

ZONING

208 Attachment 1

Township of Tredyffrin

R-4 Residence Districts Area and Bulk Regulations for Dwellings Within Single Buildings On Single Lots

Dwelling Type	Minimum Lot Area per Dwelling Unit (square feet)	Minimum Lot Width at Building Line	Minimum Yards (feet)			Maximum Percent Building Coverage	Maximum Percent Impervious Coverage
			Front	Side	Rear		
Single-family detached	10,000	60	25	15	25	20%	30%
Single-family semidetached (twin)	6,000	40 each lot (total of 80 feet per structure)	25	1 yard 15	25	25%	35%
Single-family attached (townhouse)	2,900 (but not less than 12,000 total for lot)	20	40	25 at ends of row	40	25%	30%
Two-family detached (duplex)	6,000	80	25	15	25	25%	35%
Two-family semidetached (quad)	4,000	50 each lot (total of 100 per structure)	25	1 yard 15	25	25%	35%
Two-family attached (duplexes)	2,900 (but not less than 12,000 total for lot)	30	40	25 at ends of row	40	25%	30%
Multifamily or apartment house	2,900 (but not less than 12,000 total for lot)	100	40	25	40	25%	50%
Mobile home or manufactured home park	10,000 (but not less than 15 acres for lot)	60	25	15	25	20%	30%