

307. DIMENSIONAL REQUIREMENTS BY DISTRICT.

A. The following dimensional requirements shall apply for the specified zoning district, unless a more restrictive requirement for a specific use is required by Sections 402 or 403 or another section of this Ordinance. All measurements shall be in feet unless otherwise stated. See definitions of terms (such as lot width) in Section 202.

Zoning District: Type of Use	Min. Lot Area (sq.ft.)	Min. Lot Width	Min. Front Yard Setback	Min. Rear Yard Setback **	Min. Side Yard Setback ** (each)	Max. Building Coverage *****
R-1: a) Single family detached dwelling * b) Twin dwelling unit * c) Townhouse * d) Other allowed principal use Each dwelling unit shall have a minimum enclosed principal building width and length of 18 feet.	a) 10,000 b & c) A minimum average of 7,000 per dwelling unit, and provided there is a minimum total tract area of 1 acre d) 12,000	a) 80 feet b) 45 feet per dwelling unit c) 24 feet per dwelling unit, 34 ft./end units d) 90 feet	30 feet (10 feet of which may include an unenclosed front porch)	40 feet	10 feet, except 0 at the shared lot line of attached dwellings	a, b & d) 30% c) 40%
R-2: a) Single family detached dwelling * b) Twin dwelling unit * c) Townhouse * d) Apartments **** or Two-Family Detached Dwelling e) Other allowed principal use	a) 5,000 b) 4,000 per dwelling unit c & d) A minimum average of 4,000 per dwelling unit e) 6,000	a) 60 feet b) 40 feet per dwelling unit c) 20 feet per dwelling unit, 30 feet/end units d) 80 feet e) 80 feet	25 feet (10 feet of which may include an unenclosed front porch)	30 feet	10 feet, except 0 at the shared lot line of attached dwellings ****	50%
R-3: a) Single family						

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Zoning District: Type of Use	Min. Lot Area (sq.ft.)	Min. Lot Width	Min. Front Yard Setback	Min. Rear Yard Setback **	Min. Side Yard Setback ** (each)	Max. Building Coverage *****
detached dwelling * b) Twin dwelling unit * c) Townhouse * d) Apartments **** or Two-Family Detached Dwelling e) Other Allowed Principal Use, which may include one accessory dwelling unit	a) 5,000 b) 4,000 per dwelling unit c & d) A minimum average of 4,000 per dwelling unit ***** e) 3,000, plus 3,000 per accessory dwelling unit	a) 50 feet b) 35 feet per dwelling unit c) 20 feet per dwelling unit, 28 feet/end unit d) 80 feet e) 80 feet	25 feet (10 feet of which may include an unenclosed front porch)	30 feet	8 feet, except 0 at the lot line of attached dwellings ****	60%
D: a) Allowed principal non-residential use, which may include accessory dwelling units b) Any allowed principal residential use shall meet the same requirements as the R-3 district	a) 3,000, plus 2,000 per accessory dwelling unit	20 feet	0	10 feet	0, except 3 feet from existing parallel windows or doors of adjacent building	80% Building 90% Impervious *****
F: a) Residential uses shall meet the same requirements as the R-3 district. b) Other allowed use	b) 10,000	b) 50 feet	b) 25 feet***	b) 10 feet ***	b) 10 feet ***	60% Building 90% Impervious *****
D: See Section 308, except a mobile/manufactured home park shall meet the requirements for such use as stated in Section 402.						
C: Any allowed use.	50,000	150 feet	60 feet ***	25 feet***	25 feet ***	60% Building

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Zoning District: Type of Use	Min. Lot Area (sq.ft.)	Min. Lot Width	Min. Front Yard Setback	Min. Rear Yard Setback **	Min. Side Yard Setback ** (each)	Max. Building Coverage *****
						70% Impervious *****
Any allowed use.	50,000	150 feet	60 feet	25 feet	25 feet	60% Building 100% Impervious

Notes: Corner lot setbacks - see Section 803.B.

See also Section 302.E. which allows subdivision of existing twin homes and other existing buildings without meeting dimensional requirements.

* = Each dwelling unit is required to be on its own fee-simple or condominium lot.

** = Except that the following reduced setbacks shall apply for structures that are accessory to dwellings:

- A 3 feet side and rear yard setback shall apply.
- No side or rear setback is required for a structure that is accessory to a dwelling from a lot line along which two dwellings are attached. However, if a dwelling is attached along side lot lines to two other buildings on two adjoining lots, then a 3 feet minimum setback shall be provided along one side lot line.
- A wood deck attached to a dwelling may extend into a rear yard, provided that it is setback a minimum of 15 feet from the rear lot line.
- In no case shall an accessory building be located less than 5 feet from the right-of-way of a common or public alley, nor less than 10 feet from the right-of-way of a street.

*** = Except 75 feet minimum setback for any new or expanded area of an industrial building or truck loading dock from the lot line of a principal residential use.

**** = New principal buildings including 6 or more dwelling units shall be setback a minimum of 25 feet from the lot line of any existing single family detached dwelling.

***** = Except that the following reduced setbacks shall apply to existing principal residential structures:

- Additions may follow nonconforming setbacks established by virtue of the existing dwelling unit's proximity to side property line(s) for a maximum distance of seventy-five (75%) percent of the existing structure. (amended 10/31/02, Ordinance 602)