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Borough of Kenhorst, PA
Monday, January 12, 2026

Chapter 475. Zoning

Article IV. Zoning District Regulations

§ 475-14. R-1 Suburban Residential District.

- A. Purpose. The purpose of the R-1 Zoning District is to encourage moderate residential development, retain the suburban characteristics of the Borough, and serve as a transition between areas of variable densities. All uses permitted within the R-1 Zoning District shall be serviced by public sanitary sewage disposal facilities and public water supply facilities.
- B. Uses permitted by right. The following, as a principal use, their accessory uses and no other, are permitted in the R-1 Zoning District; provided, that the use, type, dimensional and all other applicable requirements of this chapter are satisfied:
- (1) Single-family detached dwelling.
 - (2) Municipal use.
 - (3) Agricultural uses, subject to § 475-25 of this chapter.
 - (4) Accessory uses and structures to the above permitted uses when on the same lot as the permitted use.
 - (5) No-impact-home-based businesses, except that such permitted use shall not supersede the rights of any deed restriction, covenant or agreement restricting the use of land, nor any master deed, bylaw or other document applicable to a common interest ownership community.
- C. Uses permitted by conditional use. The following, as a principal use, their accessory uses and no other, are permitted in the R-1 Zoning District when a conditional use is granted by Borough Council subject to and in accordance with Article VII of this chapter.
- (1) Public utilities uses, subject to § 475-48 of this chapter.
 - (2) Home occupation, subject to § 475-23 of this chapter.
 - (3) Accessory uses and structures to the above permitted uses when on the same lot as the permitted use.
 - (4) Unconventional gas operations and related facilities.
- D. Uses permitted by special exception. The following, as a principal use, their accessory uses and no other, are permitted in the R-1 Zoning District when a special exception is granted by the Zoning Hearing Board, subject to and in accordance with Article VII of this chapter:
- (1) Building conversions.
 - (2) Accessory uses and structures to the above permitted uses when on the same lot as the permitted use.

- E. Area, yard and height regulations. Unless otherwise specifically provided for within this chapter, each of the following minimum and maximum dimensional requirements shall apply to each permitted use in the R-1 Zoning District:
- (1) Minimum regulations.
 - (a) Lot area: 7,000 square feet.
 - (b) Lot width: 60 feet.
 - (c) Building setback: 30 feet.
 - (d) Rear yard: 25 feet.
 - (e) Side yard:
 - [1] Total: 20 feet. (Note: Unless otherwise specified in this chapter, the side yard setback shall not apply to a common lot line extending from the common wall.)
 - [2] One side: 10 feet. (Note: Unless otherwise specified in this chapter, the side yard setback shall not apply to a common lot line extending from the common wall.)
 - (2) Maximum regulations.
 - (a) Building height: 35 feet.
 - (b) Building coverage: 25%.
 - (c) Lot coverage: 45%.
- F. Supplementary regulations. All sections under Article V of this chapter shall apply as supplementary guidelines and specifications for the R-1 District.
- G. No more than one principal building, structure or land use shall be permitted or erected on a single lot.

§ 475-15. R-2 Medium-Density Residential District.

- A. Purpose. The purpose of the R-2 Zoning District is to encourage moderate residential development, retain the suburban characteristics of the Borough, and serve as a transition between areas of variable densities. All uses permitted within the R-2 Zoning District shall be serviced by public sanitary sewage disposal facilities and public water supply facilities.
- B. Uses permitted by right. The following, as a principal use, their accessory uses and no other, are permitted in the R-2 Zoning District; provided, that the use, type, dimensional and all other applicable requirements of this chapter are satisfied:
- (1) Single-family detached dwelling.
 - (2) Municipal use.
 - (3) Public utilities uses, subject to § 475-48 of this chapter.
 - (4) Accessory uses and structures to the above permitted uses when on the same lot as the permitted use.
 - (5) No-impact home-based businesses, except that such permitted use shall not supersede the rights of any deed restriction, covenant or agreement restricting the use of land, nor any master deed, bylaw or other document applicable to a common interest ownership community.

