

Setbacks to Create Building Envelope

A distance from a curb, property line, or structure within which building is prohibited.

Setbacks vary depending upon the Zoning District the property is located in. [Please refer to the Zoning Map to determine the appropriate Zoning District.](#)

R-50 District (Residential)

(a) Front yard - Any building containing two or more multifamily dwelling units shall maintain a minimum front yard of 28 feet (where sidewalks are proposed to be located between the building and the street) or 24 feet (where sidewalks are not proposed to be located between the building and the street).

* Please note that the front yard setback needs to account for the ultimate right of way. Each ultimate right of way is different and defined in Chapter 130.

(b) Side yard - Any building containing two or more multifamily dwelling units shall maintain two side yards not less than 15 feet wide each.

(c) Rear yard - Any building containing two or more multifamily dwelling units shall maintain a rear yard of not less than 20 feet.

(d) Minimum distances between buildings - Notwithstanding anything to the contrary in this article, buildings containing two or more multifamily dwelling units shall maintain a minimum building separation of no less than 30 feet except where the Board of Supervisors determines that the front or rear of such a building is substantially parallel to the front or rear of a similarly used building, in which case the required building separation shall be no less than 75 feet.

R-75 District (Residential)

A. Front yard- Fifty feet shall be the minimum size of the front yard on each lot. A corner lot shall have one front yard of 50 feet and the second of 35 feet.

* Please note that the front yard setback needs to account for the ultimate right of way. Each ultimate right of way is different and defined in Chapter 130.

B. Rear yard.

(1) Thirty-five feet shall be the minimum size of the rear yard on each lot.

(2) A separate structure accessory to a single-family residential use may be erected in the rear yard not closer to the rear or side property line than 10 feet.

C. Side yards- An aggregate total of 35 feet shall be provided for the two side yards with a minimum of 10 feet for any one side.

R-100 District (Residential)

A. Front yard - Fifty feet shall be the minimum size of the front yard on each lot.

* Please note that the front yard setback needs to account for the ultimate right of way. Each ultimate right of way is different and defined in Chapter 130.

B. Rear yard.

(1) Seventy-five feet shall be the minimum size of the rear yard on each lot.

(2) A separate structure accessory to a single-family residential use may be erected in the rear yard not closer to the rear or side property line than 10 feet.

C. Side yards.

(1) Twenty-five feet shall be the minimum size of each of two side yards on each lot.

(2) Corner lots shall be regulated by Article **XXIV**.

R-150 District (Residential)

A. Front yard. Fifty feet shall be the minimum size of the front yard on each lot.

* Please note that the front yard setback needs to account for the ultimate right of way. Each ultimate right of way is different and defined in Chapter 130.

B. Rear yard.

(1) Seventy-five feet shall be the minimum size of the rear yard on each lot.

(2) A separate structure accessory to a single-family detached residential use may be erected in the rear yard not closer to the rear or side property lines than 10 feet.

C. Side yards.

(1) Twenty-five feet shall be the minimum size of each of two side yards on each lot.

(2) Corner lots shall be regulated by Article **XXIV**.

D. District yard. In the case of a use other than a single-family detached dwelling, all front, side and rear yards shall be subject to the size requirements set forth hereinbelow:

	Minimum Yard Size
Use	(feet)
Post office	75
Agricultural	150

R-175 District (Residential)

A. Front yard. Sixty feet shall be the minimum size of the front yard on each lot.

* Please note that the front yard setback needs to account for the ultimate right of way. Each ultimate right of way is different and defined in Chapter 130.

B. Rear yard.

(1) Seventy-five feet shall be the minimum size of the rear yard on each lot.

(2) A separate structure accessory to a single-family residential use may be erected in the rear yard not closer to the rear or side property lines than 40 feet.

[Amended 8-16-2000 by Ord. No. 181]

C. Side yards.

(1) Thirty-five feet shall be the minimum size of each of two side yards on each lot.

(2) Corner lots shall be regulated by Article [XXIV](#).

D. District yard. In the case of a use other than a single-family detached dwelling all front, side and rear yards shall be subject to the size requirements set forth herein below:

<i>Use</i>	<i>Minimum Yard Size (feet)</i>
Post office	75
Agricultural	150

R-AG-175 (Residential Agriculture)

A. Front yard- Seventy-five feet shall be the minimum size of the front yard on each lot.

* Please note that the front yard setback needs to account for the ultimate right of way. Each ultimate right of way is different and defined in Chapter 130.

B. Rear yard.

(1) Seventy-five feet shall be the minimum size of the rear yard on each lot.

(2) Separate structure accessory to a single-family residential use may be erected in the rear yard not closer to rear or side property line than 40 feet.

C. Side yards-

(1) Forty feet shall be the minimum size of each of two side yards on each lot.

(2) Corner lots shall be regulated by Article [XXIV](#).

