

**TOWNSHIP OF SALISBURY  
LEHIGH COUNTY, PENNSYLVANIA**

**Ordinance No. 01-2022-647**

**AN ORDINANCE  
OF THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF  
SALISBURY, LEHIGH COUNTY, PENNSYLVANIA, AMENDING PART  
3, “DISTRICTS”, OF CHAPTER 27 (ZONING ORDINANCE) OF THE  
SALISBURY TOWNSHIP CODE OF ORDINANCES**

**WHEREAS**, the Township’s Department of Community Development has proposed changes to Part 3, “Districts”, of the Township’s Zoning Ordinance; and

**WHEREAS**, the Planning Commission recommended approval of the proposed changes to Part 3, “Districts” of the Zoning Ordinance at their meeting held on September 14, 2021; and

**WHEREAS**, a public hearing was held on January 27, 2022 for input from the public on the proposed changes to Part 3, “Districts” of the Zoning Ordinance; and

**WHEREAS**, the Board of Commissioners has carefully reviewed and considered the proposed changes to Part 3, “Districts”, of the Township’s Zoning Ordinance.

**Now, THEREFORE, be it ORDAINED and ENACTED** by the Board of Commissioners of the Township of Salisbury, Lehigh County, Pennsylvania, that Part 3, “Districts” of Chapter 27 of the Salisbury Township Code of Ordinances shall be amended in its entirety as follows:

**ARTICLE I.**

Part 3, “Districts” of Chapter 27 shall be amended, to read as follows:

**Part 3  
DISTRICTS**

**§27-301 Districts Designated.**

1. For the purpose of this Chapter, Salisbury Township is hereby divided into the following zoning districts:

CR     Conservation-Residential District

R1     Rural Residential District

R2	Low Density Residential District
R3	Medium Low Density Residential District
R4	Medium Density Residential District
R5	Medium High Density Residential District
C1	Office-Laboratory District
C2	Neighborhood Commercial District
C3	General Commercial District
I	Light Industrial District
HCO	Health Care Overlay District
TO	Transitional Overlay District

2. For the purposes of this Chapter, the zoning districts named in §27-301.1 shall be of the number, size, shape and location shown on the Official Zoning Map. Any use of the abbreviations listed in §27-301.1 shall mean the district name that is listed beside the abbreviation.
3. Floodplain. The floodplain area, as defined by the Township Floodplain Ordinance (Chapter 8), shall serve as an overlay area to all of the underlying districts. The documents and mapping referenced by the Township's Floodplain Ordinance (Chapter 8), as amended, are hereby included in this Chapter by reference.
4. Purposes of each district. In addition to the purposes stated in the Comprehensive Plan and in other sections of this Chapter, the following districts shall have the following purposes:
 

CR	Conservation-Residential District — To provide for mostly single-family detached housing at a very low density and conservation-oriented land uses, in recognition of the extensive important natural features in this district
R1	Rural Residential District — To provide for mostly single-family detached housing at a relatively rural density
R2	Low Density Residential District — To provide for mostly single-family detached housing at a low density
R3	Medium Low Density Residential District — To provide for mostly

- single-family detached, twin and townhouse development at a medium low density
- R4 Medium Density Residential District — To provide for a wide range of housing types at a medium density
  - R5 Medium High Density Residential District — To provide for a wide range of housing types at a medium high density
  - C1 Office-Laboratory District — To provide for offices and related types of development
  - C2 Neighborhood Commercial District — To provide for limited types of commercial uses, while protecting adjacent residential neighborhoods
  - C3 General Commercial District — To provide for a wide range of commercial uses, while protecting adjacent residential neighborhoods
  - I Light Industrial District — To provide for a range of manufacturing and other industrial uses, while recognizing that there are limited suitable sites for such activity within Salisbury Township
  - HCO Health Care Overlay District — To provide for a range of health care uses, while protecting adjacent residential neighborhoods
  - TO Transitional Overlay District — To provide for limited types and intensities of health care uses, while protecting adjacent residential neighborhoods

### **§27-302 Application of District Regulations.**

1. The regulations set by this Chapter shall apply uniformly to each class or kind of structure or land, except as provided for in this Chapter.
2. No building, structure or land shall hereafter be erected, used, constructed, reconstructed, moved or structurally altered and no building or structure or part thereof shall hereafter be used or occupied unless it is in conformity with the regulations herein specified for the use and district in which it is located.
3. No yard or lot existing at the time of passage of this Chapter shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this Chapter shall meet at least the minimum requirements established by this Chapter.

4. Any territory which may hereafter be annexed to the Township shall be classified as the zoning district of the Township most similar to the zoning of such territory before annexation (as determined by the Zoning Hearing Board) until otherwise classified.

#### **§27-303 Zoning Map.**

1. A map entitled "Salisbury Township Zoning Map" accompanies this Chapter and is declared a part of this Chapter. The Official Zoning Map shall bear the adoption date of this Chapter and the words "Official Zoning Map."
2. Changes of any nature to the Official Zoning Map shall only be made in conformity with the amendment procedures set forth in this chapter. All changes should be noted by date with a brief description of the nature of the change.
3. Regardless of the existence of purported copies of the Official Zoning Map which may from time to time be made or published, the Official Zoning Map shall be located in the Salisbury Township Community Development Office and shall be the final authority on boundaries and districts.
4. Official Zoning Map.
  - A. If the Official Zoning Map becomes damaged, destroyed, lost or difficult to interpret because of changes and additions, the Board of Commissioners may, by resolution, adopt a new Official Zoning Map which shall supersede the prior Official Zoning Map.
  - B. The new Official Zoning Map may correct drafting or other errors or omissions in the prior Official Zoning Map, but no such correction shall include an amendment thereof, unless the amendment has been duly advertised and adopted.
  - C. Unless the prior Official Zoning Map has been lost or has been totally destroyed, the prior map or any part or parts thereof remaining shall be preserved together with all available records pertaining to its adoption or amendment.

#### **§27-304 District Boundaries.**

1. Where uncertainty exists as to boundaries of any district as shown on the Zoning Map, the following rules shall apply:
  - A. District boundary lines are intended to follow or be parallel to the center line of street rights-of-way, streams and railroads, and lot lines as they existed on a recorded deed or plan of record in the County Recorder of Deeds office at the time of the adoption of this chapter, unless such district boundary lines are fixed by dimensions as shown on the

Zoning Map.

- B. Where a district boundary is not fixed by dimensions and where it approximately follows lot lines, such boundary shall be construed to follow such lot lines unless specifically shown otherwise.
- C. In unsubdivided land or where a district boundary divides a lot, the location of such boundary, unless the same is indicated by dimensions, shall be determined by the use of the scale appearing on the map.
- D. Interpretation of Boundaries. See §27-106.4.

**§27-305 Setbacks Across Municipal Boundaries.**

- 1. Intent: to continue the objective of compatible land uses across municipal boundaries.
- 2. This Chapter requires additional setbacks and the provision of buffer yards when certain uses would abut an existing dwelling or a residential zoning district.
- 3. These same setback and buffer yard provisions shall be provided for uses proposed within Salisbury Township if an abutting existing residence or abutting principally residential zoning district is located in an abutting municipality.