- C. Uses permitted by conditional use. The following, as a principal use, their accessory uses and no other, are permitted in the R-2 Zoning District when a conditional use is granted by Borough Council subject to and in accordance with Article VII of this chapter.
- (1) Home occupation, subject to § 475-23 of this chapter.
 - (2) Fire station.
 - (3) Accessory uses and structures to the above permitted uses when on the same lot as the permitted use.
 - (4) Unconventional gas operations and related facilities.
- D. Uses permitted by special exception. The following, as a principal use, their accessory uses and no other, are permitted in the R-2 Zoning District when a special exception is granted by the Zoning Hearing Board, subject to and in accordance with Article VII of this chapter:
- (1) Public cemetery.
 - (2) Building conversions.
 - (3) Accessory uses and structures to the above permitted uses when on the same lot as the permitted use.
- E. Area, yard and height regulations. Unless otherwise specifically provided for within this chapter, each of the following minimum and maximum dimensional requirements shall apply to each permitted use in the R-2 Zoning District:
- (1) Minimum regulations.
 - (a) Lot area: 6,500 square feet.
 - (b) Lot width: 60 feet.
 - (c) Building setback: 30 feet.
 - (d) Rear yard: 20 feet.
 - (e) Side yard:
 - [1] Total: 16 feet. (Note: Unless otherwise specified in this chapter, the side yard setback shall not apply to a common lot line extending from the common wall.)
 - [2] One side: eight feet. (Note: Unless otherwise specified in this chapter, the side yard setback shall not apply to a common lot line extending from the common wall.)
 - (2) Maximum regulations.
 - (a) Building height: 35 feet.
 - (b) Building coverage: 30%.
 - (c) Lot coverage: 60%.
- F. Supplementary regulations. All sections under Article V of this chapter shall apply as supplementary guidelines and specifications for the R-2 District.
- G. No more than one principal building, structure or land use shall be permitted or erected on a single lot.

§ 475-16. R-3 Medium-High-Density Residential District.

- A. Purpose. The purpose of the R-3 Zoning District is to encourage medium- to medium-high-density residential development, retain the suburban characteristics of the Borough, and serve as a transition between areas of variable densities. All uses permitted within the R-3 Zoning District shall be serviced by public sanitary sewage disposal facilities and public water supply facilities.
- B. Uses permitted by right. The following as a principal use, their accessory uses and no other, are permitted in the R-3 Zoning District, provided that the use, type, dimensional and all other applicable requirements of this chapter are satisfied:
- (1) Single-family detached dwelling.
 - (2) Municipal use.
 - (3) Public utilities uses, subject to § **475-48** of this chapter.
 - (4) Single-family semidetached residential developments, subject to § **475-50** of this chapter.
 - (5) Accessory uses and structures to the above permitted uses when on the same lot as the permitted use.
 - (6) No-impact-home-based businesses, except that such permitted use shall not supersede the rights of any deed restriction, covenant or agreement restricting the use of land, nor any master deed, bylaw or other document applicable to a common interest ownership community.
- C. Uses permitted by conditional use. The following, as a principal use, their accessory uses and no other, are permitted in the R-3 Zoning District when a conditional use is granted by Borough Council subject to and in accordance with Article **VII** of this chapter:
- (1) Home occupation, subject to § **475-23** of this chapter.
 - (2) Fire station.
 - (3) Accessory uses and structures to the above permitted uses when on the same lot as the permitted use.
 - (4) Unconventional gas operations and related facilities.
 - (5) Group home, subject to § **475-67** of this chapter.
 - (6) Student housing, subject to § **475-68** of this chapter.
 - (7) Two-family detached developments, subject to § **475-51** of this chapter.
- D. Uses permitted by special exception. The following, as a principal use, their accessory uses and no other, are permitted in the R-3 Zoning District when a special exception is granted by the Zoning Hearing Board, subject to and in accordance with Article **VII** of this chapter:
- (1) Building conversions.
 - (2) Two-family residential developments, subject to § **475-51** of this chapter.
 - (3) Accessory uses and structures to the above permitted uses when on the same lot as the permitted use.
- E. Area, yard and height regulations. Unless otherwise specifically provided for within this chapter, each of the following minimum and maximum dimensional requirements shall apply to each permitted use in the R-3 Zoning District:
- (1) Minimum regulations.

- (a) Lot area: 6,500 square feet.
- (b) Lot width: 60 feet.
- (c) Building setback: 30 feet.
- (d) Rear yard: 20 feet.
- (e) Side yard:
 - [1] Total: 12 feet. (Note: Unless otherwise specified in this chapter, the side yard setback shall not apply to a common lot line extending from the common wall.)
 - [2] One side: four feet. (Note: Unless otherwise specified in this chapter, the side yard setback shall not apply to a common lot line extending from the common wall.)
- (2) Maximum regulations.
 - (a) Building height: 35 feet.
 - (b) Building coverage: 40%.
 - (c) Lot coverage: 65%.
- F. Supplementary regulations. All sections under Article V of this chapter shall apply as supplementary guidelines and specifications for the R-3 District.
- G. No more than one principal building, structure or land use shall be permitted or erected on a single lot.

