

*Township of Derry, PA  
Tuesday, July 23, 2024*

## Chapter 215. Zoning

### Article II. Zone Regulations

#### § 215-15. Medium-Density Residential Zone (MDR).

- A. Purpose. The purpose of the Medium-Density Residential Zone is to accommodate the medium-density housing needs of the Township. The zone applies to both existing areas of such development, as well as to undeveloped buildable areas close to existing development. Lands in this category lie adjacent to existing public sewer and water service areas, and strong incentives are provided to encourage developer provision of public sewer and water. Where public sewer and water are not utilized, the minimum lot size shall be one acre, with setbacks used to promote future infill. This zone permits a variety of housing types and densities.
- B. Permitted uses.
- (1) Agriculture, horticulture and forestry-related uses, subject to the standards listed in § 215-12, excluding intensive commercial poultry and/or livestock operations, mushroom operations, and manure storage facilities;
  - (2) Duplexes;
  - (3) Family day-care facilities, as defined herein;
  - (4) Model homes to include only the types of dwellings allowed in the zone;
  - (5) Public and nonprofit parks and playgrounds;
  - (6) Public uses and public utilities structures;
  - (7) Single-family detached dwellings; and
  - (8) Accessory uses customarily incidental to the uses permitted above.
- C. Conditional uses. (Subject to the review procedures of § 215-133.)
- (1) Boardinghouses and personal care facilities (see § 215-57);
  - (2) ECHO housing (see § 215-69);
  - (3) Group day-care facilities (see § 215-74);
  - (4) Home occupations (see § 215-79);
  - (5) Mobile home parks (see § 215-86);
  - (6) Public and private schools (see § 215-92);
  - (7) Townhouses (see § 215-106); and
  - (8) Two-family conversions (see § 215-108).
- D. Special exception uses. (Subject to the review procedures of § 215-124C.)

## (1) Churches and related uses (see § 215-62).

## E. Design standards. The following table presents design standards which apply to all uses, unless otherwise specified in Article IV:

[Amended 5-17-2021 by Ord. No. 2021-1]

Use	Utilized Public Utilities	Minimum Required Yards							
		Minimum Lot Area (square feet)	Maximum Density (du/ac)	Maximum Lot Coverage	Minimum Lot Width <sup>2</sup> (feet)	Front <sup>3</sup> (feet)	One Side (feet)	Both Sides (feet)	Rear (feet)
SFD	None	43,560 <sup>1</sup>	1	20%	300	25	235 <sup>4</sup>	245	25
SFD	Public water	32,000 <sup>1</sup>	1.5	25%	225	25	100	110	25
SFD	Public sewer	14,500	2	30%	110	25	10	20	25
SFD	Public wa- ter and public sewer	8,000	5	35%	75	25	10	20	25
Duplexes	Public wa- ter and public sewer	5,000 per unit	5	40%	40 per unit	25	15	N/A	25

## NOTES:

- <sup>1</sup> The minimum lot size may be required to be increased to accommodate an on-lot disposal site as determined by the Pennsylvania Department of Environmental Protection.
- <sup>2</sup> Minimum lot width shall be measured at the building setback line and the street right-of-way line; a 30% reduction in lot width at the street right-of-way line is permitted.
- <sup>3</sup> Front yard setback is measured from the street right-of-way line.
- <sup>4</sup> As an alternative, one of the side yard requirements may be 160 feet, and the other 85 feet.

## F. Other setback requirements.

## (1) Accessory uses:

- (a) Front yard: No accessory uses (except permitted signs, loading areas or off-street parking) may be located within the front yard;
- (b) Side yards: five feet; and
- (c) Rear yard: five feet.

## (2) Agricultural setback requirement. No dwelling unit shall be located within 50 feet of any land within the Agricultural Zone. In addition, no accessory residential structures, fences or shrubs shall be placed within five feet, and no tree shall be planted within 30 feet of any land within the Agricultural Zone.

## (3) Waste products. All trash dumpsters, other than for single-family residential use, shall be located within a side or rear yard, set back at least 15 feet from all property lines, and screened from adjoining roads and residential properties according to § 215-40 of this chapter.

## G. Maximum permitted height.

- (1) Principal structures: 35 feet; and
  - (2) Accessory structures: 15 feet.
- H. Driveways and access drives. All driveways serving single-family dwellings shall be provided in accordance with § **215-36** of this chapter. All access drives serving other uses shall be in accordance with § **215-37** of this chapter.
- I. Applicability of general provisions. All uses shall also comply with all applicable general provisions contained in Article **III** of this chapter.