

**TABLE 312.01
YARD SET BACK REQUIREMENTS (MINIMUM)**

District	Use	Front			Side			Rear			Maximum
		(A)	(C)	(D)	(A)	(C)	(G)	(A)	(C)	(G)	Height (B)
A-1	Dwellings Residential	50 feet			25 feet			50 feet			45 feet
	Accessory Bldgs.	50 feet			25 feet			25 feet			45 feet
	All other Bldgs.	50 feet			50 feet			50 feet			45 feet
A-2	Dwellings	50 feet			25 feet			50 feet			45 feet
	All other uses	50 feet			25 feet			50 feet			45 feet
R-1	Principal Bldg	50 feet			10 feet			50 feet			45 feet
	Accessory or Structures	50 feet			10 feet			10 feet			45 feet
R-2	Dwellings	50 feet			10 feet			50 feet			45 feet
	All other uses	50 feet			10 feet			10 feet			45 feet
R-3	Dwellings	30 feet			10 feet			30 feet			45 feet
	All other uses	30 feet			10 feet			10 feet			30 feet
T-1	All Uses	50 feet			25 feet			25 feet			45 feet
B-1	All uses	50 feet			10 feet (F)			10 feet			30 feet
B-2	All uses	50 feet			10 feet (F)			10 feet			30 feet
I-1	All uses	100 feet			50 feet			50 feet			45 feet
I-2	All uses	100 feet			50 feet			50 feet			45 feet
I-3	All uses	100 feet			50 feet			50 feet			45 feet
IP	All uses	50 feet (E)			25 feet			50 feet			50 feet

(A) Building set back requirements to comply with Summit Township Overall Transportation Plan. The setbacks listed in the above chart are from the road right-of-way line, with exceptions listed below.

--On route 19, 97 and 99, setback is 125 feet from centerline of the road.

--On regional or internal collector roads (Bloomfield Parkway, Douglas Parkway, Downs Drive, Hershey Road, Oliver Road [North of 5-points intersection], Robison Road, Townhall Road,)), the setback is 100 feet from the centerline of the road (example: 75 feet from edge of right-of-way line of a 50' road right-of-way).

--Corner lots provide front yards on both streets (refer to Section 602.1).

(B) May be increased if front, rear, and side yards are increased one foot each for each one foot of increased height, excluding stand-alone signs.

- Continued -

- (C) 50 feet from side street (in park). 100 feet from street defined as a main thoroughfare.
- (D) See Section 312.10