§ 475-17. R-4 Urban Residential District.

- A. Purpose. The purpose of the R-4 Zoning District is to permit medium-high to high-density residential development, and retain the suburban characteristics of the Borough. All uses permitted within the R-4 Zoning District shall be serviced by public sanitary sewage disposal facilities and public water supply facilities.
- B. Uses permitted by right. The following, as a principal use, their accessory uses and no other, are permitted in the R-4 Zoning District; provided, that the use, type, dimensional, and all other applicable requirements of this chapter are satisfied:
 - (1) Single-family detached dwelling.
 - (2) Municipal use.
 - (3) Recreational uses, subject to § 475-26 of this chapter.
 - (4) Public utilities uses, subject to § 475-48 of this chapter.
 - (5) Single-family semidetached residential developments, subject to § 475-50 of this chapter.
 - (6) Accessory uses and structures to the above permitted uses when on the same lot as the permitted use.
 - (7) No-impact-home-based businesses, except that such permitted use shall not supersede the rights of any deed restriction, covenant or agreement restricting the use of land, nor any master deed, bylaw or other document applicable to a common interest ownership community.
- C. Uses permitted by conditional use. The following, as a principal use, their accessory uses and no other, are permitted in the R-4 Zoning District when a conditional use is granted by Borough

Council, subject to and in accordance with Article VII of this chapter.

- (1) Home occupation, subject to § 475-23 of this chapter.
 - (2) Fire station.
 - (3) Multifamily residential developments, subject to the provisions of § 475-49 of this chapter.
 - (4) Tourist, bed-and-breakfast, rooming or boarding house, subject to § 475-52 of this chapter.
 - (5) Accessory uses and structures to the above permitted uses when on the same lot as the permitted use.
 - (6) Unconventional gas operations and related facilities.
 - (7) Group home, subject to § 475-67 of this chapter.
 - (8) Student housing, subject to § 475-68 of this chapter.
 - (9) Two-family detached developments, subject to § 475-51 of this chapter.
- D. Uses permitted by special exception. The following, as a principal use, their accessory uses and no other, are permitted in the R-4 Zoning District when a special exception is granted by the Zoning Hearing Board, subject to and in accordance with Article VII of this chapter:
- (1) Building conversions.
 - (2) Accessory uses and structures to the above permitted uses when on the same lot as the permitted use.
- E. Area, yard and height regulations. Unless otherwise specifically provided for within this chapter, each of the following dimensional requirements shall apply to each permitted use in the R-4 Zoning District:
- (1) Minimum regulations.
 - (a) Lot area: 6,500 square feet.
 - (b) Lot width: 50 feet.
 - (c) Building setback: 20 feet.
 - (d) Rear yard: 20 feet.
 - (e) Side yard:
 - [1] Total: 10 feet. (Note: Unless otherwise specified in this chapter, the side yard setback shall not apply to a common lot line extending from the common wall.)
 - [2] One side: two feet. (Note: Unless otherwise specified in this chapter, the side yard setback shall not apply to a common lot line extending from the common wall.)
 - (2) Maximum regulations.
 - (a) Building height: 35 feet.
 - (b) Building coverage: 50%.
 - (c) Lot coverage: 70%.
- F. Supplementary regulations. All sections under Article V of this chapter shall apply as supplementary guidelines and specifications for the R-4 District.
- G. No more than one principal building, structure or land use shall be permitted or erected on a

single lot.

§ 475-18. M-1 Mixed-Use District.

