

ZONING

260 Attachment 1

Borough of Danville

**Schedule I-R
Residential District Building Regulations¹**

Residential Districts					
Features Regulated	R-1A (One-Family)	R-1B (One-Family)	R-2A (Two-Family)	R-2B (Two-Family)	R-3 (Multifamily)
Minimum lot size (square feet)					
One-family	11,250	11,250	4,000	4,000	4,000
Two-family	11,250	11,250	4,000	4,000	4,000
Multifamily	N/A	2 acres	2 acres	2 acres	2 acres
Minimum lot area per dwelling unit (square feet)					
One-family	11,250	11,250	4,000	4,000	4,000
Two-family	5,625	5,625	2,000	2,000	2,000
Townhouse	N/A	2,500	2,500	2,500	2,500
Multifamily	N/A	3,000	3,000	3,000	3,000
Minimum lot frontage (feet)	90	90	40	40	200 ³
Minimum lot depth (feet)	125	125	100	100	200 ³
Minimum yards (feet)					
Front	30	30	25	25	30 ³
Rear	25	25	25	25	25
Side, one	8	8	5	5	20 ³
Side, both	20	20	12	12	40 ³
Maximum building coverage (percent)	25%	25%	50%	50%	25%
Maximum impervious coverage (percent)	40%	40%	70%	70%	60%

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Residential Districts					
Features Regulated	R-1A (One-Family)	R-1B (One-Family)	R-2A (Two-Family)	R-2B (Two-Family)	R-3 (Multifamily)
Maximum building height ²					
Stories	2.5	2.5	2.5	2.5	2.5
Feet	35	35	35	35	35

NOTES:

- ¹ Except as otherwise regulated for accessory uses, special exceptions, conditional uses, large-scale developments, dwelling groups and cluster developments.
- ² Except that multifamily units may be up to four stories/50 feet.
- ³ Except that for one-family and two-family units, the provisions of the R-2B District shall apply.