

ZONING

200 Attachment 3

**Table of Development Standards for R-1 District Cluster Overlay
Township of East Whiteland
[Amended 1-14-2015 by Ord. No. 263-2015]**

Standards	Minimum Percent of Tract as Permanent Open Space					
	30%	40%	50%	60%	70%	80%
Minimum permanent open space area (% of tract)	30	40	50	60	70	80
Maximum tract density (units per developable acre)	1.00	1.00	1.00	1.00	1.00	1.00
Minimum tract area (acres)	5	10	15	20	25	30
Maximum building coverage (% of tract)	11	10	9	8	7	6
Maximum impervious coverage (% of tract)	16	15	14	13	12	11
Public water and sewer facilities required	Yes	Yes	Yes	Yes	Yes	Yes
Minimum lot area (square feet)	21,000	16,000	12,000	8,500	5,000 ¹	3,000 ¹
Permitted dwelling types	SFD	SFD	SFD	SFD	SFD, 2F	SFD, 2F, SFA
Maximum building coverage (% of lot)	15	16	17	20	25	35
Maximum impervious coverage (% of lot)	25	28	30	35	45	60
Minimum lot width at right-of-way line (feet)	42	38	35	32	28	20
Minimum lot width at building setback line (feet)	80	70	60	50	40	30
Minimum side yard (aggregate)(feet)	40	35	30	25	15	10 ²
Minimum side yard (one side)(feet)	15	14	12	10	0	0
Minimum rear yard (feet)	30	24	22	20	18	15
Minimum accessory structures setback from property lines	10	9	8	8	7	6
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 ³	250	250	250	250	250	250
Any building face to existing collector street ultimate right-of-way	200	200	200	200	200	200
Any building face to existing local street ultimate right-of-way	100	100	100	100	100	100
Any building face to common parking area	10	10	10	10	10	10
Surface parking areas to existing arterial street ultimate right-of-way	200	200	200	200	200	200
Surface parking areas to existing collector street ultimate right-of-way	150	150	150	150	150	150
Surface parking areas to existing local street ultimate right-of-way	50	50	50	50	50	50
Minimum building setbacks from tract perimeter (excluding street frontages)(feet):						
From other residential tracts	25	25	25	25	25	25
From nonresidential tracts or district boundary lines	50	50	50	50	50	50
Minimum surface parking areas, driveways, interior roadways setbacks from tract perimeter (excluding street frontages)(feet):						
From other residential tracts	15	15	15	15	15	15
From nonresidential tracts or district boundary lines	10	10	10	10	10	10
Minimum principal building spacing (feet):						
Window wall to windowless wall	30	28	24	20	20	15
Window wall to window wall:						
Front to front	50	45	45	40	40	40
Rear to rear	45	40	40	40	36	30
End to end	30	28	24	20	20	20
Front to rear	50	45	45	40	40	40
Front to end	40	40	40	40	40	35
Rear to end	35	35	35	35	35	30

NOTES:

¹ Per unit

² For SFA, pertains to end units only.

³ The minimum setback from any building face to existing arterial street ultimate right-of-way may be reduced to 100 feet where a minimum eight-foot-high berm landscaped in accordance with the requirements of Article IX of this chapter is provided.