

# ZONING

## 200 Attachment 4

**Table of Development Standards for R-2 District Cluster Overlay  
Township of East Whiteland**

Standards	Minimum Percent of Tract as Permanent Open Space				
	30%	40%	50%	60%	70%
Minimum permanent open space area (% of tract)	30	40	50	60	70
Maximum tract density (units per developable acre)	2.0	2.0	2.0	2.0	2.0
Minimum tract area (acres)	5	10	15	20	25
Maximum building coverage (% of tract)	9	8	7.5	7	6
Maximum impervious coverage (% of tract)	14	13	12.5	12	11
Public water and sewer facilities required	Yes	Yes	Yes	Yes	Yes
Minimum lot area (square feet)	9,000	8,000	6,000 <sup>1</sup>	4,500 <sup>1</sup>	3,000 <sup>1</sup>
Permitted dwelling types	SFD	SFD	SFD, 2F	SFD, 2F	SFD, 2F, SFA
Maximum building coverage (% of lot)	18	20	22	25	35
Maximum impervious coverage (% of lot)	33	35	40	45	60
Minimum lot width at right-of-way line (feet)	32	30	28	26	20
Minimum lot width at building setback line (feet)	55	50	45	40	30
Minimum side yard (aggregate)(feet)	28	25	20	15	10 <sup>2</sup>
Minimum side yard (one side)(feet)	11	10	0	0	0
Minimum rear yard (feet)	21	20	19	18	15
Minimum accessory structures setback from property lines	8	8	7	7	6
Maximum height, accessory structures (feet)	16	16	16	16	16
Maximum height, accessory structures (stories)	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	200	200	200	200	200
Any building face to existing collector street ultimate right-of-way	150	150	150	150	150
Any building face to existing local street ultimate right-of-way	75	75	75	75	75
Any building face to common parking area	10	10	10	10	10
Surface parking areas to existing arterial street ultimate right-of-way	150	150	150	150	150
Surface parking areas to existing collector street ultimate right-of-way	75	75	75	75	75
Surface parking areas to existing local street ultimate right-of-way	45	45	45	45	45
Minimum building setbacks from tract perimeter (excluding street frontages)(feet):					
From other residential tracts	25	25	25	25	25
From nonresidential tracts or district boundary lines	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
From nonresidential tracts or district boundary lines	10	10	10	10	10
Minimum principal building spacing (feet):					
Window wall to windowless wall	23	22	21	20	15
Window wall to window wall:					
Front to front	44	43	42	40	40
Rear to rear	39	38	37	36	30
End to end	23	22	21	20	20
Front to rear	44	43	42	40	40
Front to end	39	38	37	36	35
Rear to end	34	33	32	30	30

NOTES:

<sup>1</sup> Per unit

<sup>2</sup> For SFA, pertains to end units only.