

ZONING

455 Attachment 2

Township of Easttown

Figure 3-2
Dimensional Requirements Table

[Amended 8-19-2013 by Ord. No. 417-13; 6-2-2014 by Ord. No. 622-14; 12-15-2014 by Ord. No. 424-14; 12-13-2016 by Ord. No. 427-16; 11-21-2022 by Ord. No. 453-22]

Zoning District	Dimensional Requirements			Minimum Setback and Maximum Height Requirements			
	Minimum Lot Size (Net Lot Area) (square feet)	Minimum Lot Frontage at BSL* (feet)	Maximum Impervious Surface (percent)	Front Yard (from ROW) (feet)	Principal and Accessory Structures		
Side Yard (Each) (feet)					Rear Yard (feet)	Maximum Height (feet)	
AA	80,000	150	13.5	75	30	75	Principal building: 35 Accessory building: 20
R-1	43,560	120	18.5	60	Single-family detached and accessory buildings: 50 aggregate, neither less than 20 All other uses: two side yards, neither less than 40	40	Principal building: 35 Accessory building: 20
R-2	21,000	100	24	50	Single-family detached and accessory buildings: 35 aggregate, neither less than 12 All other uses: two side yards, neither less than 20	40	Principal building: 35 Accessory building: 20
R-3	14,000	75	33	30	Single-family detached and accessory buildings: 30 aggregate, neither less than 10 All other uses: two side yards, neither less than 20	30	Principal building: 35 Accessory building: 20
R-4	8,500	50	40	25	Single-family detached and accessory buildings: 20 aggregate, neither less than 10 All other uses: two side yards, neither less than 12	25	Principal building: 35 Accessory building: 20
R-5	5,000 per dwelling unit	50 Duplex: 70	45	20 Duplex: 30	Single-family detached and accessory buildings: 10 aggregate, neither less than 5 Duplex: 20 aggregate, neither less than 5 All other uses: two side yards, neither less than 12	20	Principal building: 35 Accessory building: 20
PBO	See Article IV		65	See Article IV			
Village of Berwyn Districts (VB, VT, and VR)	See Article V			See Article V			

NOTES:
* Building Setback Line.