

ZONING

340 Attachment 2

Borough of Trappe

Appendix B - Dimensional Table

	Uses	Lot Area SF/unit, min.	Lot Width ft. @St., min.	Bldg. Area %, max.	Impervious %, max.	Yards (ft., min.)			Height ft., max.	
						Front	Side total, each	Rear		
R-1	Low-Density Residential	30,000	125 (1)	15%	65%	60	50 (2), 25	50	25 (2 stor.)	####
	Accessory structures (16)			incl.	incl.	X	50 (2), 25	15	15	
R-2	Medium-Density Residential	20,000	100	20%	65%	50	40, 15	50	30 (2.5 stor.)	
	Accessory structures (16)			incl.	incl.	X	40, 15	10	15	
R-3	High-Density Residential (3)			70%	80%	50	50	50		
	Single-family dwelling	10,000	75	70%	80%	35	30, 15	40	35	
	2-family dwelling	5,000	40	70%	80%	35	15 (4)	35	35	
	Single-family attached dwelling	2,000	25 (5)	70%	80%	25	15 (end units)	30	35	(12)
	Accessory structures (16)			incl.	incl.	X	15 (end units)	10	15	
VC	Village Commercial District	10,000	60 (9)			15 (10)	10 (ea.) (11)	20 (11)	30 (2.5 stor.)	
	By-Right Uses			20%	35%	15 (10)	10 (ea.) (11)	20 (11)	30 (2.5 stor.)	
	Class 1 CUs (13)			20%	65%	15 (10)	10 (ea.) (11)	20 (11)	30 (2.5 stor.)	
	Class 2 CUs (14)			30%	75%	15 (10)	10 (ea.) (11)	20 (11)	30 (2.5 stor.)	
	Residential, B&B, rooming house	5,000(8)				15 (10)	10 (ea.) (11)	20 (11)	30 (2.5 stor.)	
	Mix of nonresidential & residential			50%		15 (10)	10 (ea.) (11)	20 (11)	30 (2.5 stor.)	
	Accessory structures (16)			incl.	incl.	X	5	5	15	
CC	Community Commercial District	10 AC (total)	200	20%	80%	35	25	25	40 (6)	
	Accessory structures (16)			incl.	incl.	X	25	25	15	
	adjacent to resid, or agri, district			20%	80%	35	50	50	40 (6)	
	Accessory structures (16)			incl.	incl.	X	50	50	15	
LI	Limited Industrial District	10 AC	200	60%	80%	50	30 (ea.)	40 (7)	30 (6)	
	Accessory structures (16)			incl.	incl.	X	30 (ea.)	40 (7)	15	

TRAPPE CODE

	Uses	Lot Area SF/unit, min.	Lot Width ft. @St., min.	Bldg. Area %, max.	Impervious %, max.	Yards (ft., min.)			Height ft., max.
						Front	Side total, each	Rear	
AG	Agricultural District (15)	10 AC	200	5%	10%	60	50	50	40
	Accessory structures (16)			incl.	incl.	X	50	50	same

**Notes:**

- X Not permitted.
- 1 Or 125 feet measured @ building line if 75 LF min. width @ street line meets requirements.
- 2 Other than single-family homes, neither side yd. < 20'. If bldg. ht. > 25', increase side yard two feet for each 1' >25' high.
- 3 Max. Density = 6 units/Ac. by-right, 8 units/Ac. if CU.
- 4 One side for twin; each side for a duplex.
- 5 25 feet for dwelling without a garage, 20 feet minimum for dwelling with garage.
- 6 Max of 65 feet with approval of Zoning Hearing Board such that for every 1 feet in height above max, one foot is added to required yard setback minimums.
- 7 Minimum 100 feet from residential district, and 50 feet minimum from residential parking areas.
- 8 5,000 square feet for dwelling unit + 2,500 square feet per rental room or client/residential room.
- 9 Measured at building line.
- 10 Or lesser of front yards of two adjoining lots, whichever is greater.
- 11 Minimum 25 feet on a lot within or abutting a residential district, five feet setback for accessory uses.
- 12 160 feet max bldg. length; accessory bldg. 15 feet/1 story max. ht.
- 13 SFA (twin, duplex), bank, club/lodge, day care, group home, hotel, offices, personal srvc, repair shop (carry-in), restaurant (excl. fast-food), retail.
- 14 Borough use, funeral home, hospital, nursing/personal care home, place of worship, residential institution (public), school.
- 15 Max. density = 1 unit/10 Ac.
- 16 Accessory structures up to 300 square feet in size & without permanent foundations may be within five feet of a side or rear yard.