

Area and Bulk Regulations

			R-1- Low Density Residential District	R-2- Moderate Density Residential District	R-3- Multi-Family Residential District	C- Commercial District	LI- Light Industrial District	I- Industrial District	CN- Conservation District	CO- Corridor Overlay District	
Area	Minimum Lot Area	Single Family Dwelling with Public Sewer and Water	0.75 acres	12,000 s.f.	8,400 s.f.				1.5 acres		
		Single Family Dwelling, No Public Sewer and Water	1 acre	0.5 acre					1.5 acres		
		Two Family Dwelling			12,000 s.f.						
		Agriculture, Nursery, Greenhouse, Boarding Stable, or Kennel	2 acres								
		All Other Permitted Principal Uses	1 acre	1 acre	1 acre	20,000 s.f.	20,000 s.f.	20,000 s.f.	1 acre	20,000 s.f.	
	Maximum Lot Coverage, Residential		30%	35%	40%				10%		
	Maximum Lot Coverage, Non-Residential		30%	35%	40%	70%	70%	70%	40%	70%	
Length/Width	Minimum Lot Width	Single Family Dwelling with Public Sewer and Water	100'	75'	60'				200'		
		Single Family Dwelling, No Public Sewer and Water	100'	100'					200'		
		Two Family Dwellings			80'						
		All Other Permitted Principal Uses	100'	100'	100'	100'	100'	150'	200'	100'	
	Maximum Length of a Residential Building				250'						
Height	Maximum Height	Principal Structures	2.5 stories 35'	2.5 stories 35'	3 stories 45'	3 stories 45'	3 stories 45'	3 stories 45'	3 stories 45'	3 stories 45'	
		Accessory Structures	1 story 15'	1 story 15'	1 story 15'	1 story 15'	1 story 15'	1 story 15'	1 story 15'	1 story 15'	
	Height Exceptions		See §606								
Yards	Minimum Front Yard	Abutting an Arterial or Collector Street	50'	30'	25'	60'	60'	60'	60'	50'	
		Abutting a Local Street	50'	30'	25'	50'	50'	50'	50'	50'	
	Minimum Rear Yard	Principal Structures with Public Sewers	50'	35'							
		Principal Structures without Public Sewers	50'	50'							
		Garden Apartment or Townhouse Adjoining Any R-1 or R-2 District			50'						
		Principal Structures Adjoining a Residential District				40'	50'	50'	60'		
		All Other Principal Structures			25'	20'	30'	30'	40'	50'	
		Accessory Structures	10'	10'	5'	10'	15'	15'	20'		
		Minimum Side Yard	Single Family Dwelling	20'	15'	7.5'					
	Two Family Dwelling			20'	10'						
	Garden Apartment or Townhouse Adjoining Any R-1 or R-2 District				50'						
	Principal Structures Adjoining a Residential District					40'	50'	50'	60'		
	Between 2 Buildings on the Same Lot				20'						
	Interior Lots									0'	
	All Other Principal Structures		20'	20'	20'	10'	30'	30'	50'	30'	
	Accessory Structures to Single Family Dwellings		20'	10'	7.5'				20'		
	All Other Accessory Structures		20'	10'	10'	10'	25'	25'	20'		
Special Yard Requirements			See §604								
Permitted Projections into Required Yards		See §605									
Density	Dwelling Unit Density	Single Family and Two Family Dwellings		4 units/acre							
		Townhouses		4 units/acre	10 units/acre						
		Garden Apartments			12 units/acre						
Other	Parking and Loading		See Article 15								
	Signs		See Article 16								
	Screening and Landscaping		See §603								
	Storage		See §610								

SPRINGDALE TOWNSHIP – LAND USE TABLE

	PRINCIPAL LAND USE	ZONING DISTRICT							
		R-1	R-2	R-3	C	LI	I	CN	CO
1	Adult Business					C	C		
2	Agriculture	P							
3	Agricultural Operations							P	
4	Animal Hospital	C			C				
5	Apartment Above Office/Retail				C				
6	Bakery				P				
7	Bed and Breakfast								P
8	Billboard				C	C	C		
9	Boarding Stable	P							
10	Business or Professional Office				P	P			
11	Business Services					P			P
12	Car Wash				C				
13	Cemetary	C							
14	Commercial Recreation				C	C	C	C	
15	Commercial School						P		
16	Communications Facility	C							
17	Communication Tower	C							
18	Comparable Uses not Otherwise Listed					C	C		
19	Contracting Business				P				
20	Contracting Business and Storage Yard						P		
21	Convention Center								P
22	Conversion Apartment			C					
23	Day Care Center/Pre-School Facility in Church/School	C	C	C	P				
24	Delicatessen				P				
25	Essential Services	P	P	P	P	P			
26	Financial Institution				P				
27	Forestry	P	P	P	P	P			
28	Funeral Home				P				
29	Garden Apartment			P					
30	Garden Nursery/Greenhouse	P							
31	Gas and Oil Well Production					C	C		
32	Golf Course	P	P	P					
33	Group Care Facility			C					
34	Health Club				P				
35	Home Occupation	C	C	C					
36	Hospital/Clinic				C	C			
37	Indoor Amusement				P	P			
38	Junk Yard					C	C		
39	Kennel	C							
40	Landfill					C	C		
41	Laundry/Dry Cleaning Establishment				P	P			
42	Lumberyard						P		
43	Medical Marijuana Dispensary				C				
44	Medical Marijuana Grower/Processor					C	C		
45	Medical Marijuana Transport Vehicle Service				C	C	C		
46	Mini-Warehouse/Self-Storage Building	C			C	C	C		
47	Mineral Removal	C							
48	Mobile Home Park			C					
49	Motels and Hotels								P
50	Noncommercial Recreation		C	C	C			P	
51	Nursing Home	C		P	C	C			
52	Office and Business Parks								P
53	Personal Care Boarding Home	C		C					
54	Personal Services				P				
55	Pet Grooming				P				
56	Pharmacy				P				
57	Place of Assembly	C	C						
58	Planned Residential Development	C	C	C					
59	Private Club	C			C	C	C		
60	Processing Facility						P		
61	Public Building	C	C	C					
62	Public Parking Facility					P			
63	Public Recreation	C	C	C				P	
64	Public Utility Facility						P		
65	Public Utility Installation	C	C	C	C				
66	Railroad Yard						P		
67	Repair Shop				P	P			
68	Research and Development Activities						P		
69	Restaurant				P				P
70	Resort								P
71	Retail Services				P				
72	Retirement Community			C					
73	School	C	C	C					

74	Single Family Dwelling	P	P	P				C	
75	Specialty Food Store				P				
76	Specialty Retail Store				P				
77	Tavern				P				
78	Temporary Use/Structure	C		C	C	C	C		C
79	Townhouse		P	P					
80	Transitional Dwelling				C				
81	Truck and Heavy Equipment Repair						P		
82	Truck Terminal						P		
83	Two Family Dwelling		P	P					
84	Vehicle Sales, Rental, Service, Repair and Accessory Installation				P	P			
85	Warehousing and Distribution Facility						P		
86	Wholesale Business						P		