- A. Purpose. The purpose of the M-1 Zoning District is to provide an area for a mixture of residential and village commercial type land uses which service the needs of the community. The M-1 Zoning District is located within the vicinity of the New Holland Road (SR 625). All development which occurs shall be planned to accomplish safe vehicular access and to protect the integrity of any adjacent residential uses. All uses permitted within the M-1 Zoning District shall be serviced by public sanitary sewage disposal facilities and public water supply facilities.
- B. Uses permitted by right. The following, as a principal use, their accessory uses and no other, are permitted in the M-1 District; provided, that the use, type, dimensional and all other applicable requirements of this chapter have been satisfied:
- (1) Banks, savings and loan associations and finance companies.
 - (2) Professional office.
 - (3) Funeral home.
 - (4) Municipal use.
 - (5) Personal and household service establishments such as, but not limited to, barber shops, beauty shops, dry-cleaning shops, laundromats, repair shops, seamstress/tailor shops.
 - (6) Restaurants and similar types of eating establishments.
 - (7) Retail business establishment such as, antiques, appliances, beverages, bicycles, books (except adult bookstores), carpeting, clothing, dry goods, flowers, food, furniture, hardware, household supplies, lumber, jewelry, newspapers, office equipment, paint, periodicals, sporting goods, stationery, travel and tobacco.
 - (8) Single-family detached dwelling subject to the area, yard and height requirements for the R-3 Zoning District, as specified under § 475-16E of this chapter.
 - (9) Tourist, bed-and-breakfast, rooming or boarding house, subject to § 475-52 of this chapter.
 - (10) Home occupation, subject to § 475-23 of this chapter.
 - (11) Accessory uses and structures to the above permitted uses when on the same lot as the permitted use.
 - (12) Mixed commercial/residential.
 - (13) Student housing, subject to § 475-68 of this chapter.
- C. Uses permitted by conditional use. The following, as a principal use, their accessory uses and no other, are permitted in the M-1 District when a conditional use is granted by Borough Council, subject to and in accordance with Article VII of this chapter:
- (1) Fire station.
 - (2) Public utilities, subject to § 475-48 of this chapter.
 - (3) Multifamily residential developments, subject to the provisions of § 475-49 of this chapter.
 - (4) Accessory uses and structures to the above permitted uses when on the same lot as the permitted use.
 - (5) Unconventional gas operations and related facilities.

- (6) Church or similar place of worship.
- D. Uses permitted by special exception. The following, as a principal use, their accessory uses and no other, are permitted in the M-1 District when a special exception is granted by the Zoning Hearing Board subject to and in accordance with Article VII of this chapter:
- (1) Nursing home, retirement home, convalescent home.
 - (2) State-licensed nursery school, elementary school, middle school, junior high school, senior high school, college, university, day-care center, or facility for the support of such schools, college, university, or day-care center.
 - (3) Recreational uses, subject to § 475-26 of this chapter.
 - (4) Accessory uses and structures to the above permitted uses when on the same lot as the permitted use.
 - (5) Therapeutic massage.
 - (6) Medical building, hospital.
 - (7) Group home, subject to § 475-67 of this chapter.
 - (8) Building conversion.
- E. Area, yard and height regulations. Unless otherwise specifically provided for within this chapter, each of the following dimensional requirements shall apply to each permitted use in the M-1 Zoning District:
- (1) Minimum regulations.
 - (a) Lot area: 6,500 square feet.
 - (b) Lot width: 60 feet.
 - (c) Building setback: 10 feet.
 - (d) Rear yard: 20 feet.
 - (e) Side yard:
 - [1] Total: 12 feet. (Note: Unless otherwise specified in this chapter, the side yard setback shall not apply to a common lot line extending from the common wall.)
 - [2] One side: four feet. (Note: Unless otherwise specified in this chapter, the side yard setback shall not apply to a common lot line extending from the common wall.)
 - (2) Maximum regulations.
 - (a) Building height: 35 feet.
 - (b) Building coverage: 60%.
 - (c) Lot coverage: 80%.
- F. Zoning plan. Prior to the issuance of a zoning and/or building permit for a nonresidential land use that is permitted in the M-1 District, the applicant shall submit a zoning plan for approval by the Zoning Officer.
- G. Supplementary regulations. All sections under Article V of this chapter shall apply as supplementary guidelines and specifications for the M-1 Zoning District.
- H. No more than one principal building, structure or land use shall be permitted or erected on a

single lot.

§ 475-19. C-1 Highway Commercial District.