**§27-306 Table of Permitted Uses by District.**

- 1. For the purposes of this Chapter, the following abbreviations shall have the following meanings:

P	=	Permitted by right (zoning decision by the Zoning Officer)
C	=	Conditional use (decision by the Board of Commissioners after an opportunity for review by the Planning Commission)
SE	=	Special exception use (decision by the Zoning Hearing Board, with certain uses requiring review by the Planning Commission)
N	=	Not permitted
(§27-402)	=	See additional requirements in §27-402 (subsections may also be listed)

(§27-403) = See additional requirements in §27-403 (subsections may also be listed)

(SW) = Public sewer and public water service both required

2. Unless otherwise provided by law or specifically stated in this Chapter (including §27-106.2), land or a structure shall only be used or occupied for a use specifically listed in this Part as being permitted in the respective zoning district, as listed below. Any use shall only be permitted if it complies with all other requirements of this Chapter. Where different requirements are stated for the same use in this chapter, the most-restrictive requirement shall apply.
3. Permitted Accessory Uses In All Districts. The following accessory uses are permitted by right as accessory uses to a permitted-by-right, special exception or conditional principal use in all districts, within the requirements of §27-403 and all other requirements of this Chapter:
  - A. Air-conditioning equipment, other than central equipment for a commercial or industrial use.
  - B. Amateur radio antennas
  - C. Basketball backboard, which may be within a required setback area, provided it is a minimum of two feet from any lot line of an abutting residence.
  - D. Crop storage as an accessory use to crop farming.
  - E. Day-care home, family.
  - F. Fence or wall (non-retaining type, see definition of “Fence” in Part 2).
  - G. Flagpole.
  - H. Garage, household.
  - I. Garage sale.
  - J. Home gardening.
  - K. Home pet care.

- L. Indoor storage that is accessory to a permitted use.
  - M. Keeping of pets and accessory animals as allowed by §27-4034.K.
  - N. Loading, off-street, only to serve a use that is permitted in that district.
  - O. Parking, off-street, only to serve a use that is permitted in that district.
  - P. Recreational facilities limited to use by employees of a lot or a development and their occasional guests.
  - Q. Recreational facilities limited to use by residents of a development and their occasional invited guests.
  - R. Recreational vehicle, storage of one or two.
  - S. Residential accessory structure (see definition in Part 2).
  - T. Satellite antennas.
  - U. Signs, as permitted by Part 7.
  - V. Swimming pool, household.
  - W. Tennis/racquetball court or volleyball court.
  - X. Such other accessory use or structure that the applicant proves to the satisfaction of the Zoning Officer is clearly customary and incidental to a permitted-by-right, special exception or conditional principal use.
  - Y. Beekeeping is permitted as an accessory use, provided it is on a noncommercial basis. Any beekeeper shall provide documentation of registration with the Department of Agriculture and compliance with the Pennsylvania Bee Law, 3 Pa.C.S.A. §§ 2101 to 2117.
4. Permitted Accessory Uses to Business and Institutional Uses. The following are permitted-by-right accessory uses only to a permitted-by-right, special exception or conditional commercial, industrial or institutional use, provided that all requirements of this Chapter are met:
- A. Amusement machines, coin- or token-operated.

- B. Food, beverage and toy machines, coin-operated.
- C. Newspaper and periodical distribution machines and boxes, which shall only be allowed on a public sidewalk where they do not obstruct pedestrian or wheelchair travel and where they do not obstruct safe sight distances near intersections and driveway entrances.
- D. Telephones, coin-operated.
- E. The following accessory uses, provided that the use is clearly intended to primarily serve employees, patients, residents, visitors of patients, families of employees of the use and their occasional guests:
  - 1) Cafeteria within an enclosed principal building and without any signs visible from outside of the building and without its own separate outside entrance.
  - 2) Day-care center; provided that, if such use serves more than 100 children at one time, any outside play area shall be set back a minimum of 400 feet from the lot line of an existing single-family detached dwelling.
  - 3) Noncommercial recreational facilities.
- 5. Essential Services. The following are essential services that are permitted by right as a principal use or as an accessory use in all districts:
  - A. The following essential services are not required to meet the accessory or principal setback, lot area or other lot requirements of this chapter, except that any newly created lot shall meet the applicable lot requirements if future building or subdivision of the lot would reasonably be possible for a different use:
    - 1) Oil pipelines and natural gas transmission and distribution lines and accessory compressing stations.
    - 2) Electrical transformers as an accessory use to dwellings.
    - 3) Electrical, telephone and streetlight poles.
    - 4) Electrical transmission and distribution lines and meters.
    - 5) Wells, standpipes, water transmission lines, cisterns and meters.
    - 6) Sewage pumping stations, but not including a central sewage treatment plant,



provided that such use is set back a minimum of 75 feet from any dwelling or any residential lot line.

- 7) Cable television and telephone lines.
  - 8) Stormwater pipes, outfalls, detention basins, swales, catch basins and best management practice measures.
  - 9) Shelters and benches for buses that transport school children or that are owned, operated or financed by a public transit authority, and that do not include off-premises signs, unless signs are authorized by the Township within a public right-of-way.
  - 10) United States mailboxes.
  - 11) Boxes for receiving individual newspapers.
  - 12) Railroad lines.
  - 13) Fire hydrants and emergency callboxes.
  - 14) Retaining walls that are designed/installed to hold back slopes or divert storm water.
  - 15) Sidewalks and curbs.
  - 16) Ramps primarily intended for handicapped access.
  - 17) Steps leading into the entrance of a building provided they are not covered by a permanent roof.
  - 18) On-lot septic disposal systems. (See Pennsylvania Department of Environmental Protection setback requirements.)
  - 19) Construction. Temporary storage of vehicles and materials and/or construction office trailers that are clearly needed and being actively used for current construction during the time of an active Township construction permit on the same or an adjacent lot or within the same subdivision, provided such items are removed from the site within 30 days of completion of the portion of the construction that they relate to.
- B. The following are permitted essential services and are required (except within §27-115) to meet all of the applicable requirements of this Chapter:

- 1) Ground-level porches or patios that are not covered by a permanent roof, subject only to the paved area setback requirements of §27-603.7.
- 2) Electrical substations and bulk industrial or commercial transformers that are not an accessory use to dwellings. Electric substations involving outdoor structures at least 10 feet in height shall be required to provide evergreen screening within the requirements of § 27-803, Subsection 2, on sides that are within 150 feet of a dwelling, undeveloped residentially zoned land or an expressway or an arterial street.
- 3) Water towers (see height exemption in §27-802), water filtration plants and pressure stations.
- 4) Emergency and other electrical generators and compressors.
- 5) Solid waste bulk dumpsters and bulk compactors.
- 6) Telephone switching stations.
- 7) Industrial or commercial central air-conditioning equipment.

**§27-307 Table of Lot and Setback Requirements by District.**

1. For the purposes of this §27-307, the following abbreviations shall have the following meanings:

sq. ft.	=	Square feet
ft.	=	Linear feet
SFD	=	Single-family detached dwelling
public sewer	=	Service at the time of occupancy by public sewage service as defined by Part 2
central water	=	Service at the time of occupancy by central water service as defined by Part 2
NA	=	Not applicable

2. The following requirements shall apply for each respective district, unless a more-restrictive requirement is listed for a particular use in §27-402 or §27-403 or elsewhere in this chapter:
  - (i) See Part 10 of this Chapter for a hospital and related health care uses.

