

ZONING

500 Attachment 4

Township of Springfield

Design Standards Table

Use	Minimum Lot Area (square feet)	Maximum Permitted Height (feet)	Minimum Lot Width (feet)	Maximum Lot Coverage (percent)	Minimum Building Setbacks			
					Front (feet)	One Side (feet)	Both Sides (feet)	Rear (feet)
Single-family detached dwelling	8,000	35	60	65	10	6	12	15
Single-family dwelling w/accessory unit	11,000	35	60	65	10	6	12	15
Single-family semidetached/two-family dwellings	6,000 per unit	35	45 per unit	70	10	6	N/A	15
Single-family attached dwellings	2,000 per unit	45	20 per unit	75	10	15 (end units)	N/A	20
Village storefront dwellings	All requirements are the same as those for the particular type of dwelling, plus 2 additional parking spaces							
Multifamily dwellings	1,500 per unit	45	80	70	10	15	N/A	35
Office and/or commercial	8,000	45	60	75	10	6	N/A	15
Multiple-use/tenant buildings (mix of principal residential and principal nonresidential uses)	17,000	45	80	70	10	6	N/A	35

SPRINGFIELD CODE

COMMENTS TO CHART:

- a) Minimum lot area may be reduced to 6,000 square feet and/or minimum lot width may be reduced to 30 feet, for no more than 10% of single-family detached lots, if the Board of Supervisors, acting upon advice presented by the Planning Commission, deems that such a reduction would better fulfill environmental or other planning objectives.
 - b) Each row of single-family attached dwellings shall not exceed six dwelling units or a length of 200 feet. Attached dwellings may share a single setback distance. However, the advancing or recessing of individual dwelling facades may be allowed if such would enhance street design or other planning objectives.
 - c) Where multifamily dwellings or multiple-tenant/-use buildings abut common or limited open space to the rear, the minimum required rear yard setback may be reduced to 20 feet.
 - d) Attached porches, single- or multiple-floor bays, balconies and other architectural features may project beyond a front yard setback for any structure proximate to the community green but may be no closer than five feet to the front property line.
 - e) Maximum height and minimum lot width are to be used solely as maximums and minimums. The flexibility in height and width requirements is intended to encourage a variety of sizes and shapes of buildings with different roof lines and pitches.
2. Nonresidential uses. In addition, each nonresidential use, including principal commercial and office use, shall comply with the requirements set forth in § 500-13D(8)(a) through (d) of this chapter, provided § 500-13D(8)(e) may be waived by the Board of Supervisors if, in its sole discretion, such waiver is appropriate in the circumstances.