

ZONING

164 Attachment 3

Township of Lower Salford

R-4 Medium-High-Density Mixed Dwelling Districts
Dimensional Standards for Developments With Fee Simple Lot for Each Dwelling Unit or Duplex
[Amended 12-18-1997 by Ord. No. 97-10; 4-1-2015 by Ord. No. 2015-01]

Structural Type or Development Classification	Standard Single-Family Detached Homes	Lot Line Homes	Two-Family Buildings	Triplex, Quadruplex, and Townhouse Buildings	Age-Targeted Buildings
Minimum tract size (gross acres)	None	5	5	5	5, except that for tracts bordered entirely by R-4 District, the minimum tract size may be reduced to 2.5 gross acres
Maximum tract size (gross acres) allowed without fully mixing a development in accordance with § 164-47A(2)(a)	None	30	30	30	30
Minimum lot size (net square feet per dwelling unit)	12,000	5,000	4,500	1,800	2,000
Minimum lot width at the building line (feet)	80	50	35	Not applicable	Not applicable
Minimum width per dwelling unit (feet)	Not applicable	20	20	20	28
Maximum building height (feet)	35	35	35	35	35
Minimum building setback from the ultimate right-of-way lines of collector or semi-controlled access roads (feet)	50	50	50	50	50
Minimum building setback from the ultimate right-of-way lines of feeder and residential roads (feet)	30	30	30	30	30
Minimum building setback from private street curblines or common	35	35	35	25	25

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driveways serving 3 or more dwelling units (feet)					
Minimum building setback from common parking spaces (feet)	Not applicable	20	20	20	20
Minimum side yard setback (feet)	15	See § 164- 50A(2)	15, when applicable	15, when applicable	15, when applicable
Minimum rear yard setback (feet)	45	25	25	25	25
Minimum building setback from tract property lines abutting zoning districts other than R-4 or R-5 (feet)	30	50	60	60	60
Minimum building setback from tract property lines abutting lots zoned R-4 or R-5, from Township-owned open space, or from common open space required by § 164-48 (feet)	30	35	40	40	40, except that for tracts less than 5 gross acres, the setback to common open space required by § 164-48 may be reduced to 30 feet
Minimum outdoor living area setback from rear property lines (feet)	25	25	25	25	25
Minimum outdoor living area setback from side property lines (feet)	10	10, except that, on the smaller side yard, the outdoor living area may be as close as the dwelling unit to the side yard, provided a 6-foot opaque fence or wall is placed along the lot line	15, although outdoor living areas may be built up to side property lines which extend through a party wall	15, although outdoor living areas may be built up to side property lines which extend through a party wall	15, although outdoor living areas may be built up to side property lines which extend through a party wall
Maximum building coverage (percent of net lot area) [Added 12-18-1997 by Ord. No. 97-10]	18%	30%	30%	35%	40%