

Conewago Township

Area and Design Requirements: (R-1) Zone

	Minimum Required Lot Width		Required Minimum Yard Setbacks				Maximum Permitted Impervious Lot Coverage (percent)	Maximum Permitted Building Height ¹ (feet)
	At Building Setback (feet)	At Lot Frontage (feet)	Front (feet)	One Side (feet)	Both Sides (feet)	Rear (feet)		
Minimum Required Lot Area								
20,000 square feet, with both public sewer and public water	100	80	35	15	30	35	35%	35
Requirements for Accessory Residential Uses								
Included in above	N/A	N/A	Not permitted in front yard	5	10	5	Included in above	20

NOTES:

¹ All uses must comply with § 155-24, Airport Safety Zone, of this chapter.

Conewago Township

Area and Design Requirements: (R-2) Zone

Use	Lot Area (square feet)	Lot Width at Frontage and Building Setback Line (feet)	Maximum Lot Coverage (percent)	Minimum Yard Setbacks				Maximum Permitted Height ³ (feet)
				Front ¹ (feet)	One Side (feet)	Both Sides (feet)	Rear ² (feet)	
Single-family detached dwelling	4,500	25	60%	10	5	10	35	35
Duplex dwelling unit	3,240	18	70%	10	2	N/A	35	35
Other principal uses	4,500	25	60%	10	5	10	35	35
Residential accessory structures	Included in above			Not permitted in front yard	2	4	4 ²	20

NOTES:

- ¹ When an unimproved lot is situated between two improved lots with front yard dimensions less than those required for the zone, the front yard required for a principal dwelling may be reduced to a depth equal to the average of the two adjoining lots.
- ² Rear yard garages shall be set back no less than 20 feet from an adjoining alley cartway.
- ³ All uses must comply with § 155-24, Airport Safety Zone, of this chapter.

Conewago Township

Area and Design Requirements: (R-3) Zone

Use	Maximum Permitted Density (DU/net ac.)	Minimum Required Lot Area	Minimum Required Lot Width		Required Minimum Yard Setbacks				Maximum Permitted Impervious Lot Coverage (percent)	Maximum Permitted Building Height (feet)
			At Building Setback (feet)	At Lot Frontage (feet)	Front (feet)	One Side (feet)	Both Sides (feet)	Rear (feet)		
Single-family detached dwellings ^{3,4}	4	8,000 square feet	80	60	25	10	20	15	40%	35
Duplex dwellings ³	4	3,500 square feet	35/unit	25/unit	25	10	N/A	15	60%	35
Townhouses ^{1,2,3}	4	2,400 square feet	24/unit	18/unit	25	15/end units		20	70%	35
Multiple-family dwellings ^{2,3}	4	2 acres	200	200	35	30	60	35	60%	35
Other principal uses	N/A	10,000 square feet	90	75	35	10	20	30	45%	35
Residential accessory structures	N/A	Included in above	N/A	N/A	Not permitted	5	10	5	Included in above	20

NOTES:

- ¹ No townhouse grouping shall contain more than six units. For each townhouse grouping containing more than four units, no more than 60% of such units shall have the same front yard setback; the minimum variation of setback shall be two feet. All townhouse buildings shall be set back a minimum of 15 feet from any parking facilities contained on commonly held lands. All townhouse buildings shall be set back at least 30 feet from any perimeter boundary of the development site. In those instances where several townhouse groupings are contained upon the same lot, the standards listed in the following Footnote 3 shall apply.
- ² In those instances where several townhouse groupings and/or multiple-family dwelling buildings are located on the same lot, the following separation distances will be provided between each building:
 - a. Front-to-front, rear-to-rear, or front-to-rear, parallel buildings shall have at least 70 feet between faces of the building. If the front or rear faces are obliquely (not parallel nor perpendicular) aligned, the above distances may be decreased by as much as 10 feet at one end, if increased by similar or greater distance at the other end.
 - b. A minimum yard space of 30 feet is required between end walls of buildings. If the buildings are at right angles to each other, the distance

CONEWAGO CODE

between the corners of the end walls of the building may be reduced to a minimum of 20 feet.

c. A minimum yard space of 30 feet is required between end walls and front or rear faces of buildings.

3 All common open spaces are subject to the requirements listed in § 155-39 of this chapter.

4 Within the (R-3) Zone, single-family detached dwellings may employ a zero-lot-line design when the following conditions have been satisfied:

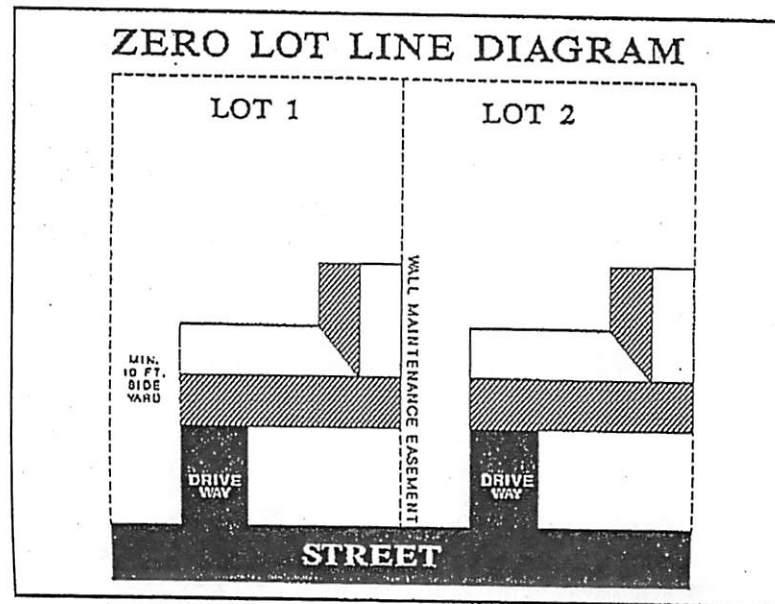
a. Minimum lot width shall be 45 feet and 35 feet at the building setback and the lot frontage, respectively.