- (ii) For all districts, see exceptions in §27-309, such as for certain decks.
- (iii) For land that is at least partly within the CR District, see also the open space development option in §27-309.

- A. Table of Zoning Requirements for the CR, R1 and R2 Districts are listed in 27 Attachment 4.
- B. Table of Zoning Requirements for the R3, R4 and R5 Districts, for uses other than townhouses, apartments or manufactured/mobile home parks: (for those uses see §27-402) are listed in 27 Attachment 5.
- C. Table of Zoning Requirements for the C1, C2, C3 and I Districts, for uses other than manufactured/mobile home parks (which are regulated by §27-402) are listed in 27 Attachment 5.

3. See also additional requirements in the following sections:

- A. Additional requirements for specific types of principal uses - § 27-402.
- B. Additional requirements for specific types of accessory uses - § 27-403.
- C. Off-Street parking - Part 6 (including driveway/accessway and paved area setbacks in § 27-603)
- D. Signs - Part 7.
- E. Buffer yards - § 27-803, Subsection 2.
- F. Environmental protection - Part 5.
- G. Temporary structures - § 27-807.
- H. Site plan review for certain uses - § 27-118.
- I. Outdoor storage and display as an accessory use - § 27-403.

## **§27-308 Special Lot and Yard Requirements.**

### **1. In General.**

- A. No lot, structure or use shall be created or developed in such a way that it would result in another lot, building or use not being able to meet the requirements of this chapter. This includes, but is not limited to, setback areas, non-impervious areas and off-street parking areas.
- B. Emergency Access. All uses and structures shall have adequate provisions for access by emergency vehicles.
- C. Setbacks Not Applicable. See exemptions for certain structures in § 27-306.
- D. Accuracy. The applicant is responsible to make sure that all measurements submitted to the Township are accurate.

### **2. Exceptions to Minimum Lot Areas, Lot Widths and Yards.**

- A. Nonconforming Lots. See § 27-806.
- B. Through Lots. A through shall have one front yard, one second front yard, and two side yards. See definition of "Lot Line" for further information regarding each yard.
- C. Reverse-Frontage Lots. A reverse-frontage lot shall have one front yard, one rear yard, and two side yards. The yard adjacent to the street with no access shall be considered the rear yard. This yard shall conform with the clearly prevailing yard pattern on numerous existing developed adjoining lots fronting on the same street. See definition of "Lot Line" for further information regarding each yard.
- D. Corner Lots.
  - 1) A setback area equal to the minimum front yard setback shall be provided along both the front lot line and the second front line, except:
    - a) Where the applicant proves to the satisfaction of the Zoning Officer that the provision of a smaller setback or a different yard for a residential building will conform with the clearly prevailing yard pattern on numerous existing developed adjoining lots fronting on the same street; or

- 2) A corner lot shall have one front yard, one second front yard, one side yard, and one rear yard. See definition of "Lot Line" for further information regarding each yard.
- E. Triangular Lots. A three-sided lot shall have one front yard, one side yard and one rear yard unless it is a corner lot in which case it shall have one front yard, one second front yard, and one side yard. See definition of "Lot Line" for further information regarding each yard.
- F. Projections Into Required Yards. The following features may project into required yards:
- 1) Patios, porches and decks that:
    - a) May or may not be covered by a structural roof;
    - b) Are not enclosed and do not have walls of mostly solid material, glass or plastic;
    - c) Are not closer than five feet to any side or rear lot line (except zero feet is allowed along a shared lot line of attached dwellings) and do not intrude more than 10 feet into a required front yard;
    - d) Are not raised more than six feet above the surrounding average ground level; and
    - e) Do not obstruct the required sight line.
  - 2) Routinely projecting architectural features, such as bay windows, cornices, eaves, fireplaces, chimneys, fire escapes or windowsills which do not project more than five feet into any required yard, or closer than five feet to any adjacent lot line of a single-family detached dwelling, whichever is more restrictive.
  - 3) Stairs and landings that are not within enclosed walls, provided such stairs or landings do not exceed six feet in height.
  - 4) Open balconies, provided no supporting enclosed walls are located within the required yard, the balconies do not project more than five feet into any required yard nor closer than five feet to any adjacent lot line of a single-family detached dwelling, whichever is more restrictive, and do not exceed six feet above grade.
  - 5) See also Symbol\* under the dimensional requirements for the R4 and R5 Districts in §27-307, Subsection 2B, which allows certain reduced setbacks for additions to existing single-family detached dwellings.

- G. Patios and decks which are not covered, are not enclosed and do not have walls of mostly solid material, glass or plastic, may project up to 10 feet or 1/3 of the width into the second front yard of a corner lot, which provides the greater relief.
- H. Previously Approved Setbacks. Where a subdivision or land development was granted final approval prior to the adoption of this chapter and the lawful setbacks in effect at such time are shown on the approved plans, at the option of the developer, those approved setbacks may apply in place of any revised setbacks in this chapter.
- I. Front Yard Exceptions. When an unimproved residential lot is situated between two or more lots with principal buildings with principal building front yard setbacks with less depth than required in that district, the minimum front yard shall be reduced to the depth of such abutting improved lot that has the largest depth.
- J. Special Building Setback Lines Established. On the following streets, the depth of the required front yard shall be measured from the following additional setback from the center line of the street right-of-way as specified below, instead of from the street right-of-way line, unless measurement from the required street right-of-way line would be more restrictive. However, the setback required by this §27-309.2.J, may be reduced so that the principal building would not be required to maintain a front yard setback more than 10 feet greater than the setback permitted by §27-309.2.I, if such section is applicable.

<b>Street</b>	<b>Additional Setback from the Center Line of the Right-of- Way (feet)</b>
Black River Road	30
Cardinal Road	30
Cedar Crest Boulevard (south of I-78)	60
Chapel Avenue (south of Emmaus Avenue)	25
Church Road	30

Street	Additional Setback from the Center Line of the Right-of- Way (feet)
Constitution Drive	30
Country Club Road	30
Devonshire Road	25
East and West Rock Roads	30
East Texas Boulevard	40
Fairview Road	25
Fish Hatchery Road	30
Honeysuckle Road	30
Keystone Drive	30
Lindberg Avenue	30
Oxford Drive	30
Public Road	30
Second Street	30
Seidersville Road	30

Street	Additional Setback from the Center Line of the Right-of-Way (feet)
South Albert Street	40
South Pike Avenue/PA Rt. 145	50
Susquehanna Street	30

**§27-309 Open Space Development Option for Land that is at Least Partly Within the CR District.**

1. This section allows an applicant the option to reduce the minimum lot areas on tracts that are at least partly within the CR District if the development would meet all of the following requirements:

A. Option for Tracts Entirely Within CR. The following requirements shall apply to a tract of more than six acres that is entirely within the CR District, in addition to the other requirements of this subsection:

- 1) The "net buildable site area" as provided in § 27-308 shall be divided by 1.5 acres to determine the number of allowed dwelling units. Each dwelling unit that has a construction area of less than 15% shall have a minimum lot area of 1.5 acres.
- 2) A minimum of 45% of the total tract shall be dedicated as common open space within the requirements of this subsection.
- 3) No new construction area shall include slopes of greater than 15% slope, except for areas exempted by § 27-505, Subsection 4.

