

# ZONING

## 300 Attachment 1

### Township of Upper Providence

#### Summary Chart of R-2 and R-3 Residential Districts and Clustering Reductions Permitted (See § 182-69I)

District Normally Requires [Amended 12-16-1991 by Ord. No. 307]	R-2		R-3
Utilities Required	Sewer or Water	Sewer and Water	Sewer and Water
Minimum lot area (square feet) <sup>a</sup>	30,000	15,000	10,000
Minimum lot width (feet) <sup>b</sup>	125	100	80
Minimum front yard (feet) <sup>c</sup>	40	30	30
Minimum side yard <sup>d</sup>			
1 side (feet)	15	15	15
Total for 2 sides (feet)	50	50	40
Minimum rear yard (feet) <sup>c</sup>	40	40	30
Maximum building coverage (percentage) <sup>f</sup>	15	20	25
Reductions Permitted with Cluster Development	R-2		R-3
Utilities Required	Capped Sewers and Water	Sewer and Water	Sewer and Water
Maximum lot reduction (percent)	20	30	20
Minimum lot reduction (percent)	10	20	10
Total average lot reduction (percent)	15	25	15
Clustered Lot Areas			
Minimum lot (maximum reduction) (square feet)	24,000	10,500	8,000
Maximum lot (minimum reduction) (square feet)	27,000	12,000	9,000
Average lot (square feet)	25,500	11,250	8,500
Minimum required common open space (percent)	10	20	10
Other Requirements			
Lot width reduction (percent)	Maximum 30	Maximum 25	Maximum 25

UPPER PROVIDENCE CODE

<b>District Normally Requires [Amended 12-16-1991 by Ord. No. 307]</b>	<b>R-2</b>		<b>R-3</b>
Lot width at right-of-way line (feet) on culs-de-sac and curvilinear roads	Minimum 50	Minimum 50	Minimum 40

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## Township of Upper Providence

### Summary Chart of R-2 and R-3 Residential Districts and Clustering Reductions Permitted (See § 182-69I) (Cont'd)

District Normally Requires [Amended 12-16-1991 by Ord. No. 307]	R-2		R-3
Front yard (feet)	25	20	20
Side yards:			
Minimum 1 side (feet)	7	7	7
Total for 2 sides (feet)	30	25	25
Rear yard (no reduction) (feet)	40	40	30
Maximum building coverage (percent)	20	25	30

**NOTES:**

- <sup>a</sup> Per dwelling unit.
- <sup>b</sup> Per dwelling unit measured along the building line.
- <sup>c</sup> Measured from the ultimate right-of-way line.
- <sup>d</sup> Each side yard is measured from the property line.
- <sup>e</sup> Except that an accessory use may be erected within the rear yard not closer than five feet to the rear property line.
- <sup>f</sup> Calculated as a percentage of lot area.