

ZONING

200 Attachment 9

**Table of Development Standards for Industrial Districts
Township of East Whiteland**

Standards	Districts I
Maximum tract density (floor-area ratio (FAR))	0.5
Minimum tract area (acres)	5
Maximum building coverage (% of tract)	25
Maximum impervious coverage (% of tract)	50
Central water and sewer facilities required	Yes
Maximum height, principal structures (feet)	35
Maximum height, accessory structures	50% height of tallest principal structure
Minimum lot width at right-of-way line (feet)	200
Minimum lot width at building setback line (feet)	300
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	60
Any building face to common parking area	10
Surface parking areas to arterial street ultimate right-of-way	30
Surface parking areas to collector or local street ultimate right-of-way	20
Minimum building setbacks from tract perimeter (excluding street frontages)(feet):	
From other like-zoned tracts	75
From any residential district boundary line	200
From other district boundary lines	100
Minimum surface parking areas, driveways, interior roadways setbacks from tract perimeter (excluding street frontages)(feet):	
From other like-zoned tracts	20
From any residential district boundary line	100
From other district boundary lines	25