B. Option for a Tract That Includes Land in Both the CR District and an Abutting R3 District With a Total Tract Area of 25 Acres or More.

- 1) This option provides certain modifications to requirements when a tract includes land in both the CR District and an abutting R3 District and has a total area of all abutting



lots in common ownership within the tract of 25 acres or more, and if the development proposes townhouses within the R3 portion of the tract.

- 2) See the R3 District regulations in §§ 27-306, 27-307 and 27-402, which allow various housing types, including townhouses. If this option is utilized, the minimum net buildable site area per townhouse in § 27-402 shall be reduced to 6,000 square feet.
  - 3) A minimum of 75% of the total land area of the tract shall be dedicated for permanent common open space purposes.
  - 4) No buildings shall be located within the CR District on land greater than 25% slope, except for areas exempted by § 27-505, Subsection 4.
  - 5) Any permitted townhouses shall be set back a minimum of 100 feet from:
    - a) The existing right-of-way of any arterial street; and
    - b) The lot lines of any existing single-family detached dwellings.
  - 6) Within a tract of land, the common open space may be dedicated by the owner of record at the same time as or prior to preliminary or final subdivision approval of the remaining area for development, while the remaining area for development may be sold to and developed by a different owner or equitable owner.
  - 7) All dwellings shall be served by both public water and public sewer service.
  - 8) The minimum tract area shall be 25 acres.
  - 9) Any townhouse or parking area for five or more vehicles that is within 200 feet of and visible from a preexisting single-family detached dwelling shall be separated from such preexisting dwelling by a variety of evergreen and deciduous plants that can reasonably be expected to form a solid visual screen within five years from planting.
- C. Land that was previously protected by a conservation easement shall not be used to meet a requirement of this section.
- D. Tract Area. For the purposes of this section, the term "total area of the tract" shall mean the total lot area or the total lot area of contiguous lots in common ownership, but not including areas within the existing and future rights-of-way of existing streets, but including the right-of-way of any new streets proposed within the tract.

- E. This open space option shall not apply to land within nonresidential zoning districts.
- F. Common open space used to meet the requirements of this subsection shall meet all of the following requirements:
- 1) Such land shall be dedicated to one of the following: the County of Lehigh, Salisbury Township, a homeowners' association, or an established nature conservation organization acceptable to the Board of Commissioners. The Township shall be given right of first refusal.
  - 2) The county, Township or such nature organization, as applicable, shall agree in writing to accept such dedication and maintain such land as open space open to the general public. If no such entity agrees to accept such dedication, and if the Township Board of Commissioners does not accept ownership by a homeowners' association, such open space option shall not be permitted.
  - 3) Such open space shall be permanently deed-restricted to noncommercial public recreational and open space uses, except for lands permitted by this section to be used for municipal uses.
  - 4) The applicant shall show that part of the required open space would also meet all of the requirements for recreation land under the Subdivision and Land Development Ordinance (Chapter 22).
  - 5) Stormwater detention basins shall not count towards this open space, unless the applicant proves to the satisfaction of the Board of Commissioners at the time of subdivision or land development approval that such area would clearly serve a recreation or scenic open space purpose.
  - 6) Such open space shall meet one of the following two requirements:
    - a) Have pedestrian access a minimum of 20 feet in width to a public street or a private street to which the public is permanently granted access and be a minimum of three contiguous acres in area; or
    - b) Directly abut an existing common open space area such that the total abutting open space will be at least three acres in area.
  - 7) Any homeowners' association agreement shall be subject to review by the Township Solicitor to ensure it includes proper procedures for maintenance of any land or facilities that are to be owned or maintained by such entity. The Board of Commissioners may require reasonable adjustments to such agreement based upon such review. The provisions of Section 705(f)(1) and (2) of the Pennsylvania

- 8) MPC, as amended, 53 P.S. § 10705(f), or such successor sections, shall serve as a general guide for such agreement.

27 Attachment 2  
Township of Salisbury  
**Table of Permitted Uses: Residential Districts**

Types of Uses (See definitions in Part 2)	Residential Districts					
	CR	R1	R2	R3	R4	R5
<b><u>Agricultural Uses</u></b>						
Crop farming	P	P	P	P	P	P
Crop storage, commercial, as principal use	N	N	N	N	N	N
Composting (see also §27-403.4.C)	P	P	P	P	P	P
Raising of livestock (beyond what is allowed under crop farming) (see also §27-402.1.MM)	N	N	N	N	N	N
Retail sales of agricultural products grown primarily on the premises, as an accessory use (see also §27-403.4.N)	P	P	P	P	P	P
Sale or mixing of agricultural seeds or animal feed (not involving bulk manufacturing for sale)	P	N	N	N	N	N
<b><u>Residential Uses</u></b>						
Boardinghouse (SW) (see also §27-402.1.I)	N	N	N	N	N	N
Conversion of an existing building into an increased number of dwelling units (other than 1 accessory apartment within an existing single-family detached dwelling) (see also §27-402.1.Q)	SE	SE	SE	SE	SE	SE
Duplex (SW)	N	N	N	N	P	P
Garden apartment (SW) (see also §27-402.1.III)	N	N	N	N	P	P
Group home within a permitted dwelling unit, not including a treatment center (see also §27-402.1.CC)	P	P	P	P	P	P
High-rise apartments	N	N	N	N	N	N
Manufactured/mobile home park (SW) (see also §27-402.1.OO)	N	N	N	N	N	C
Mid-rise apartments	N	N	N	N	N	N

Mobile home, other than 1 located within a manufactured/mobile home park (see also §27-402.1.NN)	P	P	P	P	P	P
Planned residential development — complying with Part 9 and the approval procedures of the Pennsylvania MPC	N	N	P	N	N	N
Single-family detached dwelling	P	P	P	P	P	P
Townhouse (SW) (see also §27-402.1.III)	N	N	N	P	P	P
Triplex (SW)	N	N	N	N	N	P
Twin dwelling (SW)	N	N	N	P	P	P
<b><u>Commercial and Industrial Uses</u></b>						
All principal uses not specifically listed in this table as permitted (except as provided in §27-106)	N	N	N	N	N	N
Airport	N	N	N	N	N	N
Bed-and-breakfast use (see also §27-402.1.G)	SE	N	SE	SE	SE	SE
Campground (see also §27-402.1.K)	N	N	N	N	N	N
Communications tower, commercial (includes cellular telephone towers) provided that placement of additional antennas on an existing communications tower in the CR District is a permitted-by-right use, provided it does not increase the total height by more than 10 feet (see also §27-402.1.P)	SE	N	N	N	N	N
Golf course (see also §27-402.1.BB)	N	P	P	P	P	P
Junk - outdoor storage, display or processing of	N	N	N	N	N	N
Light business conversion, limited to the conversion of a dwelling that existed at the time of adoption of this chapter and that is directly abutting an arterial street other than Broadway Avenue (see also §27-402.1.LL)	N	N	N	SE	SE	SE
Medical offices located on the same lot as an approved existing hospital (Note - the definition of “offices” may include medical laboratories and testing facilities)	N	N	N	SE	N	N

