

4.403 Development Standards

The following Schedule of Development Standards establishes minimum standards for lot area; lot depth and lot width; and front, side, and rear setbacks; and establishes maximum standards for building height and lot coverage. The Schedule also establishes specific standards and criteria that apply to the use as may be appropriate to protect the public health, safety, and welfare. Larger lot sizes, increased setbacks and other more restrictive standards may be required in accord with other Ordinance sections.

SCHEDULE OF DEVELOPMENT STANDARDS¹
(See footnotes on next page.)

SINGLE-FAMILY AND TWO-FAMILY DWELLINGS²				
TYPE OF WATER SUPPLY AND SEWAGE DISPOSAL	MINIMUM LOT AREA (acres)			
	S DISTRICT		ALL OTHER DISTRICTS WHERE PERMITTED	
	Single-Family	Two-Family	Single-Family	Two-Family
Water supply AND sewage disposal - individual on-lot facilities	2.00 acres	4.00 acres	2.00 acres	4.00 acres
Water supply OR sewage disposal - individual on-lot facilities	2.00 acres	4.00 acres	1.00 acre	2.00 acres
Water supply AND sewage disposal - off-site facilities	2.00 acres	4.00 acres	0.75 acres	1.50 acres

SINGLE-FAMILY AND TWO-FAMILY DWELLINGS²	
Minimum lot width and depth	See Subdivision and Land Development Ordinance
Minimum Setbacks (See §9.1101A for nonconforming lots.) Minimum front setback ³ - 35 feet Minimum rear setback - 35 feet Minimum side setback (each) - 15 feet	
Minimum setback from Lake Wallenpaupack project line	See §7.403D4
Minimum setback from streams and other waterbodies	See §7.403D
Maximum building height ⁴	30 feet
Maximum lot coverage	30 percent

MULTI-FAMILY DWELLINGS WHERE PERMITTED	See §6.300
MANUFACTURED HOME PARKS WHERE PERMITTED	See §6.700

NONRESIDENTIAL USES							
STANDARD	R	MR	S	MP	LC ⁵	CC	HC
Minimum lot area (acres)	2.0	0.5	2.0	0.5	0.5	0.5	0.5
Minimum lot width and depth	See Subdivision and Land Development Ordinance						
Minimum front setback ³	35	30	35	30	25	30	30
Minimum rear setback (feet)	35	30	35	30	15 ⁶	30	30
Minimum side setback (feet each)	15	15	15	15	15 ⁶	15	15
Minimum setback from Lake Wallenpaupack project line	See §7.403D4						
Minimum setback from streams and other waterbodies	See §7.403D						
Maximum building height ⁴ (feet)	30	35	35	35	35	35	35
Maximum lot coverage (percent)	30	40 ⁷	30	40 ⁷	40	40 ⁷	40 ⁸

Notes:

- Special performance standards in this Ordinance may result in the modification of the standards in the Schedule.
- For more than one principal use or structure on one lot see §5.201.
- The front setback is measured from the street right-of-way extending the full width of the lot between the principal structure(s), accessory structures, or other improvements and the front lot line. In the case of a street without a right-of-way, it is measured from the lot line adjoining the street.
- Maximum Building Height - Residential and Nonresidential (See also §5.103 for exemptions, §6.104C for increased multi-family building height in CC and HC Districts in conservation subdivision design residential developments, and §9.1003 for nonconforming structures.)
 - Lots of One-Half Acre or More - On lots of 0.5 acre or more in size, roofs and architectural features may be extended to a height of not greater than 45 feet measured from virgin ground level. However, for each one foot, or fraction thereof, of height above 35 feet, the minimum setback requirement for each setback shall be increased by one foot.
 - Lots Less Than One-Half Acre - On lots of less than 0.5 acre in size, roofs and architectural features may be extended to a height of not greater than 35 feet measured from virgin ground level. However, for each one foot, or fraction thereof, of height above 30 feet, the minimum setback requirement for each setback shall be increased by one foot.
- A landscaping plan shall be required in accord with §7.102 for all nonresidential uses in the LC District.
- A buffer shall be provided in accord with §7.101 wherever a side or rear yard adjoins any R, MR, S or MP District.
- Lot coverage in the CC District may be increased, as a conditional use, to 60 percent provided the required storm water control includes treatment or infiltration in accord with current best management practices.
- Lot coverage in the HC District on PA Route 6 may be increased, as a conditional use, to 75 percent provided the required storm water control includes treatment or infiltration in accord with current best management practices.