>	20,000		100	150	25%	10	40			10	100
F-P <sup>5</sup>	20,000		100	200	20%	25	25	10	25	2½	35

**NOTES:**

- <sup>1</sup> These regulations are also governed by Articles IV and V and other provisions of this chapter.
- <sup>2</sup> Except as otherwise specified.
- <sup>3</sup> This schedule is supplemented primarily by Articles V and VI hereof.
- <sup>4</sup> Yard requirements for all C and M Districts are modified by § 325-23 where permitted uses abut R Districts.
- <sup>5</sup> Including principal and accessory structures.
- <sup>6</sup> This schedule is supplemented primarily by Articles IV, V and VI hereof.
- <sup>7</sup> Except as provided under § 73-31A. *[Editor's Note: So in original.]*