D. District yard- In the case of a use other than a single-family detached dwelling, all front, side and rear yards shall be subject to the size requirements set forth herein below:

<i>Use</i>	<i>Minimum Yard Size (feet)</i>
Post office	75
Religious	150
Agricultural	150
All others	300

R-AG-200 (Residential Agricultural)

A. Front yard. Thirty feet shall be the minimum size of the front yard on each lot. A corner lot shall have two front yards, each being at least 35 feet.

* Please note that the front yard setback needs to account for the ultimate right of way. Each ultimate right of way is different and defined in Chapter 130.

B. Rear yard.

(1) Thirty feet shall be the minimum size of the rear yard on each lot, except for lots directly abutting land located in the AGR, R-AG-175, R-175, R-150, R-125 or R-100 Zoning Districts, in which case, the minimum size of the rear yard shall be 45 feet.

(2) A separate structure accessory to a single-family residential use may be erected in the rear yard not closer to the rear or side property line than 10 feet.

C. Side yards. An aggregate total of 25 feet shall be provided for the two side yards with a minimum of 10 feet for any one side.

AGR District (Agricultural)

A. SINGLE-FAMILY DETACHED USES.

(1) **Front yard.** All lots shall meet the following front yard setback requirements measured from the ultimate right-of-way:

(a) Seventy-five feet shall be the minimum size of front yards measured from local streets, which include marginal access, rural, residential and cul-de-sac streets.

(b) Seventy-five feet shall be the minimum size of front yards measured from secondary feeder streets.

(c) One hundred feet shall be the minimum size of front yards measured from secondary collector or primary streets (highways).

(d) One hundred feet shall be the minimum size of front yards measured from scenic roads, as identified in the Township's current Comprehensive Plan.

(e) Dwellings that existed as of the date of adoption of this revised AGR District that do not comply with the required front yard setback of the AGR District may be expanded to the side or rear of the dwelling as a matter of right, provided that the expansion will comply with the side and rear yard setbacks of the AGR District and the building and impervious coverage standards in the AGR District. In no case shall an expansion be permitted to extend closer to the road ultimate right-of-way than the nonconforming front wall of the existing dwelling closest to the road.

(2) **Rear yard.**

(a) One hundred feet shall be the minimum size of the rear yard on each lot.

(b) A separate detached structure accessory to a single-family residential use may be erected in the rear yard not closer to the rear or side property lines than 40 feet.

(3) **Side yards.**

(a) Fifty feet shall be the minimum size of each of two side yards on each lot.

(b) Corner lots shall be regulated by Article [XXIV](#).

B. NONRESIDENTIAL USES. All nonresidential uses shall be governed by the following yard requirements:

(1) One hundred fifty feet shall be the minimum size of front, side and rear yards for religious buildings. Fifty feet shall be the minimum size of front, side and rear yards for agricultural buildings, except for seasonal roadside stands as set forth in § [150-177.1](#).

[Amended 12-19-2012 by Ord. No. 239]

(2) Two hundred fifty feet shall be the minimum size of front yards and 125 feet shall be the minimum size of side and rear yards for all structures except single-family detached, religious and agricultural uses.

(3) Except as otherwise set forth in this chapter, in no case shall the minimum yard area for any use be less than the minimum yard area required for single-family detached homes, as specified in § [150-13A](#).

[Amended 12-19-2012 by Ord. No. 239]

C District (Commercial)

A. Front yard. Forty-five feet shall be the minimum size of the front yard on each lot.

* Please note that the front yard setback needs to account for the ultimate right of way. Each ultimate right of way is different and defined in Chapter 130.

B. Side yards. There shall be two side yards on each lot, neither of which shall be less than 20 feet.

C. Rear yards. There shall be a rear yard on each lot which shall not be less than 50 feet.

D. District yard. In the case of any side or rear yard adjacent to any single-family residential district, such yard shall not be less than 75 feet.

LI District (Limited Industrial)

A. Front yard. One hundred feet shall be the minimum front yard on each lot.

* Please note that the front yard setback needs to account for the ultimate right of way. Each ultimate right of way is different and defined in Chapter 130.

B. Side yards. There shall be two side yards on each lot, neither of which shall be less than 50 feet.

C. Rear yards. There shall be a rear yard on each lot which shall not be less than 50 feet.

D. District yard. In the case of any front, side or rear yard adjacent to any single-family residential district, such yard shall not be less than 200 feet.

SC District (Shopping Center)

A. Front yard. One hundred feet shall be the minimum size of the front yard on each lot.

* Please note that the front yard setback needs to account for the ultimate right of way. Each ultimate right of way is different and defined in Chapter 130.

B. Side yards. There shall be two side yards on each lot, neither of which shall be less than 50 feet.

C. Rear yards. Fifty feet shall be the minimum size of the rear yard on each lot.

D. District yard. In the case of any side or rear yard adjacent to any single-family residential district, such yard shall not be less than 100 feet.