

# ZONING

## 200 Attachment 1

### Township of Skippack

**Table VR-1  
Dimensional Regulations for VR Village Residential District**

<b>Dwelling Type</b>	<b>Minimum Lot Area (square feet)</b>	<b>Minimum Lot Width (feet)</b>	<b>Maximum Building Coverage</b>	<b>Maximum Impervious Coverage</b>	<b>Minimum Front Yard (feet)</b>	<b>Minimum Aggregate Side Yards (feet)</b>	<b>Minimum Rear Yard (feet)</b>
Single-family detached	12,000	80	14%	20%	25	15/30	30
Lot line house	7,000	60	30%	40%	25	30 <sup>1</sup>	30
Village house	6,200	55	30%	38%	15	10/20	30
Patio house	4,500	45	30%	46%	25	10 <sup>2</sup>	--
Single-family semidetached	4,000	40	25%	35%	25	12 (one only)	30
Two-family detached	8,000	80	20%	30%	15	15/30	30
Single-family attached	4,000	40	25%	35%	25	12 (one only)	<sup>3</sup>
Two-family semidetached	6,000	60	20%	30%	25	20 (one only)	30
Atrium house	2,500	40	50%	65%	20	10 (one only)	--
Multifamily and garden apartments	2,500/unit	--	35%	50%	30	<sup>3</sup>	<sup>3</sup>
All other uses except agriculture	1 acre	150	20%	50%	30	20/40	30
Agricultural uses	100,000	250	10%	15%	60	50/100	60

**NOTES:**

<sup>1</sup> Only one side yard is required for lot line house dwellings. Unless a side yard having a minimum setback of five feet is provided for the second side yard, a five-foot wide maintenance easement shall be provided along the side lot line. Minimum distance between buildings shall be 30 feet.

<sup>2</sup> Two side yard setbacks are required for detached dwellings, only one for semidetached dwellings.

<sup>3</sup> Minimum distance between structures containing single-family attached, multifamily and garden apartment dwellings shall be 45 feet