

ZONING

27 Attachment 4

Township of Salisbury

**Table of Requirements for the CR, R1 and R2 Districts**

<b>Type of Requirement (See definition of terms in Part 2)</b>	<b>CR</b>	<b>R1</b>	<b>R2</b>
Minimum lot area (sq. ft.), unless a more-restrictive requirement is provided by § 27-505 (per dwelling unit for residential purposes):			
a) SFD without public sewer	2 acres, except as provided in § 27-505	See § 27-505	See § 27-505
b) SFD with public sewer	2 acres, except as provided in § 27-505	30,000	12,000
c) Other permitted principal uses	2 acres, except as provided in § 27-505	43,560	43,560
Minimum lot width at the minimum front yard building setback line (ft.); except on the curve of a cul-de-sac street, this minimum width may be reduced by 40%	200	150	90
Minimum lot width at the street right-of-way line (ft. — after development)	25	25	25
Minimum width and length of a dwelling (ft.)	20	20	20
Minimum building setback for principal structure (ft.)			
Front yard	50	50	25
Side yard - each of 2 sides	25	20	12
Rear yard	100	50	40
For any yard adjacent to a public street	50	50	25
For any permitted nonresidential principal structure to a lot line of a "residential lot line" (as defined in Part 2)	50	50	50

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<b>Type of Requirement (See definition of terms in Part 2)</b>	<b>CR</b>	<b>R1</b>	<b>R2</b>
Minimum building setback for accessory structures (ft.) (See also § 27-403 for pools and for residential accessory structures)			
Within required minimum front yard building setback of a principal building - not permitted			
Side yard	6	6	6
Rear yard	6	6	6
For any side or rear yard abutting a public street	20	10	10
Minimum setback for driveways from a lot line of an existing abutting single-family detached dwelling (ft.)	6	6	3
Maximum height (ft.) (See exceptions in § 27-802)			
Principal building	45	40	35
Accessory building (except 35 feet on a lot with a lot area of more than 5 acres)	22	22	22
Maximum number of stories			
Principal building	2 1/2	2 1/2	2 1/2
Accessory building (plus an additional uninhabitable floor that shall be restricted to storage and shall not have plumbing)	1	1	1
Maximum building coverage	10%	20%	25%
Maximum impervious coverage	15%	50%	50%

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27 Attachment 5

Township of Salisbury

**Table of Requirements for the R3, R4 and R5 Districts for Uses Other Than Townhouses, Garden/Low-Rise Apartments or Manufactured/Mobile Home Parks (For those uses, see § 27-402)**

Type of Requirement (See definition of terms in Part 2)	R3	R4 and R5*
Minimum lot area (sq. ft.), unless a stricter requirement is established by § 27-505 (regarding steep slopes):		
a) Single-family detached dwelling (SFD) without public sewer and without public water	43,560 sq. ft.	43,560 sq. ft.
b) SFD with public sewer or public water, but not both	35,000 sq. ft.	35,000*** sq. ft.
c) SFD with both public sewer and public water	9,600 sq. ft.	6,000 sq. ft.
d) Single-family semidetached dwelling (twin), per dwelling unit with public sewer and water. See also minimum development size in the Table of Permitted Uses.	6,000*** sq. ft.	4,500*** sq. ft.
e) 2-family detached dwelling (duplex), per dwelling unit with public sewer and public water. See also minimum development size in the Table of Permitted Uses.	Not permitted	7,000*** sq. ft.
f) Other permitted principal uses	20,000	20,000***
Minimum lot width at the minimum front yard building setback line (ft.)		
Lot required to be 20,000 square feet or larger	90	90
Lot permitted to be less than 20,000 square feet	70	50
Other than single-family semidetached dwelling (twin) or duplex		
Single-family semidetached dwelling (twin), per dwelling unit	50	40
2-family detached dwelling (duplex), per building	Not permitted	80
Minimum lot width at the street right-of-way line (ft. — after development)	25	25
Minimum width and length of a dwelling (ft.)	20	14

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Type of Requirement (See definition of terms in Part 2)	R3	R4 and R5*
Minimum building setback for principal structure or nonresidential accessory structure* (ft.):		
Front yard	25	25
Side yard, except for single-family semidetached dwellings	Minimum of 8 for each, with a minimum of 24 for both side yards added together	Minimum of 6 for each, with a minimum of 18 for both side yards added together*
Side yard, single-family semidetached dwellings	12 for the 1 required side yard	12 for the 1 required side yard
Rear yard	40	35(*)
Minimum building setback for principal structure (ft.):		
For any yard adjacent to a public street	25	25
From a dwelling on a lot granted preliminary approval after the adoption of this chapter to the existing right-of-way of an expressway	60	60
For any permitted nonresidential principal structure to a "residential lot line" (see Part 2)	50	25
Minimum building setback for residential accessory structures (ft.) (See also § 27-403 for pools and for residential accessory structures)		
Within required front yard setback of a principal building - not permitted		
Side yard (except 0 feet at a lot line along which 2 single-family semidetached dwellings are attached)	6**	6**
Rear yard	6**	6**
For any side or rear yard abutting a public street	10	10
Maximum height (ft.) (See exceptions in § 27-802)		
Principal building	35	35
Accessory building	22	22
Maximum number of stories		
Principal building	2 1/2	2 1/2

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Type of Requirement (See definition of terms in Part 2)	R3	R4 and R5*
Accessory building (plus an additional non-habitable floor that shall be limited to storage and shall not have indoor plumbing)	1	1
Maximum building coverage	30%	35%
Minimum "paved area" or stoned area setback for a buildings on a lot including a hospital or similar facility or care and treatment facilities for youth or a nursing home from a "residential lot line"	100 sq. ft.	100 sq. ft.
Maximum impervious coverage	50%	60%
Minimum setback for driveways from a lot line of an existing abutting single-family detached dwelling (ft.)	6	6

Notes:

- (1) The number of lots and/or dwelling units shall also be restricted by the site capacity analysis in § 27-308.
  - (2) See Part 10 of this chapter for a hospital and related uses.
  - (3) See also the open space option in § 27-310, which may allow smaller lots.
  - (4) For all districts, see § 27-309, Subsection 2, for exceptions, such as for decks.
- \* A building addition shall be allowed to an existing single-family detached dwelling without meeting the 18-foot combined side yard, provided it: a) meets the six-foot side yard on each side, and b) has a minimum rear yard of 20 feet. This reduction shall only be allowed for dwellings that existed prior to the enactment of this chapter.
- \*\* Except three feet for a storage shed of less than 200 square feet of floor area.
- \*\*\* Except if a lot(s) in the R4 District has public sewage service, and the applicant proves to the satisfaction of the Zoning Officer, based upon review of the Township Engineer and the appropriate Township staff, that the lot cannot cost-effectively be served by central water service, then the lot may meet the requirements for "both public sewer and central water" instead of the requirements for "public sewer or central water but not both."