

ZONING

200 Attachment 13

**Table of Development Standards for Open Space Districts
Township of East Whiteland**

Standards	Districts OS
Maximum tract density (floor area ratio (FAR))	0.01
Minimum tract area (acres)	5
Maximum building coverage (% of tract)	1
Maximum impervious coverage (% of tract)	4
Maximum height, principal structures (feet)	35
Maximum height, accessory structures (feet)	16
Minimum lot width at right-of-way line (feet)	60
Minimum lot width at building setback line (feet)	250
Minimum setbacks from streets (feet):	
Any building face to arterial street ultimate right-of-way	60
Any building face to collector or local street ultimate right-of-way	40
Any building face to common parking area	10
Surface parking areas to arterial street ultimate right-of-way	20
Surface parking areas to collector or local street ultimate right-of-way	15
Minimum principal structure setbacks from tract perimeter (excluding street frontages)(feet):	
From other like-zoned tracts	20
From any residential district boundary line	50
From other district boundary lines	25
Minimum accessory structure setbacks from tract perimeter (excluding street frontages)(feet):	
From other like-zoned tracts	10
From any residential district boundary line	35
From other district boundary lines	20
Minimum surface parking areas, driveways, interior roadways setbacks from tract perimeter (excluding street frontages)(feet):	
From other like-zoned tracts	5
From any residential district boundary line	30
From other district boundary lines	15