Plant nursery restricted to sale of items clearly grown on the premises (see also §27-402.1.XX)	P	P	P	P	P	P
Plant nursery including retail sale of items not primarily grown on the premises	N	N	N	N	N	N
Recreation area, nonprofit private, with a maximum impervious coverage of 10% and a minimum lot area of 5 acres, not including a miniature golf course or golf driving range	SE	SE	SE	SE	SE	SE
Stable, nonhousehold (see also §27-402.1.FFF)	N	SE	N	N	N	N
<b><u>Institutional Uses</u></b>						
Animal cemetery	N	N	N	N	N	N
Care and treatment facility for youth, nonprofit (SW) (see also §27-402.1.M)	N	N	N	N	SE	N
Cemetery, without crematorium (see also §27-402.1.N)	N	P	P	P	P	P
Crematorium	N	N	N	N	N	N
College or university educational and support buildings; hospital	N	N	N	SE	N	N
Community center (other than one limited to use by residents of 1 development) or library (see also §27-402.1.R)	N	N	N	N	SE	SE
Cultural center or museum (see also §27-402.1.R)	N	N	N	N	N	N
Day-care center, adult (see also §27-402.1.B)	N	N	N	N	N	P
Day-care center, provided that the lot is adjacent to an arterial street (other than as accessory to a place of worship) (see also §27-402.1.S)	N	N	N	N	P	P
Day-care home, family (see also §27-403.4.D)	SE	SE	SE	SE	SE	SE
Day-care home, group (see also §27-402.1.S)	N	N	N	N	SE	SE
Dormitory of a college, university, primary or secondary school or hospital, except as allowed within an approved "care and treatment facility for youth" (see also Part 10)	N	N	N	N	N	N
Family support and lodging center ( see also §27-402.1.V)	N	N	SE	SE	SE	SE

Hospital (see also §27-402.1.EE) (SW)	N	N	N*	N*	N	N
Hospital heliport (when situated on health care campus)	N	N	P	P	N	N
Life care center (see also §27-402.1.KK) (SW)	N	N	N	N	SE	SE
Membership club	N	N	N	N	N	N
Nursing home, personal care home/assisted living facility, or hospice (SW) (see also §27-402.1.TT and/or §27-402.1.UU)	N	N	N	N	SE	SE
Place of worship (see also §27-402.1.WW)	N	P	P	P	P	P
Picnic grove, commercial (see also §27-402.1.VV)	SE	N	N	N	N	N
School, public or private, primary or secondary, other than a “care and treatment facility for youth” (SW) (see also §27-402.1.AAA)	N	P	P	P	P	P
Treatment center or outpatient treatment center (see also §27-402.1.JJJ)	N	N	N	N	N	N
<b><u>Miscellaneous Uses</u></b>						
Groundwater or springwater withdrawal involving an average of more than 10,000 gallons per day for off-site use (see also §27-515)	C	C	C	C	C	C
<b><u>Public/Semipublic Uses</u></b>						
Township-owned or -operated uses for a valid governmental purpose	P	P	P	P	P	P
Emergency services station	SE	SE	SE	SE	SE	SE
Nature preserve	P	P	P	P	P	P
Publicly owned recreation	P	P	P	P	P	P
Public utility facility, other than facilities exempted by §27-115 or permitted as “essential services” in §27-306.5	N	N	N	N	N	N
Swimming pool, non-household (see also §27-402.1.GGG)	N	N	SE	SE	SE	SE
U.S. postal service facility	P	P	P	P	P	P

<b><u>Accessory Uses</u></b>						
Accessory apartment, 1, within an existing single-family detached dwelling or twin dwelling (see also §27-403.4.A):						
— Other than a “unit for care of a relative”	N	N	N	N	N	SE
— Limited to a “unit for care of a relative”	SE	SE	SE	SE	SE	SE
Day-care center accessory to a place of worship, with minimum lot area of 2 acres	P	P	P	P	P	P
Gas or oil well (see also §27-403.4.G)	N	N	N	N	N	N
Heliport (see also §27-402.1.DD)	N	N	N	N	N	N
Home occupation, general (see also §27-403.4.H)	SE	SE	SE	SE	SE	SE
Home occupation, light (see also §27-403.4.H)	P	P	P	P	P	P
Natural gas compressor station	N	N	N	N	N	N
Solar energy collectors as an accessory use (see also §27-403.4.P)	P	P	P	P	P	P
Tree harvesting (see also §27-514.2)	P	P	P	P	P	P
Wind turbine, maximum of 1 per lot, as an accessory use (see also §27-403.4.U)	SE	SE	SE	SE	SE	SE
See list of additional accessory uses in §27-306.3 and §27-306.4 and §27-403.M.						

**NOTES:**

(SW)

\*

= Public sewer and Public water  
both required

= See Part 10 for the Health Care  
Overlay District



27 Attachment 3  
Township of Salisbury  
**Table of Permitted Uses: Business Districts**

Types of Uses (See definitions in Part 2)	Business Districts			
	C1	C2	C3	I
<b><u>Agricultural Uses</u></b>				
Crop farming	P	P	P	P
Composting (see also §27-403.4.C)	P	P	P	P
Raising of livestock (beyond what is allowed under crop farming) (see also §27-402.1.MM)	N	N	N	SE
Retail sales of agricultural products grown primarily on the premises, as an accessory use (see also §27-403.4.N)	P	P	P	P
Sale or mixing of agricultural fertilizers, seeds or animal feed (not involving bulk manufacture for sale)	P	P	P	P
<b><u>Residential Uses</u></b>				
Boardinghouse (SW) (see also §27-402.1.I)	N	N	SE	N
Conversion of an existing building into an increased number of dwelling units (other than 1 accessory apartment within an existing single-family detached dwelling) (see also §27-402.1.Q)	SE	SE	N	N
Duplex (SW)	SE	SE	N	N
Garden apartment (SW) (see also §27-402.1.III)	P	P	N	N
Group home within a permitted dwelling unit, not including a treatment center (see also §27-402.1.CC)	P	P	P*	P*
High-rise apartments	C	C	N	N
Manufactured/mobile home park (SW) (see also §27-402.1.OO)	N	N	N	C
Mid-rise apartments	C	C	N	N
Mobile home, other than 1 located within a manufactured/mobile home park (see also §27-402.1.NN)	P	P	N	N
Planned residential development — complying with Part 9 and the approval procedures of the Pennsylvania MPC	N	N	N	N
Single-family detached dwelling	P	P	N	N

Townhouse (SW) (see also §27-402.1.III)	N	N	N	N
Triplex (SW)	SE	SE	N	N
Twin dwelling (SW)	N	N	N	N
<b><u>Commercial Uses</u></b>				
Adult store, adult movie theater, adult live entertainment use or massage parlor (see also §27-402.1.A)	N	N	N	SE
After-hours club Note — This use is also prohibited by § 7327 of Title 18 of the Pennsylvania Statutes.	N	N	N	N
Airport	N	N	N	SE
Amusement park	N	N	C	N
Auditorium, commercial or nightclub (see also §27-402.1.C)	N	N	SE	N
Auto reconditioning	N	P	P	P
Auto repair garage (see also §27-402.1.D)	N	N	SE	SE
Auto service station — not primarily intended to service tractor-trailer trucks (see also §27-402.1.F)	N	N	SE	SE
Auto service station — primarily intended to service tractor-trailer trucks (§ 27-402, Subsection 1F)	N	N	N	N
Auto, boat or manufactured/mobile homes sales (see also §27-402.1.E)	N	N	P	P
Bakery	N	P	P	P
Bed-and-breakfast use (see also §27-402.1.G)	P	P	P	P
Betting use (see also §27-402.1.H)	N	N	N	SE
Beverage distributor	N	N	P	P
Business services	P	P	P	P
Bus terminal, inter-city (see also §27-402.1.J)	N	N	C	P
Campground (see also §27-402.1.K)	N	N	N	P
Car wash (SW) (see also §27-402.1.L)	N	N	P	P
Cellular telephone and similar antennas attached to existing communications towers, power lines and nonresidential principal buildings (see also §27-402.1.P)	P	P	P	P
Commercial outdoor recreation (includes miniature golf course and golf driving range)	N	N	P	P
Commercial indoor recreation (includes bowling alley, roller or ice skating, batting practice and similar uses)	N	N	P	P

