

Borough of Curwensville Zoning Ordinance

**C. The Setback, Height Regulation, and Lot Requirement Table:**

1. All lots, buildings, and structures -- except those noted under *letter "B "* in ordinance -- shall follow the regulations in the table below.

REGULATION	RI	R2	R3	R4	C1	C2	C3	11	12	RC
minimum front setback for non-corner lots	25 ft.	15 ft.	10 ft.	15 ft.	10 ft.	6 ft.	20 ft.	10 ft.	10 ft.	25 ft.
maximum front setback for non-corner lots		20 ft.	15 ft.							
minimum side setback for non-comer lots	10 ft.	8 ft.	s ft.	15 ft.	8 ft.	0 ft.	8 ft.	6 ft.	10 ft.	20 ft.
minimum rear setback for non-comer lots	25 ft.	15 ft.	10 ft.	15 ft.	6ft.	6 ft.	10 ft.	6 ft.	10ft.	20 ft.
minimum front setback for corner lots	25 ft.	15 ft.	10 ft.	15 ft.	10 ft.	6 ft.	20ft.	10_ ft.	10 ft.	20 ft.
maximum front setback for comer lots		20 ft.	15 ft.							
minimum side street setback for corner lots	20 ft.	15 ft.	10 ft.	15 ft.	10 ft.	6 ft.	15 ft.	10 ft.	10 ft.	20 ft.
maximum side street setback for comer lots		20 ft.	15 ft.							
minimum non-side street setback for corner lots	10 ft.	8 ft.	8 ft.	15 ft.	8 ft.	0 ft.	8 ft.	6 ft.	10 ft.	20 ft.
minimum rear setback for comer lots	20 ft.	10 ft.	6 ft.	15 ft.	6 ft.	6 ft.	10 ft.	6 ft.	10 ft.	20 ft.
maximum height for permitted principal uses	35 ft.	35 ft.	35 ft.	35 ft.	40 ft.	100 ft.	40 ft.	100 ft.	100 ft.	35 ft.
maximum height for permitted accessory uses	20 ft.	20 ft.	25 ft.	20 ft.	35 ft.	40 ft.	35 ft.	40 ft.	40 ft.	35 ft.
minimum lot area for lots that do not contain a gas-station	6000 sq. ft.	3500 sq. ft.	3300 sq. ft.	4000 sq. ft.	3000 sq. ft.	1200 sq. ft.	4000 sq. ft.	4000 sq. ft.	4000 sq. ft.	0.5 acres
minimum lot area for lots that contain a gas station						12.500 square feet				
minimum lot frontage	50 ft.	50 ft.	50ft.	45 ft.	50 ft.	25 ft.	40 ft.	50 ft.	50ft.	90 ft.
maximum lot coverage	40%	50%	60%	50%	60%	80%	40%	60%	80%	30%