

# ZONING

## 200 Attachment 2

**Table of Development Standards for Residential Districts (Excepting Cluster)  
Township of East Whiteland**  
[Amended 9-14-2011 by Ord. No. 234-2011; 6-11-2014 by Ord. No. 255-2014;  
3-11-2015 by Ord. No. 266-2015; 11-9-2015 by Ord. No. 272-2015]

Standards	Districts					
	R-1	R-2	R-3	RM	RMH	RRD
Maximum tract density (units per developable acre)	1.0	2.0	2.5	5.0	12.0 <sup>3</sup>	12 <sup>15</sup>
Minimum tract area (acres)	1.0	0.5	0.4	2.5	3.5 <sup>4</sup>	10
Maximum building coverage (% of tract)	15	20	25	30	35	40
Maximum impervious coverage (% of tract)	30	40	40	45	50	65
Central water and sewer facilities required	No	Yes	Yes	Yes	Yes	Yes
Minimum lot area (square feet)	40,000	20,000	17,000	5,000 <sup>1</sup>	3,000 <sup>5</sup>	3,000 <sup>16</sup>
Maximum height, principal structures (feet)	35	35	35	35	45	50
Maximum height, principal structures (stories)	3.5	3.5	3.5	4	4.5	4.0
Minimum lot width at right-of-way line (feet)	75	55	50	30	20 <sup>6</sup>	60
Minimum lot width at building setback line (feet)	150	100	90	40	30 <sup>7</sup>	60
Minimum side yard (aggregate)(feet)	50	40	30	17	15 <sup>8</sup>	N/A
Minimum side yard (one side)(feet)	25	20	15	8 <sup>2</sup>	7 <sup>9</sup>	9 <sup>17</sup>
Minimum rear yard (feet)	40	35	30	18	15 <sup>10</sup>	15 <sup>18</sup>
Minimum accessory structures setback from property lines (feet)	10	10	8	7	6 <sup>11</sup>	6 <sup>19</sup>
Maximum height, accessory structures (feet)	16	16	16	16	16	16
Maximum height, accessory structures (stories)	1.5	1.5	1.5	1.5	1.5	1.5
Minimum setbacks from streets (feet):						
Any building face to existing arterial street ultimate right-of-way	50	50	50	50	50	50
Any building face to existing collector street ultimate right-of-way	50	40	35	35	35	30
Any building face to existing local street ultimate right-of-way	50	40	35	35	35	10
Any building face to common parking area	-	-	-	10	10	10
Surface parking areas to existing arterial street ultimate right-of-way	20	20	20	20	20	20
Surface parking areas to existing collector street ultimate right-of-way	15	15	15	15	15	10
Surface parking areas to existing local street ultimate right-of-way	10	10	10	10	10	10
Minimum building setbacks from tract perimeter (excluding street frontages)(feet):						
From other residential tracts	25	20	15	25	25	100
From nonresidential tracts or district boundary	30	25	20	40	40 <sup>12,20</sup>	20
Minimum surface parking areas, driveways, interior roadways setbacks from tract perimeter (excluding street frontages)(feet):						
From other residential tracts	10	10	8	15	15	100
From nonresidential tracts or district boundary	5	5	5	5	5 <sup>13</sup>	20
Minimum principal building spacing (feet):						
Window wall to windowless wall	-	-	-	20	15 <sup>14</sup>	20
Window wall to window wall:						
Front to front	-	-	-	40	40	40
Rear to rear	-	-	-	36	30	30
End to end	-	-	-	25	20	20
Front to rear	-	-	-	40	40	50
Front to end	-	-	-	40	35	40
Rear to end	-	-	-	35	30	35

**NOTES:**

<sup>1</sup> Per unit

<sup>2</sup> Common walls for two-family (twin) and attached dwellings excepted.

<sup>3</sup> Maximum tract density (units per developable acts) is 8.5 units per acre when the Turnpike Interchange Overlay District is utilized.

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- <sup>4</sup> In the Turnpike Interchange Overlay District, a minimum of 75 acres in gross area shall be inquired for RMH Turnpike Interchange Overlay District development.
- <sup>5</sup> Per unit for all units that are not developed as individual zero lot line units.
- <sup>6</sup> Per unit that are not developed as individual zero lot line units.
- <sup>7</sup> Per unit for all units that are not developed as individual zero lot line units.
- <sup>8</sup> Per unit for all units that are not developed as individual zero lot line units.
- <sup>9</sup> Per unit for all units that are not developed as individual zero lot line units.
- <sup>10</sup> Per unit for all units that are not developed as individual zero lot line units.
- <sup>11</sup> Per unit for all units that are not developed as individual zero lot line units.
- <sup>12</sup> The minimum building setbacks from tract perimeter (excluding street frontages) from nonresidential tracts or district boundaries applicable to the Turnpike Interchange Overlay District shall be 50 feet. Within the Turnpike Interchange Overlay District, said minimum building setbacks from O/BPS Turnpike Interchange Overlay District development may be reduced to 10 feet.
- <sup>13</sup> When the Turnpike Interchange Overlay District is utilized, the minimum surface parking area, driveway, interior roadways setbacks from tract perimeter (excluding street frontages) from nonresidential tracts or district boundaries other than O/BPS Turnpike Interchange Overlay District development shall be 40 feet.
- <sup>14</sup> Per units that are not developed as individual zero lot line units.
- <sup>15</sup> Maximum tract density in the RRD District shall be calculated based upon units per gross tract acre rather than units per developable acre.
- <sup>16</sup> Per unit for all single-family attached dwelling units that are not developed as individual zero lot line units or do not utilize § 200-25.1E. Minimum lot area shall not apply to multifamily dwelling units.
- <sup>17</sup> Per unit for all single-family attached dwelling units that are not developed as individual zero lot line units or do not utilize § 200-25.1E; however, the party wall for attached dwellings shall be excepted from this requirement. Yard area shall not apply to multifamily dwelling units.
- <sup>18</sup> Per unit for all single-family attached dwelling units that are not developed as individual zero lot line units or do not utilize § 200-25.1E. Yard area shall not apply to multifamily dwelling units.
- <sup>19</sup> Per unit for all single-family attached dwelling units that are not developed as individual zero lot line units or do not utilize § 200-25.1E. Yard area shall not apply to multifamily dwelling units.
- <sup>20</sup> The minimum setback from any nonresidential tract or district boundary may be reduced to 20 feet where an RMH District abuts an OS Open Space District boundary line and the land zoned OS District has been designated as open space or for municipal or recreational use. Where an RMH District abuts an industrial tract or district containing a public utility facility use existing on the effective date of this section, the minimum setback shall be increased to 75 feet along the portion of the tract perimeter abutting the industrial tract or district containing the public utility facility use.