Communications tower, commercial (includes cellular telephone towers) (see also §27-402.1.P)	N	N	N	SE
Conference center	N	N	P	P
Construction company headquarters/storage	N	SE	P	P
Convenience store, major	N	N	P	N
Crafts or artisan's studio	N	P	P	P
Dog day care (see also §27-402.1.T)	N	N	SE	P
Exercise club	P	P	P	P
Financial institution (see also §27-402.1.W)	P	P	P	P
Flea market	N	N	P	N
Forestry - See "tree harvesting"				
Funeral home (3/4 acre minimum lot area required)	N	P	P	P
Heliport (see also §27-402.1.DD)	N	N	N	SE
Kennel (see also §27-402.1.JJ)	N	N	P	P
Laundry/laundromat, commercial or industrial (SW)	N	N	P	P
Lumberyard	N	N	C	P
Medical office or clinic	P	P	P	P
Medical marijuana dispensaries (see also §27-402.1.SSS)	P	P	P	P
Medical marijuana grower/processors (see also §27- 402.1.QQQ)	P	P	P	P
Medical marijuana transport vehicle offices (see also § 27-402.1.RRR)	P	P	P	P
Membership club	N	N	P	N
Motel or hotel (see also §27-402.1.FF)	N	N	P	P
Office	P	P	P	P
Pawn shop	N	SE	SE	N
Personal services (includes tailoring, custom dressmaking, haircutting/styling, dry-cleaning, shoe repair and similar uses)	N	P	P	N
Pharmacy or drugstore within a building containing offices of 10 or more medical doctors or dentists	P	P	P	P
Plant nursery not including retail sale of items not primarily grown on the premises (see also §27-402.1.XX)	P	P	P	P
Plant nursery including accessory retail sale of closely related items and plants not grown on the premises (see also §27- 402.1.XX)	N	P	P	P
Repair of household items	N	P	P	P
Restaurant, fast-food (SW) (including a use primarily involving delivery of ready-to-eat food) (see also §27-402.1.ZZ)	N	N	SE	N

Restaurant, standard (SW) Within the C1 District, it shall be limited to being within an approved office building (see also §27-402.1.ZZ)	P	P	P	N
Retail store (a permitted commercial use not including uses listed individually in this table, and not including a shopping center)	N	P	P	N
Shopping center (see also §27-402.1.CCC)	N	N	P	N
Stable, nonhousehold (see also §27-402.1.FFF)	N	N	N	P
Target range, completely indoor and enclosed (see also §27-402.1.HHH)	N	N	P	P
Target range, not completely indoor or enclosed (see also §27-402.1.HHH)	N	N	N	SE
Taxi terminal	N	N	C	P
Tavern	N	N	P	N
Theater, indoor	N	N	P	N
Trade school	P	P	P	P
Veterinarian office	P	P	P	P
Wind turbine(s), other than one that is allowed as an accessory use under §27-403 (see also §27-402.1.OOO)	N	N	SE	SE
<b><u>Industrial Uses</u></b>				
Assembly of materials manufactured elsewhere	N	N	N	P
Beverage bottling (SW)	N	N	N	P
Building supplies, wholesale sales of	N	N	P	P
Distribution as a principal use (other than truck terminal)	N	N	N	SE
Finishing of previously prepared resin, vinyl, polymer or rubber products	N	N	N	P
Industrial equipment sales and rental, other than vehicles primarily intended to be operated on public streets	N	N	N	P
Junk - outdoor storage, display or processing of, other than within an approved junkyard or solid waste disposal area	N	N	N	N
Junkyard (see also §27-402.1.HH)	N	N	N	SE
Liquid fuel storage, bulk	N	N	N	SE
Manufacture and/or bulk processing of:				
— Agricultural chemicals, fertilizers or pesticides	N	N	N	SE
— Animal feed, bulk manufacture for off-site use	N	N	N	P
— Apparel, textiles, shoes and apparel accessories	N	N	N	P
— Asphalt and similar materials	N	N	N	SE

— Cement, actual manufacture of	N	N	N	SE
— Cement, gypsum, concrete or plaster products, other than actual manufacture of cement	N	N	N	SE
— Ceramic products	N	N	N	P
— Chemicals, bulk manufacture or bulk storage of highly hazardous or toxic chemicals	N	N	N	N
— Chemical products that are not highly hazardous or toxic, other than fertilizers or pesticides	N	N	N	SE
— Coke or potash work, including coke oven	N	N	N	N
— Creosote, including treatment with	N	N	N	P
— Electrical and electronic machines, supplies and equipment	N	N	N	P
— Explosives, fireworks, ammunition or gunpowder, including bulk storage (except government-owned facility)	N	N	N	N
— Fabricated metal products (except ammunition or explosives)	N	N	N	SE
— Food products (not including uses listed individually in this table) (SW)	N	N	N	P
— Furniture and wood products (not including raw paper pulp)	N	N	N	P
— Glass and glass products	N	N	N	P
— Incineration, reduction, distillation, storage or dumping of slaughterhouse refuse, rancid fats, garbage, bones, dead animals or offal (other than within an approved solid waste facility)	N	N	N	N
— Jewelry and optical goods	N	N	N	P
— Leather, clay and pottery products	N	N	N	P
— Manufactured or modular housing	N	N	N	P
— Metal products, primary	N	N	N	SE
— Microelectronic components	N**	N	N	P
— Paper and cardboard products (not including manufacture of paper pulp)	N	N	N	P
— Paper, raw or paper pulp	N	N	N	N
— Paving or roofing materials, other than bulk manufacture or asphalt	N	N	N	SE
— Petroleum or kerosene refining or distillation	N	N	N	N
— Pharmaceutical	N	N	N	P
— Plastics, polymers, resins or vinyl	N	N	N	SE

