

506 Non-Conforming Lots of Record

506.1 A single family dwelling and customary accessory structures may be erected on a non-conforming lot of record provided:

- A. A sewage permit meeting the requirements of the Pennsylvania Department of Environmental Resources can be properly issued.
- B. Setbacks for side and rear yards shall be maintained as near as possible to the required District setbacks; but, in no case shall said setbacks be less than fifty (50) percent of the setback normally required in the District.
- C. No front yards shall be reduced to less than twenty-five (25) feet.
- D. Buffers set forth in Section 422 shall be maintained.
- E. No unattached accessory building shall be located closer to any property line than the height of the accessory building but in no case less than the setbacks required by Subsections B and C above.

506.2 In cases where two or more contiguous lots must be combined to meet the setbacks and buffers required in Subsection 506.1 above, or where the on-site sewage system is not wholly contained on the lot with the dwelling; said non-conforming lots shall be combined by "lot improvement" pursuant to the Township Subdivision and Land Development Ordinance.