

ZONING

500 Attachment 1

Borough of Jim Thorpe

R-1 District
Area, Yard, and Height Regulations

	Single-Family Detached Dwelling			Municipal Uses		
	On-Site Sewage Disposal	Public or Community Sewage Disposal and On-Site Water Supply	Public Or Community Sewage Disposal and Public or Community Water Supply	On-Site Sewage Disposal	Public Or Community Sewage Disposal and On-Site Water Supply	Public Or Community Sewage Disposal and Public or Community Water Supply
Maximum permitted						
Building height	35 feet (2.5 stories)	35 feet (2.5 stories)	35 feet (2.5 stories)	35 feet	35 feet	35 feet
Lot coverage	20%	20%	20%	25%	25%	25%
Paved area	10%	10%	10%	15%	15%	15%
Minimum requirements						
Lot size	1 acre	20,000 square feet	12,000 square feet	2 acres	60,000 square feet	1 acre
Lot width						
At street line	100 feet	75 feet	55 feet	150 feet	150 feet	150 feet
At building setback line	150 feet	100 feet	70 feet	200 feet	175 feet	150 feet
Lot depth	200 feet	150 feet	120 feet	200 feet	200 feet	200 feet
Building setback line side yard	40 feet	40 feet	40 feet	50 feet	50 feet	50 feet
Total	50 feet	40 feet	20 feet	100 feet	100 feet	100 feet
One side	20 feet	15 feet	10 feet	50 feet	50 feet	50 feet
Rear yard	50 feet	30 feet	30 feet	50 feet	50 feet	50 feet

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500 Attachment 2

Borough of Jim Thorpe

R-2 District
Area, Yard, and Height Regulations

	Single-Family Detached Dwelling		
	On-Site Sewage Disposal	Public or Community Sewage Disposal and On-Site Water Supply	Public or Community Sewage Disposal and Public or Community Water Supply
Maximum permitted			
Building height	35 feet	35 feet	35 feet
Stories	2.5	2.5	2.5
Lot coverage	30%	30%	30%
Paved area	10%	10%	10%
Minimum requirements			
Lot size*	1 acre	20,000 square feet	10,000 square feet
At street line	90 feet	75 feet	50 feet
At building setback line	100 feet	80 feet	50 feet
Lot depth	200 feet	150 feet	100 feet
Building setback line	30 feet	30 feet	15 feet
Side yard			
Total	30 feet	20 feet	15 feet
One side	20 feet	15 feet	10 feet
Rear yard	30 feet	30 feet	15 feet

NOTES:

* These are minimum requirements. Larger lot sizes may be required by the commonwealth or by the Borough Sewage Enforcement Officer as a result of soil percolation tests.

Townhouses in accordance with standards established in § 500-35.

Garden apartments in accordance with standards established in § 500-39.

Mobile home parks in accordance with standards established in § 500-41.

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500 Attachment 3

Borough of Jim Thorpe

**R-3 District
Area, Yard, and Height Regulations
[Amended 2-12-2015 by Ord. No. 2015-2]**

	Single-Family Detached Dwelling	Single-Family Semidetached and Detached Two-Family Dwelling	Multifamily Dwelling	Nonresidential Uses
Maximum permitted				
Building height	35 feet	40 feet	40 feet	40 feet
Stories	2.5 stories	3 stories	3 stories	3 stories
Lot coverage	40%	40%	40%	60%
Paved areas	10%	10%	10%	10%
Minimum requirements				
Lot size	4,800	7,200	8,000 or 2,000 per dwelling unit whichever is greater	10,000
Lot width				
At building line	25 feet	50 feet	60 feet	80 feet
At building setback line	25 feet	50 feet	60 feet	80 feet
Lot depth	120 feet	120 feet	120 feet	120 feet
Building setback line	0	0	0	0
Side yard				
Total	6 feet	6 feet	6 feet	10 feet
One side	3 feet	3 feet	3 feet	5 feet
Rear yard	15 feet	15 feet	15 feet	15 feet

Townhouses in accordance with standards established in § 500-35.

Garden apartments in accordance with standards established in § 500-39.

