

ZONING

164 Attachment 4

**Township of Lower Salford**

**Table of Dimensional Standards for Neighborhood Development Option  
[Added 9-2-2015 by Ord. No. 2015-04]**

<b>Structural Type or Development Classification</b>	<b>Standard Single- Family Detached Homes</b>	<b>Lot Line Homes</b>	<b>Two-Family Buildings</b>	<b>Triplex, Quadruplex, and Townhouse Buildings</b>	<b>Age-Targeted Buildings</b>
Minimum tract size (gross acres)	8	8	8	8	8
Maximum number of dwelling units in a building	Not applicable	Not applicable	2	Triplex: 3, Quadruplex: 4, Townhouse: 6	4
Minimum lot size (net square feet per dwelling unit) (if lotted out)	6,500	5,000	4,000	1,800	2,000
Minimum lot width at the building line, or equivalent if not lotted (feet)	80	50	35	Not applicable	Not applicable
Minimum width per dwelling unit (feet)	Not applicable	30	20	20	28
Maximum building height (feet)	35	35	35	35	35
Minimum building separation, front to front (feet)	Not applicable	Not applicable	50	50	50
Minimum building separation, front or back to side (feet)	Not applicable	Not applicable	30	30	30

LOWER SALFORD CODE

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Minimum building separation, side to side (feet)	25	25	25	25	25
Minimum building separation, back to back (feet)	50	50	50	50	50
Minimum front yard setback, or equivalent if not lotted (feet)	30 feet from an existing street, 25 feet from an internal street	30 feet from an existing street, 25 feet from an internal street	30 feet from an existing street, 25 feet from an internal street	30 feet from an existing street, 25 feet from an internal street	30 feet from an existing street, 25 feet from an internal street
Minimum side yard setback, or equivalent if not lotted (feet)	5 minimum; 25 aggregate	0 to 5 minimum; 25 aggregate	12.5, when applicable, if lotted	12.5, when applicable, if lotted	12.5, when applicable, if lotted
Minimum rear yard setback if lotted (feet)	25	25	25	25	25
Minimum building setback from common parking spaces (feet)	Not applicable	15	15	15	15