

ZONING

27 Attachment 2

Township of Richland

TABLE 2: RESIDENTIAL DISTRICTS - AREA AND BULK REGULATIONS
 [Ord. No. 517, 3/16/2022; Ord. No. 531, 8/20/2025]

District	Land Use	Maximum Requirements				Minimum Requirements							
		Units/ Acre (density)	Lot Coverage	Building Height** [feet (stories)]	Height for Accessory Structures (feet)	Lot Area (square feet)	Lot Width at Building Line (feet)	Lot Frontage (feet)	Setback from Street Right-of- Way (feet)	Rear Yard Setback (feet)	Side Yard Setback (feet)	Required Open Space (percent of gross site)	
RR	All uses	0.54	10%	35 (2.5)	20	80,000	200	100	50	60	40	0%	
RA	All uses	1.09	10%	35 (2.5)	20	40,000	150	100	50	60	25	0%	
PRD	Single-family dwelling	2.18	10%	35 (2.5)	20	20,000	100	50	35	40	10	30%	
	Two-family dwelling	2.18											
RL	All uses	1.45	20%	35 (2.5)	20	30,000	100	50	50	50	15	0%	
PRD	Single-family dwelling	2.9	20%	35 (2.5)	20	15,000	85	50	35	30	10	30%	
	Two-family dwelling	2.9											
RM	All uses	2.18	20%	35 (2.5)	20	20,000	100	50	50	50	15	0%	
PRD	Single-family dwelling	4.36	20%	35 (2.5)	20	10,000	85	50	35	30	10	30%	
	Two-family dwelling	4.36											
	Townhouse	8.71											30%
RH	Single-family dwelling	2.18	30%	40 (3)	20	20,000	100	50	35	30	10	15%	
	Two-family dwelling	3.11											14,000
	Townhouse	12.10	35%			3,000	24				24		10/0^
	Garden apartment	17.42	30%			2,500	100				50		10
PRD	Single-family dwelling	4.36	30%	40 (3)	20	10,000	85	50	25	25	10	30%	
	Two-family dwelling	4.36					70						
	Townhouse	17.42	50%			2,500	24			24	75		25/0^
	Garden apartment	17.42	30%				50			50	50		50
MU	Single-family dwelling	4.36	30%	40 (3)	20	5,000	30	30	25	25	10	0%	
	Two-family dwelling	3.11				7,000	50						
	Townhouse	4.36				5,000	24				24		10/0^
	All other uses	4.36				5,000	60				30		10

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District	Land Use	Maximum Requirements				Minimum Requirements						
		Units/ Acre (density)	Lot Coverage	Building Height** [feet (stories)]	Height for Accessory Structures (feet)	Lot Area (square feet)	Lot Width at Building Line (feet)	Lot Frontage (feet)	Setback from Street Right-of- Way (feet)	Rear Yard Setback (feet)	Side Yard Setback (feet)	Required Open Space (percent of gross site)
NC	Apartment building	12.10 (gross); 18 (net)	65%	40 (3), except as permitted in §27- 703B	20	435,600	400	50	25	50	50	15%
PCO	Single-family dwelling	See §27-602	30%	See §27-602	20	10,000	50	25	25	25	25	40%
	Townhouse		50%			2,500	24	24			25/0^	
	Other residential		30%			25	25	25				
	Nonresidential		10,000			100	25	50	50	25		

NOTES:

** Does not include accessory structures.

All lots on a cul-de-sac shall have a fifty-foot minimum lot frontage.

^ A 0-foot side yard setback will be required at a townhouse unit party wall. Otherwise, the other figure set forth in Table 2 shall apply.