

MINIMUM LOT AREA, LOT WIDTH AND YARD REQUIREMENTS AND MAXIMUM BUILDING HEIGHT AND LOT COVERAGE REQUIREMENTS

USE	Single Family Detached Dwelling	Single-Family Semi-Detached or Two Family Detached Dwelling	Two-Family Semi-Detached or Town-house Dwelling	Garden Apartment Dwelling	Commercial Use	Industrial Use
I. Minimum Lot Area						
A. With on-lot sewer service & on-lot water service	2 acres per dwelling unit	Not Permitted	Not Permitted	Not Permitted	2 acres or sufficient to meet all yard requirements whichever is greater	Not Permitted
B. With off-lot sewer service and on-lot water service	2 acres per dwelling unit	Permitted with review of plan	Not Permitted	Not Permitted	2 acres	Not Permitted
C. With off-lot sewer service & off-lot water service	2 acres per dwelling unit	Permitted with review of plan	Permitted with review of plan	Permitted with review of plan	2 acres	5 acres or sufficient land to meet all yard requirements whichever is greater
II. Minimum Lot Width						
A. With on-lot sewer and on-lot water	200 feet	Not Permitted	Not Permitted	Not Permitted	200 feet	Not Permitted
B. With off-lot sewer and on-lot water	200 feet	200 feet	Not Permitted	Not Permitted	200 feet	Not Permitted
C. With off-lot sewer and off-lot water	200 feet	Permitted w/review	Permitted w/review		200 feet	300 feet
III. Minimum Front Yard						
A. Fronting an arterial road	50 feet	50 feet	50 feet	50 feet	100 feet	150 feet
B. Fronting a collector road	50 feet	50 feet	50 feet	50 feet	100 feet	150 feet
C. Fronting a local road	40 feet	40 feet	40 feet	40 feet	80 feet	150 feet
IV. Minimum Side Yard						
A. With on-lot sewer & on-lot water	Not Permitted	Not Permitted	Not Permitted	Not Permitted	20 feet for other CPT...	Not Permitted

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IV. Minimum Side Yard	20 feet	25 feet	Not Permitted	Not Permitted	20 feet from other commercial uses 50 feet from all other uses	Not Permitted
B. With off-lot sewer and on-lot water						
C. With off-lot sewer and off-lot water	20 feet	25 feet	Permitted with Review	Permitted with Review	20 feet from other commercial uses-50 feet from all other uses	75 feet
V. Minimum Rear Yard						
A. With on-lot sewer and on-lot water	Principal Building 60 feet Accessory Bldg. 20 feet	Not Permitted	Not Permitted	Not Permitted	20 feet from other commercial uses-50 feet from all other uses	Not Permitted
B. With off-lot sewer and on-lot water	Principal Building 40 feet Accessory Building 20 feet	Principal Building 40 feet Accessory Building 20 feet	Not Permitted	Not Permitted	20 feet from other commercial uses	Not Permitted
C. With off-lot sewer and off-lot water	Principal Building 30 feet Accessory Building 20 feet	Principal Building 30 feet Accessory Building 20 feet	Principal Building 30 feet Accessory Building 20 feet	Principal Building 30 feet Accessory Building 20 feet	20 feet from other commercial uses-50 feet from all other uses	Not Permitted 75 feet
VI. Maximum Building Height	35 feet	35 feet	35 feet	40 feet	35 feet	40 feet
VI. Maximum Lot Coverage					40 Percent	50 percent

EFFECTIVE DATE

Effective date of this Ordinance as amended shall be April 1, 1991.

ENACTED

Enacted and ordained into an Ordinance by the Board of Supervisors this
1st day of April, 1991

TOWNSHIP OF CHARLESTON
BOARD OF SUPERVISORS

ATTEST:

Thomas Dwyer
Secretary

John A. Bolter
James F. Miles
Lyfe E. Whitting