

ZONING

215 Attachment 2

**Borough of Mount Pocono**

**SCHEDULE OF DEVELOPMENT STANDARDS**

(See § 215-16C)

[Amended 7-6-2009 by Ord. No. 4-2009; 12-2-2013 by Ord. No. 5-2013]

Note: Larger lot sizes, increased setbacks and other more restrictive standards may be required by other chapter sections.

PART 1 RESIDENTIAL STANDARDS FOR DWELLINGS PLANNED AS PART OF THE SUBDIVISION OF A PARCEL OF FIVE ACRES OR MORE		
Zoning District	R-1, R-2, R-3	C-1, C-2, M, R-LM
	see § 215-23	Not permitted

PART 2 RESIDENTIAL LOT SIZE AND DENSITY FOR DWELLINGS <u>PLANNED</u> AS PART OF THE SUBDIVISION OF A PARCEL LESS THAN FIVE ACRES				
Zoning District	R-1	R-2, R-3	C-1	C-2, M, R-LM
<b>Type of Water Supply/Sewage Disposal</b>	<b>Minimum lot area per SINGLE-FAMILY DWELLING</b>			
Both central water and central sewage	33,000 square feet	22,500 square feet	15,000 square feet	Not permitted
All others	1 acre	1 acre	1 acre	Not permitted
<b>Type of Water Supply/Sewage Disposal</b>	<b>Minimum lot area per unit in a TWO-FAMILY DWELLING</b>			
Both central water and central sewage	Not permitted	22,500 square feet	18,000 square feet	Not permitted
All others	1 acre	1 acre	1 acre	Not permitted
<b>MULTI-FAMILY DWELLINGS – see § 215-23 MOBILE HOME PARKS – see § 215-27</b>				

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<b>PART 3 RESIDENTIAL LOT DIMENSIONS FOR DWELLINGS ON EXISTING LOTS OR LOTS PLANNED AS PART OF THE SUBDIVISION OF A PARCEL LESS THAN FIVE ACRES</b>				
<b>SINGLE-FAMILY and TWO-FAMILY residential in all districts where permitted (see § 215-24 for additional two-family dwelling standards)</b>				
	<b>LOT SIZE</b>			
	Less than 10,000 square feet	10,000 square feet to 1.00 acre	1.01 acre to 2.00 acres	2.00 acres and more
<b>Minimum Yards (Setbacks) for Proposed Lots and Existing Lots (i.e., building setbacks)</b> (see § 215-21 for accessory structures)				
Front measured from road right-of-way (feet)	30	35	40	40
Rear (feet)	20	30	50	50
Side (feet)	10	15	20	25
Buffers for wetlands and water bodies	See § 215-38B and C			
<b>Lot Dimensions for Proposed Lots</b>				
Minimum width (feet)	50	100	125	150
Minimum depth (feet)	50	125	150	150
Maximum depth-to-width ratio (no lot need exceed a width of 300 feet)	4:1			
<b>Maximum Lot Coverage</b>				
Buildings (percent)	25%	20%	20%	15%
Total building and all other impervious surfaces (percent)	45%	40%	30%	25%
<b>MULTIFAMILY DWELLINGS – see § 215-23 MOBILE HOME PARKS – see § 215-27</b>				

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<b>PART 4 NONRESIDENTIAL LOT SIZES AND SETBACKS</b>				
Zoning District	R-1, R-2, R-3	C-1	C-2, M	R-LM
<b>Type of Water Supply/Sewage Disposal</b>	<b>Minimum Lot Area</b>			
Both central water and central sewage	33,000 square feet	10,000 square feet	22,000 square feet	5 acres
All others	1 acre	1 acre	1 acre	
<b>Minimum Yards (Setbacks) for Proposed Lots and Existing Lots (i.e., building setbacks)</b> (see § 215-21 for accessory structures)				
Front measured from road right-of-way (feet)	40	10*	30	50
Rear: not less than the height of the building but in no case less than: (feet)	50	30	20	50
Side: not less than the height of the building but in no case less than: (feet)	20	10**	20	50
Buffers for wetlands and water bodies	See § 215-38B and C			
<p>*The minimum front yard setback in the C-1 District shall be 10 feet except that existing structures may be replaced to the nonconforming setback.</p> <p>**The minimum side yard setbacks in the C-1 District shall be 10 feet regardless of building height, and existing structures may be replaced to the nonconforming setback.</p>				

<b>PART 5 NONRESIDENTIAL LOT DIMENSIONS</b>					
	<b>LOT SIZE</b>				
	<b>Equal to or greater than</b>				
	10,000 square feet	22,000 square feet	33,000 square feet	1.0 acre	5.0 acres
<b>Lot Dimensions for Proposed Lots</b>					
Minimum width (feet)	100	125	125	150	250
Minimum depth (feet)	125	150	150	200	350
Maximum depth-to-width ratio (no lot need exceed a width of 300 feet)	4:1				

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<b>PART 6 NONRESIDENTIAL LOT COVERAGE</b>					
	<b>LOT SIZE</b>				
	<b>Equal to or greater than</b>				
	10,000 square feet	22,000 square feet	33,000 square feet	1.0 acre	5.0 acres
<b>Maximum Lot Coverage - total of all impervious surfaces</b>					
C-1, M and R-LM Districts	80%				
C-2	70% (up to 75% as a conditional use*)				
R-1, R-2 and R-3 Districts	70%			60%	40%

\*Lot coverage in the C-2 District may be increased to 75% subject to conditional use approval by the Borough Council. Any conditional use approval to permit such increase shall be subject to the following criteria:

1. Chapter and plan consistency. The project design and lot coverage increase shall be consistent with the purposes contained in this chapter and the goals and objectives of the Borough Comprehensive Plan.
2. Quality of design. The applicant shall demonstrate to the Borough Council that the proposed increase will not result in any detrimental effects on neighboring or downstream properties which cannot be controlled by stormwater management facilities meeting Borough requirements.
3. Burden; conditions. If the Borough Council, in its sole discretion, determines that the applicant has met the burden of proof, it may grant a conditional use for the increase. The Borough Council may impose such conditions as will, in its judgment, secure the objectives and purposes of this chapter. Such conditions may include, among others, wider and/or denser buffers, increased and/or denser landscaping, and decreased stormwater release rates.

<b>PART 7 MAXIMUM BUILDING HEIGHT (See § 215-19D for exceptions)</b>	
Residential dwellings	35 feet
Nonresidential in R-1, R-2 and R-3 Districts	35 feet
Nonresidential in C-1, and C-2 Districts	40 feet
Nonresidential in M District	50 feet
Nonresidential in R-LM District (see R-LM Schedule of Uses for restrictions of use)	100 feet