



R-3 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
9,600 Sq. Ft. - for Lots with both Public Sewer and Water
6,000 Sq. Ft. - for Single, Detached Dwelling (twin) – per Dwelling Unit – with both Public Sewer and Water
Duplex - **Not permitted**
- 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 for a 20,000 Square Foot Lot
70 Ft. - for lots less than 20,000 Square Feet – other than a Twin
50 Ft. - per Dwelling Unit (Twin)
- 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 and any side or rear yard adjacent to a public street (corner lot)
 - b.) Rear: **40 Ft.** - from Lot Line
 - c.) Side: **8 Ft.** - minimum for each, with a minimum of **24 Ft.** for both side yards added together
 - d.) Side: **12 Ft.** - **Twin** - for the one required side yard
- 6.) Minimum Accessory Building Setback:
 - a.) **Six Ft.** - for buildings from Side and Rear Lot Lines, except for **Three Ft.** for a Storage Shed of less than 200 Square Feet of floor area
 - 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: Permitted up to Lot Line - PennDOT Permit required for access onto a State Road
- 9.) Maximum Building Coverage: 30 Percent (30%)
- 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: One Story: **22 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 Two (2) Acres with **125 Ft.** 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-Foot** 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, assessments, to locate your Zoning District