- A. Purpose. The purpose of the C-1 Zoning District is to provide an area for general commercial land uses which service the needs of surrounding residential communities. The C-1 Zoning District is concentrated around existing commercial land uses that are located along collector and arterial highways within the Borough of Kenhorst. Development which occurs shall be planned to accomplish safe development of highway frontage and to protect major highways as thoroughfares. All uses permitted within the C-1 Zoning District shall be serviced by public sanitary sewage disposal facilities and public water supply facilities.
- B. Uses permitted by right. The following, as a principal use, their accessory uses and no other, are permitted in the C-1 District; provided, that the use, type, dimensional and all other applicable requirements of this chapter have been satisfied:
- (1) Banks, savings and loan associations, and finance companies.
 - (2) Professional or government office or studio.
 - (3) Church or similar place of worship.
 - (4) Funeral home.
 - (5) Municipal use.
 - (6) Personal and household service establishments such as, but not limited to, barber shops, beauty shops, dry cleaning shops, laundromats, repair shops, seamstress and tailor shops.
 - (7) Restaurants and similar types of eating establishments.
 - (8) Retail business establishment such as, but not limited to, antiques, appliances, auto parts, beverages, bicycles, books (except adult bookstores), carpeting, clothing, dry goods, flowers, food, furniture, hardware, household supplies, lumber, jewelry, machinery, newspapers, office equipment, paint, periodicals, pharmaceuticals, sporting goods, stationery, travel and tobacco.
 - (9) Single-family detached dwelling, subject to the area, yard and height requirements for the R-3 Zoning District, as specified under § 475-16E of this chapter.
 - (10) Accessory uses and structures to the above permitted uses when on the same lot as the permitted use.
- C. Uses permitted by conditional use. The following, as a principal use, their accessory uses and no other, are permitted in the C-1 District when a conditional use is granted by Borough Council, subject to and in accordance with Article VII of this chapter.
- (1) Agricultural uses, subject to § 475-25A of this chapter.
 - (2) Fire station.
 - (3) Public utilities, subject to § 475-48 of this chapter.
 - (4) Hotel/motel accommodations.
 - (5) State-licensed nursery school, elementary school, middle school, junior high school, senior high school or day-care center.
 - (6) Mixed commercial/residential.

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- (7) Accessory uses and structures to the above permitted uses when on the same lot as the permitted use.
 - (8) Unconventional gas operations and related facilities.
- D. Uses permitted by special exception. The following, as a principal use, their accessory uses and no other, are permitted in the C-1 District when a special exception is granted by the Zoning Hearing Board, subject to and in accordance with Article VII of this chapter:
- (1) Commercial car wash.
 - (2) Automobile sales.
 - (3) Automobile service station.
 - (4) Club or lodge for fraternal or social purposes; provided, that the primary activity of such use is not operated for business; and, provided, that the building and services shall be primarily for use of members and their guests.
 - (5) Accessory uses and structures to the above permitted uses when on the same lot as the permitted use.
 - (6) Nursing home, retirement home, convalescent home, or special care home.
 - (7) Therapeutic massage.
 - (8) Building conversion.
- E. Area, yard and height regulations. Unless otherwise specifically provided for within this chapter, each of the following minimum and maximum dimensional requirements shall apply to each permitted use in the C-1 Zoning District:
- (1) Minimum regulations.
 - (a) Lot area: 8,000 square feet.
 - (b) Lot width: 80 feet.
 - (c) Building setback: 30 feet.
 - (d) Rear yard: 30 feet.
 - (e) Side yard:
 - [1] Total: 20 feet. (Note: Unless otherwise specified in this chapter, the side yard setback shall not apply to a common lot line extending from the common wall.)
 - [2] One side: 10 feet. (Note: Unless otherwise specified in this chapter, the side yard setback shall not apply to a common lot line extending from the common wall.)
 - (f) Improvement setback: 10 feet.
 - (g) Buffer yard (depth): five feet.
 - (2) Maximum regulations.
 - (a) Building height: 40 feet.
 - (b) Building coverage: 40%.
 - (c) Lot coverage: 60%.
- F. Zoning plan. Prior to the issuance of a zoning and/or building permit for a nonresidential land use that is permitted in the C-1 District, the applicant shall submit a zoning plan for approval by

the Zoning Officer.

- G. Supplementary regulations. All sections under Article V of this chapter shall apply as supplementary guidelines and specifications for the C-1 Zoning District.
- H. No more than one principal building, structure or land use shall be permitted or erected on a single lot.

§ 475-20. C-2 Shopping Center Commercial District.