b. One side wall of the structure may be located no less than one inch from one of the side lot lines when adjoining another zero-lot-line dwelling lot. The opposite side yard shall be at least 10 feet wide.

c. A perpetual six-foot wall-maintenance easement shall be provided on the lot adjacent to the zero lot line, which shall be kept clear of structures and vegetation. This easement shall be shown on the plat and incorporated into each deed transferring title to the property. The wall shall be maintained in its original color and treatment, unless otherwise agreed to in writing by the two affected lot owners.

d. Roof overhangs may penetrate the easement on the adjacent lot a maximum of 24 inches, but the roof shall be so designed that water runoff from the dwelling place on the lot line is limited to the easement area.

e. The wall of a dwelling located along the zero lot line shall have no openings (e.g., windows, doors, air-conditioning units, vents, etc.), unless such openings are located at least eight feet above grade and have translucent panels.



Conew: Township

Area and Design Requirements: (MU) Zone

Use	Lot Area (square feet)	Lot Width at Frontage and Building Setback Line (feet)	Maximum Lot Coverage (percent)	Minimum Yard Setback				Maximum Permitted Height ⁴ (feet)
				Front ¹ (feet)	One Side (feet)	Both Sides (feet)	Rear ² (feet)	
Single-family detached dwelling	4,500	25	70%	10	5	10	35	35
Duplex dwelling unit	3,240	18	70%	10	2	N/A	35	35
Other principal uses	4,500	25	70%	10 ³	5	10	35	35
Residential accessory structures	Included in above			Not permitted in front yard	2	4	4 ²	20

NOTES:

- ¹ When an unimproved lot is situated between two improved lots with front yard dimensions less than those required for the zone, the front yard required for a principal dwelling may be reduced to a depth equal to the average of the two adjoining lots.
- ² Rear yard garages shall be set back no less than 20 feet from an adjoining alley cartway.
- ³ No off-street parking spaces shall be located within the front yard.
- ⁴ All uses must comply with § 155-24, Airport Safety Zone, of this chapter.

155 Attachment 1

Conewago Township

Area and Design Requirements: (A) Zone

Use	Minimum Required Lot Area	Maximum Permitted Lot Area	Minimum Required Lot Width		Required Minimum Yard Setbacks				Maximum Permitted Impervious Lot Coverage (percent)	Maximum Permitted Building Height ⁵ (feet)
			At Building Setback (feet)	At Lot Frontage (feet)	Front (feet)	One Side (feet)	Both Sides (feet)	Rear (feet)		
Agriculture and horticulture ³	10 acres ⁹	N/A	200	N/A	50 ¹	50 ¹	100 ¹	50 ¹	10%	150, provided each structure is set back a distance at least equal to its height from each property line
Forestry uses	1 acre	N/A	200	N/A	50 ¹	50 ¹	100 ¹	50 ¹	10%	35
Uses of Township agencies and authorities ³	None	None	None	None	5	5	10	5	100%	Unlimited
Single-family detached dwellings without public sewer ^{3,4}	1 acre ³	2 acres ²	150	120	50	15	30	35	20%	35
Single-family detached dwellings with public sewer ⁴	20,000 square feet	1 acre	100	85	35	15	30	30	35%	35
Other principal uses ¹	1 acre ³	N/A	150	120	50	50	100	50	20%	35
Residential accessory structures	Included in above	Included in above	N/A	N/A	Not permitted in front yard	5	10	5	Included in above	20

NOTES:

¹ Special setback requirements – Except as provided for as follows, no new slaughter area, area for the storage or processing of garbage or spent mushroom compost or structures for the cultivation of mushrooms shall be permitted within 300 feet of any adjoining property. The Zoning Hearing Board may, as a special exception, however, reduce the above special setback requirements where it is shown that, because of prevailing winds, unusual obstructions, topography, or other conditions, a lesser distance would protect adjoining lands from odor, dust or other hazards. In no case, however, shall the Zoning Hearing Board reduce the special setback requirement to less than 100 feet. The burden shall be upon the applicant to prove that a lesser distance would not be detrimental to the health, safety and general welfare of the community.

2 The maximum lot area shall not apply if the applicant can demonstrate by credible evidence that the area proposed for the dwelling lot (1) does not consist of more than 50% Class I, II and/or III soils, as identified in the soil survey, or (2) is generally unsuitable for agricultural purposes; or, where an applicant desires to subdivide an existing dwelling from the parent tract, the applicant may opt to impose the maximum lot area requirements of this section upon such existing dwelling, rather than on a proposed dwelling located on the remainder of the parent tract.

3 All uses relying upon on-lot sewers shall comply with § 155-38 of this chapter.

4 Single-family detached dwellings may be located upon flag lots, subject to the requirements of § 155-84 of this chapter.

5 Section 155-32 lists height limit exceptions, and all structures higher than 35 feet must demonstrate compliance with § 155-24, Airport Safety Zone, of this chapter.

6 The minimum lot size for agricultural and horticultural uses may be reduced by special exception use, subject to the requirements of § 155-174C of this chapter, provided that the Zoning Hearing Board determines that the proposed use is in accordance with the Pennsylvania Right-to Farm Law.¹

¹ Editor's Note: See 3 P.S. § 951 et seq.