

Milford Township Zoning Ordinance - Schedule of District Regulations

District Intent	Principal Permitted Uses	Conditional Uses (Activities qualifying as Minor Impact Uses will be allowed as Principal Permitted Uses - see § 308)	Accessory Uses	Development Standards
<p>RD Residential District: This district is intended to promote and maintain a sound living environment and to provide the opportunity for housing for all social and income groups.</p>	<p>Agricultural activities, excluding intensive livestock operations Conservation subdivisions Forestry enterprises, except sawmills Single-family detached dwellings Two-family dwellings (provided the lot area is twice the minimum required for a single-family detached dwelling)</p> <p><i>Nothing in the Milford Township Zoning Ordinance shall be construed to supersede Pennsylvania law regarding rights to farm.</i></p>	<p>Bed and breakfast establishments Cemeteries Child care facilities Churches Commercial nurseries Craft shops of 200 sq. ft. or less in gross floor area Farm stands Golf courses, excluding miniature golf and driving ranges Group care facilities Housekeeping cottages Private schools Professional offices of 1,500 sq. ft. or less in gross floor area Public and semi-public uses</p>	<p>Carpools Customary accessory uses and structures Essential services Home gardening, nurseries & greenhouses Home-based businesses Private parking areas and garages Private stables Private swimming pools Signs as provided hereunder TV satellite dishes</p>	<p>Minimum lot area: Lots with central water & sewage: 30,000 sq. ft. With on-site water or sewage: 1 acre Minimum average lot depth/width: Lots with central water & sewage: 100 feet With on-site water or sewage: 150 feet Minimum yards: Front 35 feet Side 20 feet Rear 20 feet Maximum lot depth to lot width ratio: 3:1 Maximum building height: 45 feet Maximum lot coverage: 25%</p>
<p>LG Low Growth District: This district is intended to preserve open space while allowing for lower density housing and other compatible uses, employing conditional use review in the case of certain uses allowed to ensure environmental and community protection.</p>	<p>Agricultural activities, excluding intensive livestock operations Conservation subdivisions Farm stands Minor Impact Uses Single-family detached dwellings Two-family dwellings (provided the lot area is twice the minimum required for a single-family detached dwelling)</p> <p><i>Nothing in the Milford Township Zoning Ordinance shall be construed to supersede Pennsylvania law regarding rights to farm.</i></p>	<p>Airports Assisted living and senior housing Bed and breakfast establishments Campgrounds & recreational vehicle parks Child care facilities Commercial nurseries and greenhouses Commercial stables Communications towers Contracting businesses & trades Country clubs Garden centers Group care facilities Housekeeping cottages Intensive livestock operations Kennels Manufacturers with less than 5,000 sq. ft. in gross floor area Mini-warehouses Mobile home parks Multi-family dwellings Natural resource uses Private recreation facilities Professional offices Public and semi-public uses Restaurants, not including fast-food or drive-through facilities Tourist recreation & lodging facilities Warehouses & wholesale businesses with <250 trip-ends/day</p>	<p>Carpools Customary accessory uses and structures Essential services Home gardening, nurseries & greenhouses Home-based businesses Private parking areas and garages Private stables Private swimming pools Signs as provided hereunder TV satellite dishes</p>	<p>Minimum lot area: 2 acres Minimum average lot depth/width: 200 feet Minimum yards: Front 50 feet Side 40 feet Rear 50 feet Maximum lot depth to lot width ratio: 3:1 Maximum building height: 45 feet Maximum lot coverage: 25%</p> <p>Note: The minimum lot area for commercial uses shall be one (1) acre per equivalent dwelling unit based on sewage flows, provided a minimum of one (1) acre in total land area is provided. The minimum average lot depth/width applicable to commercial uses shall be 150 feet and where such uses adjoin other commercial uses the minimum front yard shall be 35 feet and the minimum rear and side yards shall be 25 feet.</p>