- A. Purpose. The purpose of the C-2 Zoning District is to provide an area for shopping center commercial land uses which service the needs of surrounding residential communities. The C-2 Zoning District is concentrated around existing commercial land uses that are located along collector and arterial highways within the Borough of Kenhorst. Development which occurs shall be planned to accomplish safe development of highway frontage and to protect major highways as thoroughfares. All uses permitted in the C-2 Zoning District shall be serviced by public sanitary sewage disposal facilities and public water supply facilities.
- B. Uses permitted by right. The following, as a principal use, their accessory uses and no other, are permitted in the C-2 District; provided, that the use, type, dimensional and all other applicable requirements of this chapter have been satisfied:
 - (1) Banks, savings and loan associations, and finance companies.
 - (2) Professional or government office or studio.
 - (3) Municipal use.
 - (4) Personal and household service establishments such as, but not limited to, barber shops, beauty shops, dry-cleaning shops, laundromats, repair shops, seamstress and tailor shops.
 - (5) Restaurants and similar types of eating establishments.
 - (6) Retail business establishment such as, but not limited to, antiques, appliances, auto parts, beverages, bicycles, books (except adult bookstores), carpeting, clothing, dry goods, flowers, food, furniture, hardware, household supplies, lumber, jewelry, machinery, newspapers, office equipment, paint, periodicals, pharmaceuticals, sporting goods, stationery, travel and tobacco.
 - (7) Shopping center, mall, plaza, mini-mall, subject to § 475-55 of this chapter.
 - (8) Art gallery, museum, library or similar use.
 - (9) Home occupations.
 - (10) Accessory uses and structures to the above permitted uses when on the same lot as the permitted use.
- C. Uses permitted by conditional use. The following, as a principal use, their accessory uses and no other, are permitted in the C-2 District when a conditional use is granted by Borough Council, subject to and in accordance with Article VII of this chapter:
 - (1) Agricultural uses, subject to § 475-25A of this chapter.
 - (2) Public utilities, subject to § 475-48 of this chapter.
 - (3) Indoor theater (except adult theaters) and place of amusement or recreation.
 - (4) Professional office/research park, subject to § 475-56 of this chapter.

- (5) Accessory uses and structures to the above permitted uses when on the same lot as the permitted use.
 - (6) Unconventional gas operations and related facilities.
 - (7) Hotel/motel accommodations.
- D. Uses permitted by special exception. The following, as a principal use, their accessory uses and no other, are permitted in the C-2 District when a special exception is granted by the Zoning Hearing Board, subject to and in accordance with Article **VII** of this chapter:
- (1) Commercial car wash.
 - (2) Automobile sales.
 - (3) Automobile service station.
 - (4) Self-storage facilities.
 - (5) Manufacturing facilities.
 - (6) Printing, binding or publishing facilities.
 - (7) Warehouse facilities.
 - (8) Wholesale and distribution facilities.
 - (9) Salvage yards, subject to § **475-53** of this chapter.
 - (10) Kennels, subject to § **475-63** of this chapter.
 - (11) Metal processing facilities.
 - (12) Truck distribution center.
 - (13) Building conversion.
 - (14) Any use not provided for in the Borough.
 - (15) Accessory uses and structures to the above permitted uses when on the same lot as the permitted use.
 - (16) Adult business uses, subject to § **475-54** of this chapter.
- E. Area, yard and height regulations. Unless otherwise specifically provided for within this chapter, each of the following minimum and maximum dimensional requirements shall apply to each permitted use in the C-2 Zoning District:
- (1) Minimum regulations.
 - (a) Lot area: 10,000 square feet.
 - (b) Lot width: 100 feet.
 - (c) Building setback: 50 feet.
 - (d) Rear yard: 30 feet.
 - (e) Side yard:
 - [1] Total: 30 feet. (Note: Unless otherwise specified in this chapter, the side yard setback shall not apply to a common lot line extending from the common wall.)
 - [2] One side: 15 feet. (Note: Unless otherwise specified in this chapter, the side yard

setback shall not apply to a common lot line extending from the common wall.)

- (f) Improvement setback: 15 feet.
- (g) Buffer yard (depth): 10 feet.
- (2) Maximum regulations.
 - (a) Building height: 40 feet.
 - (b) Building coverage: 40%.
 - (c) Lot coverage: 60%.
- F. Zoning plan. Prior to the issuance of a zoning and/or building permit for a nonresidential land use that is permitted in the C-2 District, the applicant shall submit a zoning plan for approval by the Zoning Officer.
- G. Supplementary regulations. All sections under Article V of this chapter shall apply as supplementary guidelines and specifications for the C-2 District.