— Products from previously manufactured materials, such as glass, leather, plastics, cellophane, textiles, rubber or synthetic rubber	N	N	N	P
— Rubber, natural or synthetic	N	N	N	SE
— Scientific, electronic and other precision instruments	N**	N	N	P
— Soaps, detergents, paints, varnishes or enamels	N	N	N	SE
— Tar, including tar distillation	N	N	N	N
— Tire treading	N	N	N	N
— Transportation equipment	N	N	N	P
Mineral extraction (see also §27-402.1.QQ)	N	N	N	SE
Packaging	N	N	N	P
Package delivery services distribution center	N	N	N	P
Photo processing, bulk	P	N	P	P
Printing or bookbinding	N	N	N	P
Recycling collection center (see also §27-402.1.YY)	P	P	P	P
Recycling center, bulk (other than a solid waste disposal or transfer facility)	N	N	N	P
Research, engineering or testing facility or laboratory within an enclosed building for scientific or industrial purposes, not including bulk manufacture for resale, but which may include custom production necessary for research, and which complies with the performance standards of Part 5	P	N	N	P
Sanitary landfill (see also §27-402.1.EEE)	N	N	N	C
Sawmill/planing mill	N	N	N	P
Self-storage development (see also §27-402.1.BBB)	N	N	N	P
Solid-waste-to-energy plant (see also §27-402.1.EEE)	N	N	N	C
Solid waste transfer facility (see also §27-402.1.EEE)	N	N	N	C
Trucking company terminal (see also §27-402.1.LLL)	N	N	N	C
Warehousing (other than truck terminal) (see also §27-402.1.NNN)	N	N	N	P
Wastewater treatment plant, central, serving uses off the tract	N	N	N	N
Welding	N	N	N	P
Wholesale sales	N	N	N	P
Other industrial uses not specifically listed in this table (except as provided for in § 27-106)	N	N	N	SE

All uses that would have a serious threat of being unable to comply with the performance standards of this chapter, especially including the “Environmental Protection” requirements in Part 5	N	N	N	N
<b><u>Institutional Uses</u></b>				
Academic clinical research centers (see also §27-402.1.PPP)	P	P	P	P
Animal cemetery	N	N	N	SE
Cemetery, without crematorium (see also §27-402.1.N)	P	P	P	P
Crematorium (see also §27-402.1.N)	N	N	N	SE
College or university — educational and support buildings	P	P	P	P
Community center or library (see also §27-402.1.R)	P	P	P	P
Cultural center or museum (see also §27-402.1.R)	P	P	P	P
Day-care center, adult (see also §27-402.1.B)	P	P	P	P
Day-care center, child (other than as accessory to a place of worship) (see also §27-402.1.S)	P	P	P	P
Day-care, family (see also §27-403.4.D)	P	P	P	P
Day-care, group (see also §27-402.1.S)	P	P	P	P
Dormitory of a college, university or primary or secondary school	N	N	SE	N
Golf course (see also §27-402.1.BB)	P	P	P	P
Hospital (see also §27-402.1.EE)	SE	N	N	N
Institutional group home (see also §27-402.1.GG)	N	N	SE	N
Juvenile detention facility (see also §27-402.1.II)	N	N	N	C
Life care center (see also §27-402.1.KK)	SE	N	N	N
Membership club	P	P	P	P
Minimum security prison facility (see also §27-402.1.PP)	N	N	N	C
Nursing home, personal care home/assisted living facility, or hospice (SW) (see also §27-402.1.TT and/or §27-402.1.UU)	P	P	P	P
Place of worship (see also §27-402.1.WW)	P	P	P	P
Picnic grove, commercial (see also §27-402.1.VV)	N	N	P	P
School, public or private, primary or secondary, other than a “care and treatment facility for youth” (SW) (see also §27-402.1.AAA)	P	P	P	N
Treatment center, with a minimum lot area of 2 acres in the C1 and C3 Districts (see also §27-402.1.JJJ)	C	N	C	C
Treatment center, outpatient (see also §27-402.1.JJJ)	C	C	C	C

<b><u>Public/Semipublic Uses</u></b>				
Township-owned uses	P	P	P	P
Emergency services station	SE	SE	SE	SE
Nature preserve	P	P	P	P
Publicly owned recreation	P	P	P	P
Public utility facility, other than facilities exempted by §27-104 or permitted as “essential services” in §27-306.5	SE	SE	SE	SE
Swimming pool, nonhousehold (see also §27-402.1.GGG)	P	P	P	P
U.S. postal service facility	P	P	P	P
<b><u>Miscellaneous Uses</u></b>				
Gas or oil well (see also §27-403.4.G)	N	N	N	SE
Groundwater or springwater withdrawal involving an average of more than 10,000 gallons per day for off-site use (see also §27-515)	N	N	N	C
Natural gas compressor stations with a 750-foot setback from the nearest existing building	N	N	N	SE
Solar energy collectors, other than as allowed as an accessory use (see also §27-402.1.DDD)	P	P	P	P
<b><u>Accessory Uses</u></b>				
Accessory apartment, 1, within an existing single-family detached dwelling or twin dwelling (see also §27-403.4.A)	P	P	P	P
Day-care center accessory to a place of worship, with a minimum lot area of 2 acres	P	P	P	N
Heliport (see also §27-402.1.DD)	N	N	N	SE
Home occupation, general or light (see also §27-403.4.H)	P	P	P	P
Retail sales and/or personal services - limited to a maximum of 5% of the floor area of an industrial or office use	P	P	P	P
Solar energy collectors as an accessory use (see also §27-403.4.P)	P	P	P	P
Tree harvesting (see also §27-514.2)	P	P	P	P
Wind turbine, maximum of 1 per lot, as an accessory use (see also under “Commercial Uses” above) (see also §27-403.4.U)	P	P	P	P
See list of additional accessory uses in §27-306.3 and §27-306.4 and §27-403.M.	P	P	P	P

**NOTES:**



- (SW) = Public sewer and Public water both required
- \* = If such dwelling exists prior to the adoption of this chapter
- \*\* = Except non-bulk manufacture that is directly part of a research process

27 Attachment 4  
Township of Salisbury  
**Table of Requirements for the CR, R1 and R2 Districts**

Type of Requirement (See definitions in Part 2)	CR	R1	R2
Minimum lot area (sq. ft., unless otherwise stated), per dwelling unit for residential purposes:			
a) Single-family detached dwelling without public sewer	2 acres	1 acre	1 acre
b) Single-family detached dwelling with public sewer	1 acre	30,000	20,000
c) Other permitted principal uses	2 acres	1 acre	1 acre
Minimum lot width at the minimum front yard building setback line (ft.); except on the curve of a cul-de-sac street, this minimum width may be reduced by 40%	200	150	90
Minimum lot width at the street right-of-way line (ft. — after development)	25	25	25
Minimum width and length of a dwelling (ft.)	20	20	20
Minimum building setback for principal structure (ft.)			
Front yard	50	50	25
Second front yard	50	50	25
Side yard - each of 2 sides	25	20	12
Rear yard	100	50	40
For any yard adjacent to a public street	50	50	25
For any permitted nonresidential principal structure to a lot line of a “residential lot line” (as defined in Part 2)	50	50	50

Minimum building setback for accessory structures (ft.) (See also §27-403 for pools and for residential accessory structures)			
Within required minimum front yard building setback of a principal building	Not Permitted	Not Permitted	Not Permitted
Second front yard	25	25	15
Side yard	6	6	6
Rear yard	6	6	6
For any side or rear yard abutting a public street	20	10	10
Minimum setback for driveways from a lot line of an existing abutting single-family detached dwelling (ft.)	6	6	6
Maximum height (ft.) (See exceptions in §27-802)			
Principal building	45	40	35
Accessory building (except 35 feet on a lot with a lot area of more than 5 acres)	22	22	22
Maximum number of stories above grade plane			
Principal building	2 1/2	2 1/2	2 1/2
Accessory building (plus an additional uninhabitable floor that shall be restricted to storage and shall not have plumbing)	1	1	1
Maximum building coverage	10%	20%	25%
Maximum impervious coverage	15%	50%	50%

