

Zoning Fact Sheet

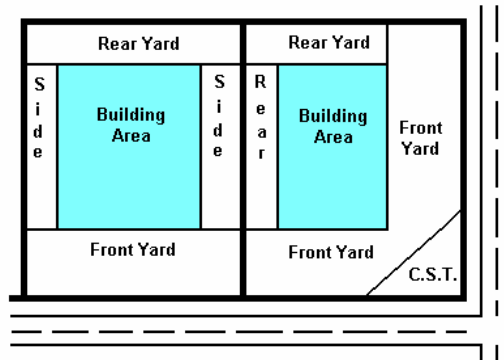
When applying for a zoning permit, you must draw a site plan. For residential structures, the setbacks are as follows:

Front Yard (from road right-of-way to structure)	40 feet
Rear Yard (from structure to property line)	25 feet
Side Yard (from structure to property line)	15 feet
To other structures, sewage bed / mound, & sewage tanks	10 feet
To bodies of water (from structure to top of bank)	50 feet

If the property is 1/2 acre, or less, in size residential detached (free standing) accessory structures may use the following setbacks: (All other setbacks remain the same.)

Rear Yard	12.5 feet
Side Yard	7.5 feet

The following sketch shows how the various yards are designated. Note the difference between regular lots and corner lots.



On corner lots a 75 foot Clear Site Triangle (C.S.T. on the above sketch) must be maintained.

On properties less than 1 acre in size, the site plan MUST be prepared and sealed by a Pennsylvania Registered Surveyor.

