

307. **TABLE OF LOT AND SETBACK REQUIREMENTS BY DISTRICT**

307.A. For the purposes of this Section 307, the following abbreviations shall have the following meanings:

sq.ft. = square feet

ft. = linear feet

Central Sewer = service at the time of occupancy by approved "central sewage service" as defined in Article II

Central Water = service at the time of occupancy by approved "central water service" as defined in Article II

NA = Not applicable.

307.B. The following requirements shall apply for each respective district, **unless a more restrictive requirement is listed for a particular use** in Sections 308.F, 310, 311, 402, 403, 505, 507, or elsewhere in this Ordinance. See also "**Lot Averaging Incentive to Preserve Natural Features**" in Section 309, which is an option allowing smaller lots.

## DIMENSIONAL REQUIREMENTS BY DISTRICT

Zoning District and Type of Use	Minimum Lot Area	Minimum Lot Width (feet)	Minimum Building Setbacks For Principal Structure (feet) - for each yard	Minimum Building Setbacks ** For Accessory Structure (feet) - for each yard	Maximum Height (feet)*	Maximum Building Coverage	Maximum Impervious Coverage
<b><u>(WC) Woodland Conservation:</u> ***</b>							
Any Permitted Use	See Section 310		front: 50 side (each): 20 rear: 50	front: 50 side (each): 10 rear: 30	40	20	25
<b><u>(AG) Agriculture:</u> ***</b>							
Any Other Permitted Use	See Section 310		front: 50 side (each): 20 rear: 50	front: 50 side (each): 10 rear: 10	40	20	25
<b><u>(LDR) Low Density Residential:</u></b> Any Other Permitted Use	87,120 sq.ft. (2 acres)	250	front: 50 side (each): 20 rear: 50	front: 50 side (each): 10 rear: 10	40	30	25
Lot Averaging Incentive as a conditional use meeting the requirements of Section 309. Restricted to single family detached dwellings.	43,560 sq.ft. (1 acre) Minimum <u>average</u> lot area of 2 acres per dwelling	125 Minimum Average lot width of 250 feet per dwelling	front: 50 side (each): 15 rear: 50	front: 50 side (each): 10 rear: 10	40	30	25

\* See Section 802 which exempts certain structures from height requirements, such as agricultural structures.

\*\* For accessory structures of more than 25 feet in height, the principal building setbacks shall apply.

\*\*\* See "Review of Farm and Natural Features Impacts; Setbacks and Buffers from Farmland" in Section 308 for new principal buildings in the WC or AG districts, which includes requirements for certain buffers and setbacks.

Zoning District and Type of Use	Minimum Lot Area	Minimum Lot Width (feet)	Minimum Building Setbacks For Principal Structure (feet) - for each yard	Minimum Building Setbacks ** For Accessory Structure (feet) - for each yard	Maximum Height (feet)*	Maximum Building Coverage	Maximum Impervious Coverage
<b>(MDR) Medium Density Residential:</b>							
Single-Family Detached Dwelling a) Without approved central sewer service b) With approved central sewer service	a) 43,560 sq.ft. (1 acre) b) 30,000 sq.ft.	a) 150 b) 120	front: 40 a)side(each):20 b)side(each):15 rear: 40	front: 40 side (each): 10 rear: 10	40	30	35
Twin Dwelling (per dwelling unit) a) Without approved central sewer service b) With approved central sewer service	a) 43,560 sq.ft. (1 acre) b) 20,000 sq.ft.	a) 100 b) 80	front: 40 a)side(each):20 b)side(each):15 rear: 40	front: 40 side (each): 10 rear: 10	40	30	35
Mobile/Manufactured Home Park	See Section 402						
Townhouse (permitted only with approved central sewer service)	Minimum tract size of 2 acres; maximum total density of 4 dwelling units per acre	See Section 402	See Section 402	See Section 402	40 2.5 stories	40	45
Apartments (permitted only with approved central sewer service)	Minimum tract size of 2 acres; maximum total density of 5 dwelling units per acre	See Section 402	See Section 402	See Section 402	40; 2.5 stories	40	45

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\*\* For accessory structures of more than 25 feet in height, the principal building setbacks shall apply.

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<b><u>(VC) Village Center</u></b>							
Single-Family Detached Dwelling and Single-Family Semi-Detached Dwelling (1/2 of a twin structure)	Shall be the same as the MDR District						
All Other Uses							
a) Without approved central sewer service	a) 30,000 sq.ft.	a) 100	front: 10 side (each): 10	front: 20 side (each): 10	40	50	65
b) With approved central sewer service	b) 10,000 sq.ft.	b) 60	rear: 25	rear: 10			
<b><u>(AG/L) Agricultural/Landfill</u></b>							
Solid Waste to Energy Plant, Solid Waste Landfill, Solid Waste Transfer Facility	See Section 402  The minimum building setback for accessory structures shall be 150 feet for all yards.						
Any Other Permitted Use	Shall be the same as the AG District						
<b><u>(C/LI) Commercial/Light Industrial</u></b>							
All Uses	87,160 sq.ft. (2 acres)	200	front: 50 side (each): 30 rear: 30	front: 50 side (each): 20 rear: 20	40	50	65
<b><u>(TVH) Trexler Village Historic</u></b>	See Section 311		front: 50 side (each): 20 rear: 50	front: 50 side (each): 10 rear: 10	40	20%	35%
<b><u>(REC) Recreation</u></b>	30 Acres	500	front: 50 side (each): 30 rear: 50	front: 50 side (each): 10 rear: 10	40	30%	35%

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**See also the following sections:**

- 1) **Additional Requirements for Specific Uses in Sections 402 and 403, including Detailed Regulations for Townhouses, Apartments, Mobile Home Parks and many other uses.**
- 2) **Steep Slope Regulations in Section 505.**
- 3) **Requirements for a second tested septic system location for new lots in Section 507.C.**