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500 Attachment 4

Borough of Jim Thorpe

**R-4 District
Area, Yard, and Height Regulations
[Amended 2-12-2015 by Ord. No. 2015-2]**

	Single-Family Detached Dwelling	Single-Family Semidetached and Detached Two-Family Dwelling	Multifamily Dwelling	Nonresidential Uses
Maximum permitted				
Building height	35 feet	40 feet	70 feet	70 feet
Stories	2.5 stories	3 stories	5 stories	5 stories
Lot coverage				
Paved areas	40%	40%	50%	60%
Minimum requirements				
Lot size	4,800	7,200	10,000 or 2,000 per dwelling unit, whichever is greater	10,000
Lot width				
At building line	25 feet	50 feet	75 feet	80 feet
At building setback line	25 feet	50 feet	75 feet	80 feet
Lot depth	120 feet	120 feet	120 feet	120 feet
Building setback line	0	0	0	0
Side yards				
Total	6 feet	6 feet	6 feet	10 feet
One side	3 feet	3 feet	3 feet	5 feet
Rear yard	15 feet	15 feet	25 feet	15 feet

Townhouses in accordance with standards set forth in § 500-35.

Garden apartments in accordance with standards set forth in § 500-39.

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500 Attachment 5

Borough of Jim Thorpe

C-1 District
 Area, Yard, and Height Regulations
 [Amended 2-12-2015 by Ord. No. 2015-2]

	Single-Family Detached Dwelling	Single-Family Semidetached and Detached Two-Family Dwelling	Two-Family Semidetached Dwelling	Nonresidential Uses
Maximum Permitted				
Building height	35 feet	35 feet	35 feet	35 feet
Stories	2.5 stories	2.5 stories	2.5 stories	2.5 stories
Lot coverage	40%	40%	50%	60%
Paved areas	10%	10%	10%	10%
Minimum requirements				
Lot size	4,800	7,200	8,000	10,000
Lot width				
At building line	25 feet	50 feet	60 feet	80 feet
At building setback line	25 feet	50 feet	60 feet	80 feet
Lot depth	120 feet	120 feet	120 feet	120 feet
Building setback line	40 feet	40 feet	40 feet	40 feet
Side yards				
Total	6 feet	6 feet	6 feet	10 feet
One side	3 feet	3 feet	3 feet	5 feet
Rear yard	15 feet	15 feet	15 feet	20 feet

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500 Attachment 6

Borough of Jim Thorpe

C-2 District
Area, Yard, and Height Regulations

	Single-Family Detached	Nonresidential Uses
Maximum Permitted		
Building height	35 feet	50 feet
Stories	2.5 stories	4 stories
Lot coverage	40%	60%
Paved areas	10%	10%
Minimum requirements		
Lot size	4,800	10,000
Lot width		
At building line	25 feet	80 feet
At building setback line	25 feet	80 feet
Lot depth	120 feet	120 feet
Building setback line	0	0
Side yards		
Total	6 feet	20 feet
One side	6 feet	5 feet
Rear yard	15 feet	20 feet

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500 Attachment 7

Borough of Jim Thorpe

**Special District
Area, Yard, and Height Regulations**

	Single-Family Detached Dwelling		
	On-Site Sewage Disposal	Public or Community Sewage Disposal and On-Site Water Supply	Public or Community Water Supply
Maximum permitted			
Building height	35 feet	35 feet	35 feet
Lot coverage	20%	20%	20%
Paved area	10%	10%	10%
Minimum requirements			
Lot size	One acre	20,000	12,000
Lot width			
At street line	100 feet	75 feet	55 feet
At building setback line	150 feet	100 feet	70 feet
Lot depth	200 feet	150 feet	120 feet
Building setback line	40 feet	40 feet	40 feet
Side yard			
Total	50 feet	40 feet	20 feet
One side	20 feet	15 feet	10 feet
Rear yard	50 feet	30 feet	30 feet

Dwelling units with on-site disposal must be built at least 1/2 mile away from Mauch Chunk Lake, Mauch Chunk Creek, or any other stream or watercourse.

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500 Attachment 8

Borough of Jim Thorpe

**Industrial District
Area, Yard, and Height Regulations**

Maximum permitted	
Building height	50 feet
Stories	3 stories
Lot coverage	40%
Paved areas	10%
Minimum requirements	
Lot size	60,000
Lot width	
At building line	150 feet
At building setback line	175 feet
Lot depth	200 feet
Building setback line	40 feet
Side yards	
Total	100 feet
One side	50 feet
Rear yard	50 feet