27 Attachment 5

Township of Salisbury

**Table of Requirements for the R3, R4 and R5 Districts for Uses Other Than Townhouses, Garden/Low-Rise Apartments or Manufactured/Mobile Home Parks (For those uses, see §27-402)**

<b>Type of Requirement (See definitions in Part 2)</b>	<b>R3</b>	<b>R4 and R5*</b>
Minimum lot area (sq. ft., unless otherwise stated), per dwelling unit for residential purposes:		
a) Single-family detached dwelling without public sewer and without public sewer	1 acre	1 acre
b) SFD with public sewer but without public water	20,000	20,000
c) SFD with both public sewer and public water	9,600	6,000
d) Twin with both public water and public sewer	6,000	4,500
e) Duplex or Triplex	Not Permitted	4,500
f) Other permitted principal uses	20,000	20,000
Minimum lot width at the minimum front yard building setback line (ft.)		
Lot required to be 20,000 square feet or larger	90	90
Lot permitted to be less than 20,000 square feet, other than twin, duplex, or triplex	70	50
Twin, per dwelling unit	50	40
Duplex or triplex, per building	Not Permitted	80
Minimum lot width at the street right-of- way line (ft. — after development)	25	25

Minimum width and length of a dwelling (ft.)	20	14
Minimum building setback for principal structure or nonresidential accessory structure* (ft.):		
Front yard	25	25
Second front yard	25	25
Side yard, except for single-family semidetached dwellings	Minimum of 8 for each, with a minimum of 24 for both side yards added together	Minimum of 6 for each, with a minimum of 18 for both side yards added together*
Side yard, twin dwellings	12 for the 1 required side yard	12 for the 1 required side yard
Rear yard	40	35(*)
Minimum building setback for principal structure (ft.):		
For any yard adjacent to a public street	25	25
From a dwelling on a lot granted preliminary approval after the adoption of this chapter to the existing right-of-way of an expressway	60	60
For any permitted nonresidential principal structure to a "residential lot line" (see Part 2)	50	25
Minimum building setback for residential accessory structures (ft.) (See also §27- 403 for pools and for residential accessory structures)		
Within required front yard setback of a principal building - not permitted	Not Permitted	Not Permitted
Second front yard	13	13
Side yard (except 0 feet at a lot line along which 2 twin dwellings are attached)	6**	6**
Rear yard	6**	6**
For any side or rear yard abutting a public street	10	10

Maximum height (ft.) (See exceptions in § 27-802)		
Principal building	35	35
Accessory building	22	22
Maximum number of stories above grade plane		
Principal building	2 1/2	2 1/2
Accessory building (plus an additional non-habitable floor that shall be limited to storage and shall not have indoor plumbing)	1	1
Maximum building coverage	30%	35%
Minimum “paved area” or stoned area setback for a buildings on a lot including a hospital or similar facility or care and treatment facilities for youth or a nursing home from a “residential lot line”	100 sq. ft.	100 sq. ft.
Maximum impervious coverage	50%	60%
Minimum setback for driveways from a lot line of an existing abutting single-family detached dwelling (ft.)	6	6

**NOTES:**

- (1) See Part 10 of this chapter for a hospital and related uses.
  - (2) See also the open space option in §27-309, which may allow smaller lots.
  - (3) For all districts, see §27-308.2.F for exceptions, such as for decks.
- \* A building addition shall be allowed to an existing single-family detached dwelling without meeting the 18-foot combined side yard, provided it: a) meets the six-foot side yard on each side, and b) has a minimum rear yard of 20 feet. This reduction shall only be allowed for dwellings that existed prior to the enactment of this chapter.
- \*\* Except three feet for a structure with less than 200 square feet of floor area.

27 Attachment 6

Township of Salisbury

**Table of Requirements for the C1, C2, C3 and I Districts for uses other than  
Manufactured/Mobile Home Parks (which are regulated by §27- 402)**

<b>Type of Requirement (See definitions in Part 2)</b>	<b>C1</b>	<b>C2*</b>	<b>C3****</b>	<b>I</b>
a) Minimum lot area with public water and sewer (sq. ft.)	10,000	7,000	20,000, with a min. of 10,000 per principal type of use	50,000
b) Minimum lot width at the minimum front yard building setback line (ft.)	100	75	100	200
c) Minimum lot width at the post-development street right-of-way line (ft.):				
For a lot granted preliminary subdivision approval after the adoption of this chapter that will have direct vehicle access involving left- hand turns onto or off of an arterial street	200	200	200	NA
For any other lot	50	35	50	50
d) Minimum building setback for principal and accessory structure (ft.):				
Front yard	30	40***	40***	40***
Second front yard	30	40***	40***	40***
Side yard	Min. of 5 for each, with a min. of 24 for both side yards added together	5	Min. of 15 for each, with a min. of 40 for both side yards added together	20
Rear yard	35	15	30	20
For any yard adjacent to a public street	30	40***	50***	40

e) Minimum building setback for principal structure or certain uses (ft.):				
For a portion of a building used for manufacturing or an area routinely used for the parking, storage or loading/unloading of tractor-trailer trucks or refrigerated trucks to an abutting residential lot line (see definition in Part 2) other than a nature preserve	100	100	100	100
For any newly constructed nonresidential principal structure other than a portion of a building used for manufacturing to an abutting lot line of a residential lot line (see definition in Part 2)	50	25	50	50
f) Maximum height (ft.) for any building (see exceptions in § 27-802)	36**	36	36	100
g) Maximum number of stories	3**	2 1/2	3	3
h) Maximum building coverage	30%	45%	35%	50%
i) Maximum impervious coverage	65%*****	85%	85% except 80% if the lot includes more than 3 acres of lot area	80%



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**NOTES:**

\* In the C2 District, principal and accessory residential uses shall be permitted under the same regulations as in the R4 District and not under the regulations of the C2 District.

\*\* In the C1 District, a maximum of 6 habitable stories or 80 feet, whichever is more restrictive, for a building or 8 floors or 80 feet for a parking structure is allowed, provided such area of taller height is located a minimum of 500 feet from a residential district boundary or the lot line of a public park.

\*\*\* Except 20 feet if there will be no vehicle parking between the face of the building and the adjacent existing street right-of-way line.

\*\*\*\* See additional standards in § 27-402 for shopping centers.

\*\*\*\*\* Except within an approved office park of 15 or more acres: 80% per lot, with 70% for all lots in common ownership in the office park combined.


See § 27-803.1 regarding sight distance at an existing residential driveway onto an arterial street that is to serve a nonresidential use.

**ARTICLE II.**

This Ordinance shall be effective immediately.

**DULY ORDAINED and ENACTED** by the Board of Commissioners of the Township of Salisbury, Lehigh County, Pennsylvania this 27<sup>th</sup> day of January, 2022, in lawful session duly assembled.

Attested:

  
Alessandro Nicolo  
Assistant Township Secretary

**TOWNSHIP OF SALISBURY**  
(Lehigh County, Pennsylvania)

By:   
Debra Brinton  
President, Board of Commissioners