

ZONING

208 Attachment 4

Township of Tredyffrin

Appendix III: Summary Table Institutional Overlay District Bulk and Height Regulations¹ [Amended 12-2-2013 by Ord. No. HR-399]

Zoning District	Minimum						Maximum		
	Lot		Yards (in feet)			Buffer	Building Coverage (percent)	Impervious Coverage (percent)	Building Height (feet)
	Area (acres or SF)	Width at Building Line (feet)	Front	Side (each)	Rear				
Office-Apartment	5 AC (2,900 SF/DU)	200	65	50/100	50	35	30%	45%	40 (55 by CU)
Institutional Overlay	10 AC	400	65	50 Non-Resid. 100 Resid.	50 Non-Resid. 100 Resid.	25	Underlying district	30 (35)	42 (45)

- Notes: 1. Please refer to text for complete details.
2. Parentheses indicate relaxation of requirements allowed as a bonus, usually by conditional use.

ABBREVIATIONS

AGG	Aggregate
APT	Apartment
BLDG	Building
DU	Dwelling Unit
L:W	Length to width ratio
NON-RESID	Non-residential use
RESID	Residential use
RESID DIST	Residence District
SF	Square Feet
ST	Street
W:L	Width to length ratio

¹ Editor's Note: Dimensional regulations for office and industrial districts and for commercial districts are set forth in the text of Ch. 208. See Art. XII, Office and Industrial Districts, § 208-41, Dimensional regulations, and Art. XVII, Commercial Districts, § 208-62, Dimensional regulations.