

# DRAFT

## C-1 Zoning District

§ 148-7. Area regulations; exemptions. [Amended 8-9-1991; 4-5-2007]

Any division of land after the enactment of this provision (April 5, 2007) shall have one lot equal to 50% of the total acreage of said parcel. The aforesaid parcel shall have no further division and shall remain as one parcel. The remainder of the parcel may be further divided, provided each lot created shall be a minimum of 10 acres. Public water and sewer systems shall be exempt from area regulations. Exempt also from this area regulation are Family Divisions as defined in Article I, Section 128-4 B(3) of the Northumberland County Subdivision Ordinance. The minimum area for permitted uses in Family Divisions shall be 80,000 square feet.

§ 148-8. Setback. [Amended 4-5-2007]

Structures shall be located 100 feet or more from any street right-of-way which is 50 feet or greater in width or 125 feet or more from the center line of any street right-of-way less than 50 feet in width. This line shall be known as the "setback line." The minimum setback for Family Divisions shall be located 50 feet or more from any street right-of-way which is 50 feet or greater in width or 75 feet or more from the center line of any street right-of-way less than 50 feet in width.

§ 148-9. Frontage. [Amended 4-5-2007]

The minimum frontage for permitted uses shall be 450 feet at the setback line. The minimum frontage for permitted uses in Family Divisions is 150 feet at the setback line.

§ 148-10. Yards. [Amended 4-5-2007]

- A. Side. The minimum side yard for the main structure and/or guest house shall be 75 feet, and the total width of the two required side yards shall be at least 150 feet. The minimum side yard for each accessory structure shall be 20 feet. The minimum sideyard for the main structure and/or guest house in Family Divisions shall be 25 feet, and the total width of the two required side yards shall be at least 50 feet. The minimum side yard for each accessory structure in Family Divisions shall be 8 feet.
- B. Rear. The minimum rear yard for the main structure and/or guest house shall be 100 feet. The minimum rear yard for each accessory structure shall be 20 feet. The minimum rear yard for the main structure and/or guest house in Family Divisions shall be 50 feet. The minimum rear yard for each accessory structure in Family Divisions shall be 8 feet.

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