

ZONING

365 Attachment 2

Township of Edgmont

Summary of Zoning District Regulations: Residential Districts

Zoning District	Minimum											Maximum		
	Tract Size	Open Space	Lot				Yard					Coverage		Height
	Area (acres)	Percent (%)	Area (acres)	Area (square feet)	Width at Building Line (feet)	Width at Street Line (feet)	Front (feet)	Rear (feet)	Side (feet)	Aggregate Side (feet)	Side Abutting Street (feet)	Impervious Surfaces Percent (%)	Building(s) Percent (%)	Buildings (feet)
R-1 Agricultural			4		200	50	100	100	60	130	100	20	10	35/65
Residential - existing lot			2		150	50	65	65	40	90	65	20	10	35
Residential - conventional lot development			2		150	50	65	65	40	90	65	20	10	35
Residential - conventional lot dev. - (cond. use)			10 or >		150	50	65	65	40	90	65	20	10	35
Residential - conservation development option			10		400	100	100	100	100			20	10	35
Open space development (cond. use)	10	40		35,000	100	50	35	35	20	50	35	40	20	35
R-1A Agricultural			25				200/250	200/250	200/250		200/250	20	10	35/65
Residential			25 max (of 25)				150/200	150/200	150/200		150/200	20	10	35
R-2 Residential - existing lot			1.5		150	50	60	60	35	80	60	25	15	35
Residential - conventional lot development			<10		150	50	60	60	35	80	60	25	15	35
Residential - conservation development option			10		400	100	100	100	100			20	10	35
Residential - open space dev. - (cond. use)	10	40/55		25,000/10,000	85/65	50/50	25/15	25/35	15/10	40/25	25/—	45	25	35
Residential - conventional lot dev. (cond. use)			10		150	50	60	60	35	80	60	25	15	35
R-3 Residential - existing lot			1		120	50	50	50	25	60	50	40	20	35
Residential - conventional lot development			<10		120	50	50	50	25	60	50	40	20	35
Residential - conservation development option			10		400	100	100	100	100			20	10	35
Residential - open space dev. - (cond. use)	10	45/60		21,780/10,000	100/65	50/50	35/20	35/20	15/15	40/40	35/35	45/60	20/40	35
Residential - conventional lot dev. (cond. use)			10		120	50	50	50	25	60	50	40	20	35
R-4 Residential				20,000	100	50	30	30	15	40	30	45	20	35
			Minimum				Maximum					Applicable District when Min. Contig. Area Requirement is Not Met		
	Gross Density (dwelling units/acres)	Contiguous Area (acres)	Open Space (percent)	Single-Family Attached Units (percent)	Single-Family Detached Units (percent)	Apartments (percent)	Single-Family Detached Units (percent)	Apartments (percent)	Building Coverage (percent)					
R-5	3.5	30/60	—	20	—	—	—	—	20					R-1
PRD-1	3.0	60	30	10	30	10	—	—	20					R-3
PRD-2	3.5	20	35	10	5	—	—	—	—					R-3
PRD-3	3.0	60	40	10	30/50	—	—	—	—					R-3
PRD-4	1.0	40	30	—	—	60	10	30*	—					R-1

EDGMONT CODE

Notes:

- * No more than 30% are new buildings adjacent to adaptively reused buildings.
- 1. All numerical values are recorded in feet unless otherwise noted.
- 2. See text for complete details.