

ZONING

27 Attachment 1

Borough of Hatfield

**Table 27-14-2
R-3 District
Dimensional Standards: Residential Uses
[Amended by Ord. 523, 12/21/2016]**

Dwelling Type	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Front Yard⁹ (feet)	Side Yard¹⁰ (feet)	Rear Yard (feet)	Maximum Building Coverage (% of lot)	Minimum Landscaped Area (% of lot)	Maximum Impervious Coverage
Single-family detached	7,000	50	30	8 each	40	35%	—	70%
Two-family:								
Twin	4,000/du	30	30	12 (one) (15 if no alley)	40	35%	—	70%
Duplex	8,000	60	30	8 1/2 agg. (10/25 agg. if no alley)	40	35%	—	70%
Single-family attached (townhouse) ¹¹	2,500	20 (center) 35 (end unit)	30	15 (ends) (20 if no alley)	50	40%	25%	75%
Multifamily (3 or 4 units)	3,000/du	60	30	12 each (15 if no alley)	40	35%	40%	70%

NOTES:

⁹ Where a building line has been established, the setback of the majority of the existing buildings on that block may be used, except that in no case shall the setback line be less than 20 feet from the street line.

¹⁰ In the case of a corner lot, each yard abutting a street shall be equal to the minimum required front yard.

¹¹ Regardless of tenure (fee simple ownership, rental or condominium) minimum lot area and all other dimensional standards shall apply to each unit.