



## R-2 ZONING DISTRICT REQUIREMENTS

- 1.) Minimum Lot Area: **43,560 Sq. Ft.** - for Lots without Public Sewer or Public Water  
**35,000 Sq. Ft.** - for Lots with Public Sewer or Water- not both  
**12,000 Sq. Ft.** - for Lots with both Public Sewer and Water
- 2.) Legal Non-Conforming Lot: A principal building shall only be built upon a lot with frontage on a public street except:
  - a.) A single lot that existed as a lawful recorded lot of record prior to adoption of this Ordinance, and that is not proposed to be subdivided; and that is to be used for a single-family detached dwelling shall be permitted to have access onto a public street by means of a legally permanent access easement if such easement provides safe and convenient access and egress, including acceptable access for emergency vehicles.
  - b.) Any new lot that is granted subdivision approval shall have frontage and direct access onto a public street without traversing through or over another lot.
- 3.) Minimum Lot Width: **90 Ft.** - at building setback line
- 4.) Minimum Lot Width at Street Right-Of-Way Line: **25 Ft.**
- 5.) Minimum Building Setback – Principal Use:
  - a.) Front: **25 Ft.** - from Lot Line
  - b.) Rear: **40 Ft.** - from Lot Line
  - c.) Side: **12 Ft.** - each side from Lot Line and **25 Ft.** for any yard adjacent to a public street
- 6.) Minimum Accessory Building Setback:
  - a.) **Six Ft.** - for buildings from Side and Rear Lot Lines
  - b.) **Ten Ft.** - for any Side or Rear Yard abutting a public street
- 7.) Minimum Width and Length of Dwelling: **20 Ft.**
- 8.) Minimum Setback for Driveways: **Three Ft.** - PennDOT Permit required for access onto a State Road
- 9.) Maximum Building Coverage: 25 Percent (25%)
- 10.) Maximum Impervious Coverage: 50 Percent (50%)
- 11.) Maximum Building Height: **35 Ft.** measured average elevation along the front of the building to the highest point of structure
- 12.) Maximum Accessory Building Height:
  - a.) One Story: **22 Ft.**
  - b.) Lots over 5 Acres: **35 Ft.**

- 13.) Maximum Number of Stories - Principal Building: Two and One-Half (2-1/2) Stories
- 14.) Maximum Slope: 15 Percent (15%)
  - a.) 25 Percent (25%) for Lots 2 Acres with 125 Feet Minimum Lot Width
- 15.) Grading Permit required for 2,000 Square Feet of any Earth Disturbance
- 16.) Grading Permit not required for Lots that are five (5) Acres or more
- 17.) Zoning Permit Application required for Tree Removal
- 18.) A private well must have a minimum of **100 Ft.** separation distance from an on lot septic system drain field
  - a.) Lots served by a private sewer system must have two (2) approved drain field locations
- 19.) **A Fifty-Foot wide vegetated (no discharge) buffer is required on each side of a specially-protected waterway.** On level terrain, a minimum **Fifty-** vegetated buffer strip should be provided on each side of protected streams, wet areas and natural water drainage areas. Four Feet (4') of additional buffer should be provided for each degree above level the area in question is inclined.

Go to [www.lehighcounty.org](http://www.lehighcounty.org), assessments, to locate your Zoning District