

ZONING

27 Attachment 2

**Township of East Vincent**

**Residential Density Table**

<b>Zoning District</b>	<b>Minimum Lot Size</b>	<b>Applicable Density Multiplier w/o Open Space Design Option</b>	<b>Applicable Density Multiplier under Open Space Design Option w/o TDRs</b>	<b>Applicable Density Multiplier under Open Space Design Option with TDRs</b>	
AP District	1 acre; subject to density multiplier	0.10 (gross)	0.51(n)	Not Eligible for TDR Receipt	
RC District	1 acre; subject to density multiplier	0.20 (gross)	0.51(n)	Not Eligible for TDR Receipt	
LR, MR, HR Residential Districts w/o public sewer and water	LR = 1.5 acre MR = 1.0 acre HR = 1.0 acre	Refer to next category	LR = 0.70(n) MR = 0.90(n) HR = 0.90(n)	LR = 0.90(n) MR = 1.10(n) HR = 1.10(n)	
MR Residential District w/public water and sewer	25,000 square feet	Refer to next category	1.50(n)	2.00(n)	
HR Residential District w/public water and sewer	sfd=20,000 square feet sfa=15,000 square feet	Refer to next category	1.75(n)	2.00(n)	Age Restricted 2.60(n)
HR Residential District Developed w/multiple family and/or garden apartment units, mobile home park, and/or continuing care, retirement community w/	Refer to Open Space Design Option Category	Refer to next category	mf 3.0(n) mh 4.0(n)	mf 4.00(n) mh 5.00(n)	Age Restricted 5.20 (n) 6.50 (n)

EAST VINCENT CODE

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public water and sewer					

sfd = single-family detached  
sfa = single-family attached  
mf = multiple family  
mh = mobile home  
(n) = net